

# Proposed Commercial/ Residential Development 117 Union Street New Bedford, MA 02740

DRAWING LIST		
NO.	DRAWING NAME	DATED
CIVIL		
C-1	EXISTING CONDITIONS & DEMOLITION PLAN	MARCH 21, 2019
C-2	SITE LAYOUT & UTILITIES PLAN	MARCH 21, 2019
C-3	SITE DETAILS	MARCH 21, 2019
C-4	SITE DETAILS	MARCH 21, 2019
ARCHITECTURE		
A-101	FLOOR PLAN - LEVEL 1	MARCH 21, 2019
A-102	FLOOR PLAN - LEVEL 2	MARCH 21, 2019
A-103	FLOOR PLAN - LEVEL 3	MARCH 21, 2019
A-104	FLOOR PLAN - LEVEL 4	MARCH 21, 2019
A-105	FLOOR PLAN - LEVEL 5	MARCH 21, 2019
A-106	ROOF PLAN	MARCH 21, 2019
A-201	ELEVATIONS - NORTH & SOUTH	MARCH 21, 2019
A-202	ELEVATIONS - EAST & WEST	MARCH 21, 2019
A-211	BUILDING SECTIONS	MARCH 21, 2019

#### ZONING TABLE

- Mixed Use Business
- Downtown Business Overlay District
- New Bedford Landing Waterfront Historic District

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	10,173 s.f.	15,000 s.f.	10,173 s.f.
Lot Width (ft)	70 ft	0 s.f.	70 ft
Number of Dwelling Units Max.	0	No standard	42
Total Gross Floor Area (sq ft)	8,157 s.f.	N/A	42,650 s.f.
Residential Gross Floor Area (sq ft)	0 s.f.	N/A	33,265 s.f.
Non-Residential Gross Floor Area (sq ft)	8,157 s.f.	N/A	8,497 s.f.
Building Height (ft)	15 ft	100 ft	61 ft
Front Setback (ft)	0 ft	0 ft	0 ft
Side Setback (ft)	N/A	10 ft	N/A
Side Setback (ft)	N/A	12 ft	N/A
Rear Setback (ft)	0 ft	30 ft	0 ft
Max. Lot Coverage by Buildings (% of Lot Area)	80.2%	40 %	91.6%
Min. Permeable Open Space (% of Lot Area)	0%	40%	0%
Min. Green Space (% of Lot Area)	0%	0%	0%
Off-Street Parking Spaces	5	106	1
Van Accessible Handicap	0	1	1
Long-Term Bicycle Parking Spaces	0	0	20
Short-Term Bicycle Parking Spaces	0	0	20
Loading Bays	0	2	0

## PROJECT TEAM

#### DEVELOPER:

117 Union Street, LLC  
128 Union Street, Fourth Floor  
New Bedford, MA 02740

#### Contact:

Michael Galasso  
tel: (619) 316-5895  
email: mbgalasso@baronegalasso.com

#### ARCHITECT:

STANTEC  
Stantec Architecture and Engineering P.C.  
311 Summer Street  
Boston, MA 02210-1723

#### Contact:

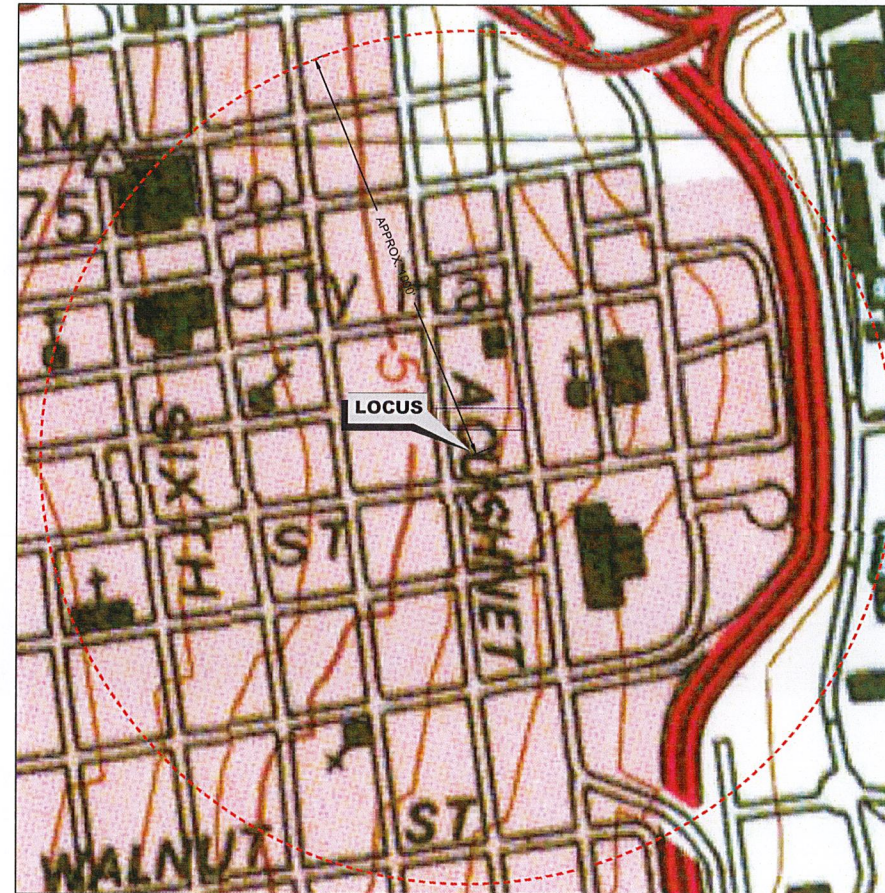
Louis Kraft  
tel: (617) 234-3149  
email: louis.kraft@stantec.com

#### ENGINEER:

PRIME ENGINEERING  
P.O. BOX 1088  
Lakeville, MA 02347

#### Contact:

Richard Rheaume, P.E.  
tel: (508) 947-0050  
email: rich@primeengineering.org



Site Locus is 117 Union Street  
Assessor's Map 53, Lots 40, 41, 215, 216 & PORTIONS OF 146  
Registry of Deeds Book 1838 Page 1144 & Book 1707 Page 903  
Owners: Paul A. Piva and Gail Florek

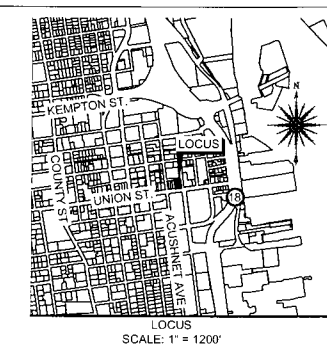
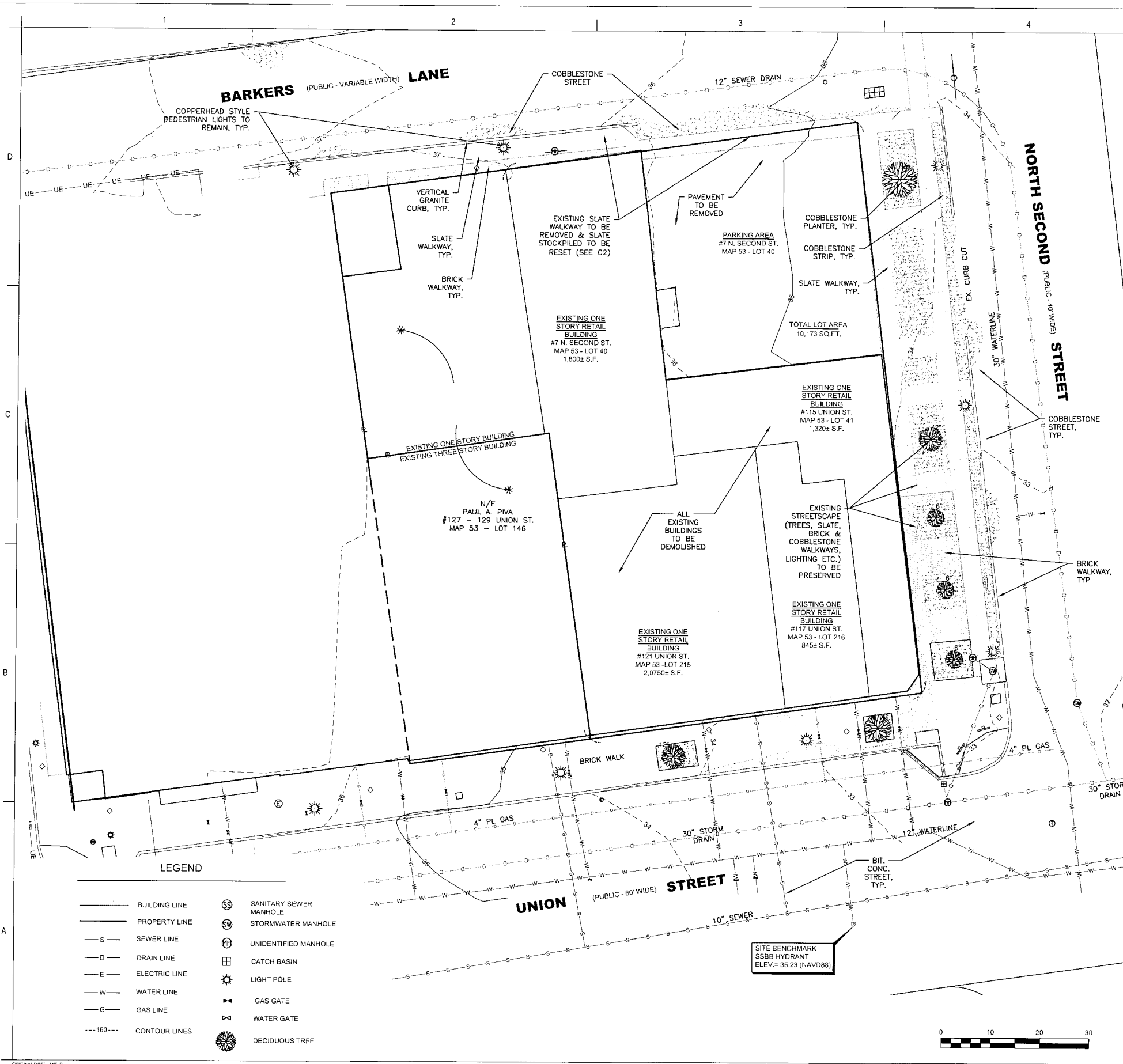
SITE LOCUS

APPROX. SCALE: 1"=200'

**PRIME ENGINEERING**  
INC

**stantec**

March 21, 2019



**SITE ADDRESSES**  
 7 NORTH SECOND STREET  
 115 UNION STREET  
 121 UNION STREET  
 117 UNION STREET

**125-127 UNION STREET ASSESSORS REFERENCES**  
 MAP 53 - LOT 40  
 MAP 53 - LOT 41  
 MAP 53 - LOT 215  
 MAP 53 - LOT 216  
 MAP 53 - LOT 146

**CURRENT OWNERS**  
 PAUL A. PIVA & GAIL FLOREK  
 10 PEOUD ROAD  
 FAIRHAVEN, MA 02719

**DEED REFERENCE**  
 BK. 1838 - PG. 1144  
 BK. 903 - PG. 1865

**HORIZONTAL DATUM SHOWN**  
 NAD83 - MA MAINLAND

**VERTICAL DATUM SHOWN**  
 NAVD88

**CITY OF NEW BEDFORD ZONING DISTRICT**  
 MUB - MIXED USE BUSINESS  
 BEDFORD LANDING - WATERFRONT HISTORIC DISTRICT  
 DOWNTOWN BUSINESS OVERLAY DISTRICT

**FEMA FLOODZONE DESIGNATION**  
 ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FIRM PANEL 25005-C-0393G, EFFECTIVE DATE: 7/16/2014

**NOTE:**  
 1. THE SUBSURFACE UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE BASED ON CITY OF NEW BEDFORD RECORDS, DIGSAFE MARKINGS, AND OBSERVATIONS MADE FROM THE GROUND SURFACE. PRIME ENGINEERING INC. MAKES NO CERTIFICATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY CONDITIONS BELOW THE GROUND SURFACE. THE INFORMATION SHOWN HEREON IS APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO CONTACT DIGSAFE (811) PRIOR TO PERFORMING ANY SUBSURFACE OR ONSITE WORK.  
 2. THE INTERIOR BUILDING LINES AS SHOWN ARE BASED ON EXTERIOR MEASUREMENTS AND PLANS OF RECORD. NO INTERIOR BUILDING WALLS WERE MEASURED BY PRIME ENGINEERING INC.  
 3. BASED ON AN ON THE GROUND SURVEY BY PRIME ENGINEERING INC. IN DEC. 2018 AND JAN. 2019.

- GENERAL NOTES:**
- UNLESS OTHERWISE NOTED ALL CONSTRUCTION ABOVE 3HR HORIZONTAL PODIUM SHALL BE TYPE 5A COMBUSTIBLE (WOOD FRAMED) CONSTRUCTION.
  - CONSTRUCTION BELOW 3HR HORIZONTAL PODIUM SHALL BE TYPE 1A NON-COMBUSTIBLE CONSTRUCTION.
  - ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
  - ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
  - ALL HANDICAP PARKING, RAMPS, AND ACCESS SHALL CONFORM TO AAB & MAAB REQUIREMENTS.
  - ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF NEW BEDFORD CONSERVATION COMMISSION REQUIREMENTS AS STATED IN THE ORDER OF CONDITIONS. (REFER TO EROSION CONTROL PLAN)
  - ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS. DRIVEWAY PERMITS ARE SUBJECT TO TRAFFIC COMMISSION APPROVAL.
  - PERMITS FOR SIDEWALK, DRIVEWAYS, WATER, SEWER AND STORM DRAIN MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC INFRASTRUCTURE ENGINEERING DIVISION.

- DEMOLITION NOTES:**
- ALL EXISTING BUILDINGS ARE TO BE DEMOLISHED.
  - PRIOR TO DEMOLITION, AN ASBESTOS AND LEAD ASSESSMENT SHALL BE COMPLETED. ALL ASBESTOS SHALL SUBSEQUENTLY ABATED BY A LICENSED CONTRACTOR AND CERTIFICATION THAT THE ASBESTOS HAS BEEN REMOVED SHALL BE SUBMITTED TO THE NEW BEDFORD BUILDING DEPARTMENT. ANY REQUIRED LEAD ABATEMENT SHALL ALSO BE CONDUCTED BY A LICENSED CONTRACTOR WITH NOTIFICATION OF COMPLETION SUBMITTED TO THE NEW BEDFORD BUILDING DEPARTMENT.
  - A LICENSED VERMIN EXTERMINATOR SHALL COMPLETE A PRE-DEMOLITION VERMIN CONTROL PROGRAM.
  - SIGNAGE AND SAFETY BARRIER SHALL BE ERRECTED AND MAINTAINED IN ORDER TO ASSURE SAFE CONDITIONS THROUGHOUT THE CONSTRUCTION.
  - CONTRACTOR TO BE RESPONSIBLE FOR DUST CONTROL THROUGHOUT THE DEMOLITION PROCESS.

**LEGEND**

— BUILDING LINE	⊗ SANITARY SEWER MANHOLE
— PROPERTY LINE	⊗ STORMWATER MANHOLE
— S — SEWER LINE	⊗ UNIDENTIFIED MANHOLE
— D — DRAIN LINE	⊗ CATCH BASIN
— E — ELECTRIC LINE	⊗ LIGHT POLE
— W — WATER LINE	⊗ GAS GATE
— G — GAS LINE	⊗ WATER GATE
---160--- CONTOUR LINES	⊗ DECIDUOUS TREE

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**PRIME ENGINEERING INC.**  
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 P.O. Box 1086  
 Lakeville, MA 02347  
 Tel: (508) 947-0008 • www.primeengineering.org

DATE	BY	REVISION
2018.03.01	APR	ISSUED/REVISION

Permit/Seal

Client/Project  
 117 Union Street, LLC  
 117 Union Street  
 128 Union Street  
 New Bedford, MA 02740

Project No.: 218421128  
 File Name: N/A  
 Scale: 1"=10'  
 Author: Designer: Checker: 00/05/19  
 Date: Date: Date: YYYYMMDD

Title  
**EXISTING CONDITIONS & DEMOLITION PLAN**

Revision:  
 Drawing No.  
**C-1**

NOTE: ALL SLATE, BRICK AND COBBLESTONE THAT IS DISRUPTED BY UTILITY INSTALLATION AND GENERAL CONSTRUCTION SHALL BE REPLACED IN SAME CONDITION.

NOTE: NO PARKING IS ALLOWED ON BARKERS LANE

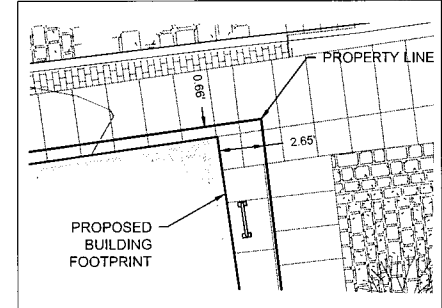
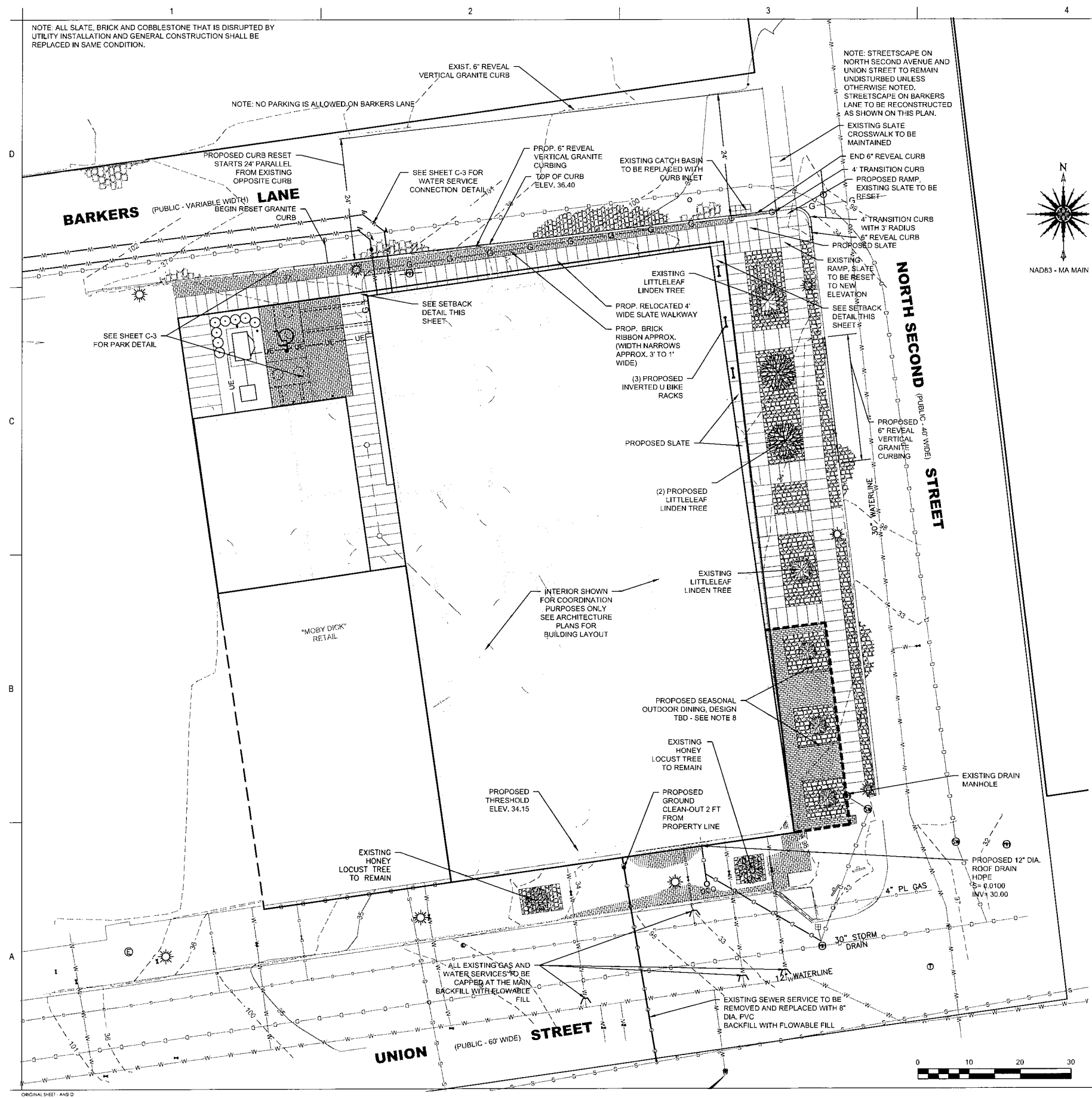
NOTE: STREETScape ON NORTH SECOND AVENUE AND UNION STREET TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED. STREETScape ON BARKERS LANE TO BE RECONSTRUCTED AS SHOWN ON THIS PLAN.

**LAYOUT NOTES:**

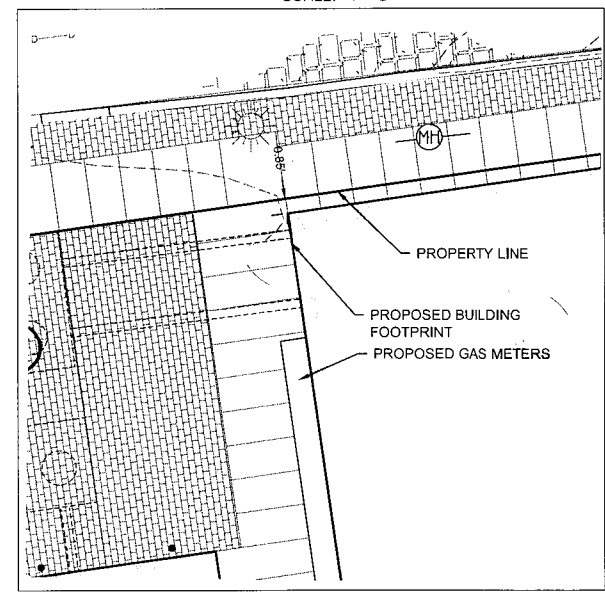
1. ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
2. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
3. ALL HANDICAP PARKING, RAMPS, AND ACCESS SHALL CONFORM TO AAB & MAAB REQUIREMENTS.
4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF NEW BEDFORD DPI.
5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.
6. DRIVEWAY PERMITS ARE SUBJECT TO TRAFFIC COMMISSION APPROVAL.
7. PERMITS FOR SIDEWALK, DRIVEWAYS, WATER, SEWER AND STORM DRAIN MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC INFRASTRUCTURE ENGINEERING DIVISION.
8. THE STREETScape ELEMENTS SHOWN ARE CONCEPTUAL ONLY. ALL EXISTING STREETScape MATERIALS INCLUDING LANDSCAPE, LIGHTING, AND HARDScape ARE TO BE PRESERVED, RETAINED, REMOVED, OR RELOCATED AS PER APPROVAL OF THE HISTORIC COMMISSION AND AGREEMENT WITH THE DEPARTMENT OF PUBLIC INFRASTRUCTURE IN THE FIELD AT THE TIME OF CONSTRUCTION.

**UTILITY NOTES:**

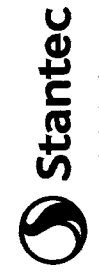
1. THE CONTRACTOR SHALL OBTAIN A STREET DISTURBANCE AND OBSTRUCTION PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
2. ALL WATER AND SEWER MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
3. ALL WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF NEW BEDFORD PRIOR TO BEING BACKFILLED.
4. THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.
5. A 10 FOOT MINIMUM SEPARATION BETWEEN THE WATER AND SEWER SERVICES IS REQUIRED.
6. DEVELOPER AND SITE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF PUBLIC INFRASTRUCTURE PRIOR TO THE START OF CONSTRUCTION.
7. THE CONTRACTOR SHALL DEVELOP AN EROSION CONTROL PLAN, TO BE APPROVED BY DPI PRIOR TO IMPLEMENTATION, FOR EACH PHASE OF THE PROJECT.
8. AN AS BUILT DRAWING PREPARED BY AN ENGINEER SHALL BE SUBMITTED TO DPI PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.



NORTHEAST BUILDING SETBACK DETAIL  
SCALE: 1"=5'



NORTHWEST BUILDING SETBACK DETAIL  
SCALE: 1"=5'



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DATE	BY	REVISION
2018.03.01	JAC	PERMIT APPLICATION
2018.03.01	JAC	GENERAL EXAMINATION
2018.03.01	JAC	EXISTING UTILITIES AND RECORDS
2018.03.14	JAC	ISSUED/REVISION
2018.03.14	ADD	BY

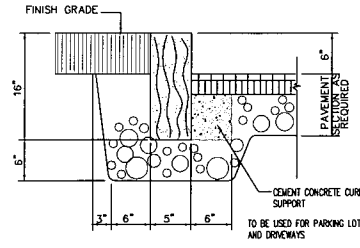
Permit/Seal

Client/Project  
117 Union Street, LLC  
117 Union Street  
128 Union Street  
New Bedford, MA 02740

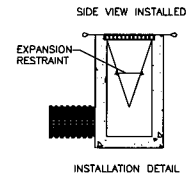
Project No.: 218421128  
File Name: N/A  
Scale: 1"=10'

Author: JAC  
Designer: JAC  
Checker: JAC  
Date: 02/05/19  
Title: SITE LAYOUT & UTILITIES PLAN

Revision:  
Drawing No.  
**C-2**



**5" VERTICAL GRANITE CURB WITH 6" REVEAL**  
NOT TO SCALE



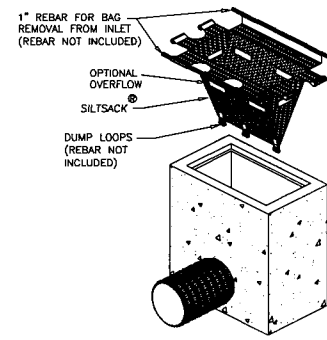
NOTE: THE SILTSACK® WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.

**REGULAR FLOW SILTSACK®**  
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

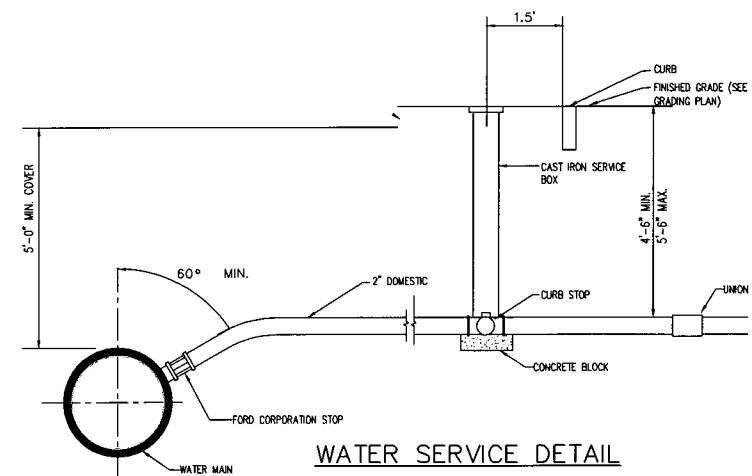
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE	ASTM D-4632	300 LBS
STRENGTH GRAB	ASTM D-4632	20%
TEXILE ELONGATION	ASTM D-4833	120 LBS
PUNCTURE MULLEN	ASTM D-3786	800 PSI
BURST TRAPEZOID	ASTM D-4533	120 LBS
TEAR UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING	ASTM D-4751	40 US SIEVE
SIZE FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT 0.55
PERMITTIVITY	ASTM D-4491	SEC -1

**HI-FLOW SILTSACK®**  
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE	ASTM D-4632	285 LBS
STRENGTH GRAB	ASTM D-4632	20%
TENSILE ELONGATION	ASTM D-4833	135 LBS
PUNCTURE MULLEN	ASTM D-3786	420 PSI
BURST TRAPEZOID	ASTM D-4533	45 LBS
TEAR UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING	ASTM D-4751	20 US SIEVE
SIZE FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT 1.5
PERMITTIVITY	ASTM D-4491	SEC -1

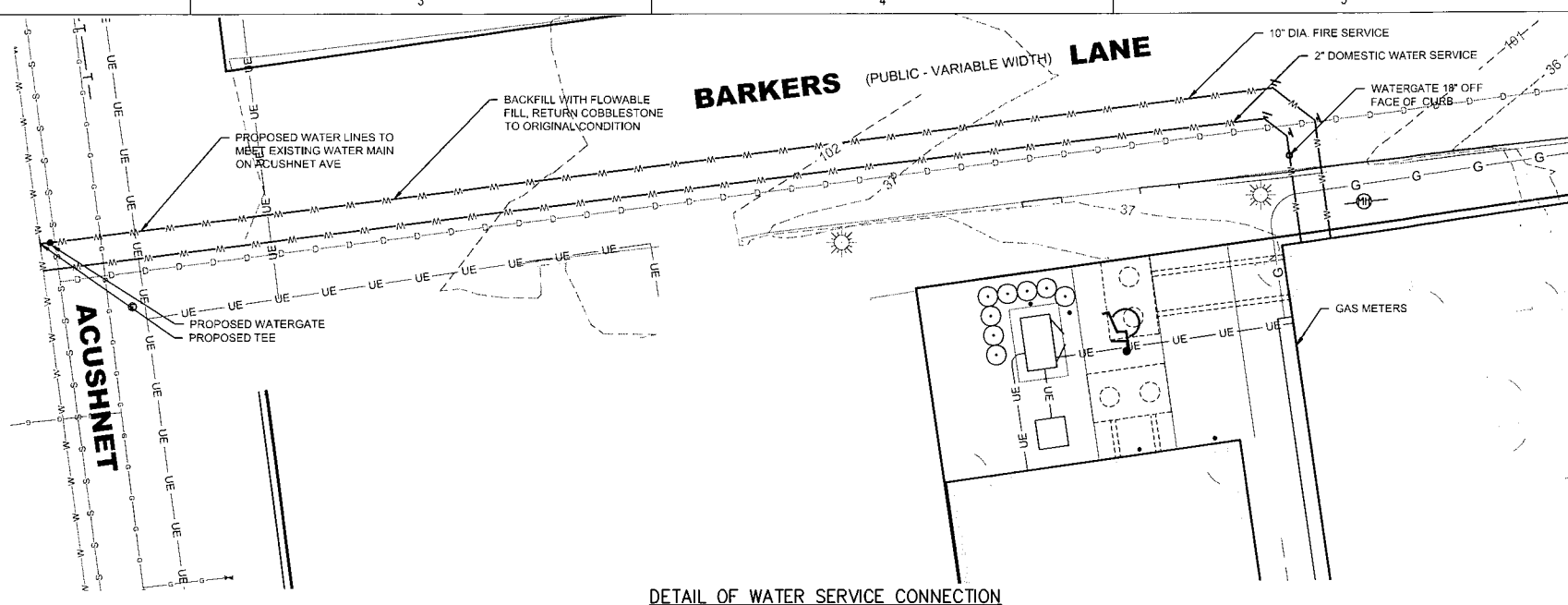


**DETAIL OF INLET SEDIMENT CONTROL DEVICE WITH CURB DEFLECTOR ("SILT SACK")**  
NOT TO SCALE

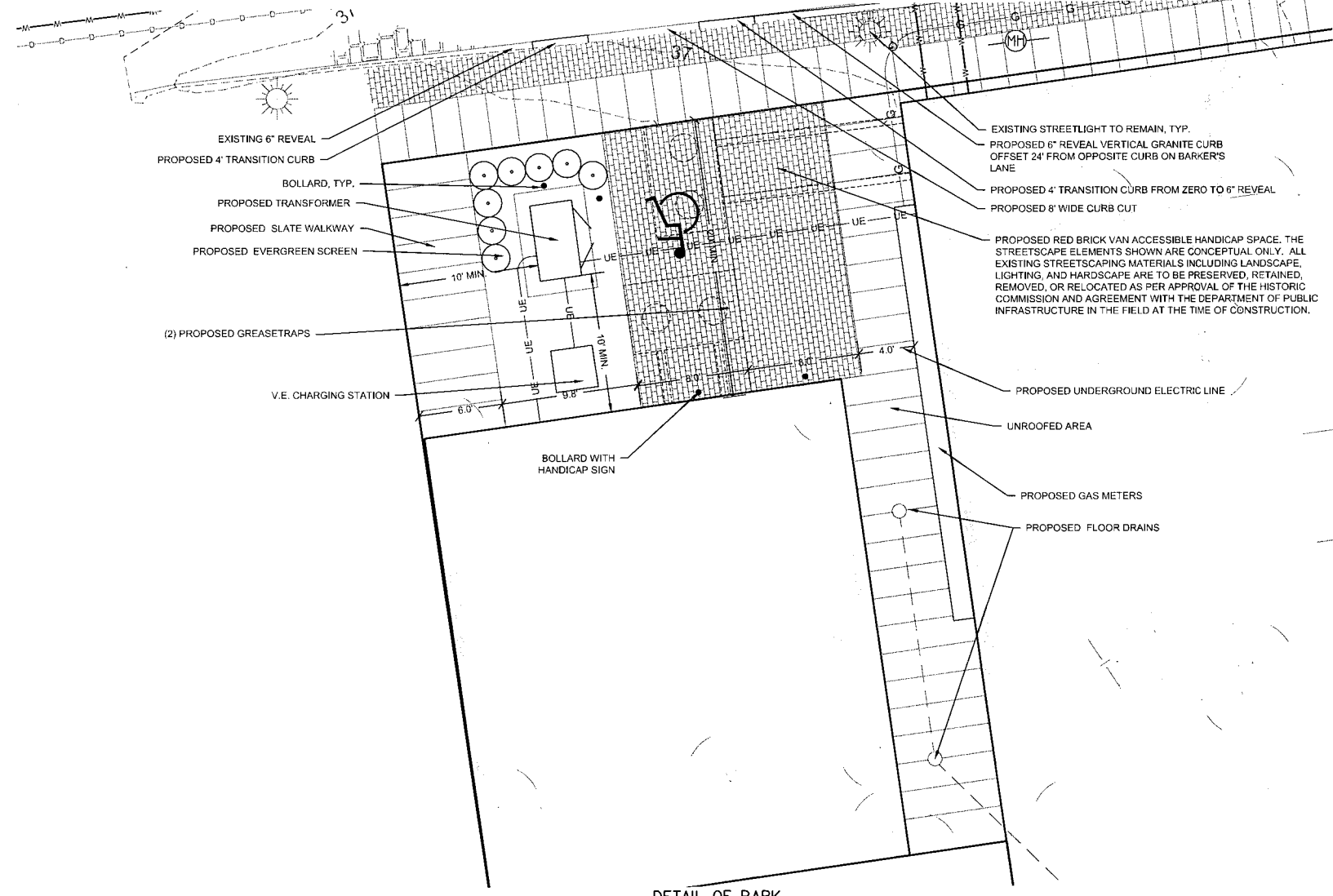


**WATER SERVICE DETAIL**  
NOT TO SCALE

NOTE: CURB STOPS TO BE PLACED 18 INCHES FROM FACE OF CURB



**DETAIL OF WATER SERVICE CONNECTION**  
N.T.S.



**DETAIL OF PARK**  
N.T.S.

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Lynnfield, MA 02147  
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REVISION	DATE	BY	APP'D

Permit/Seal

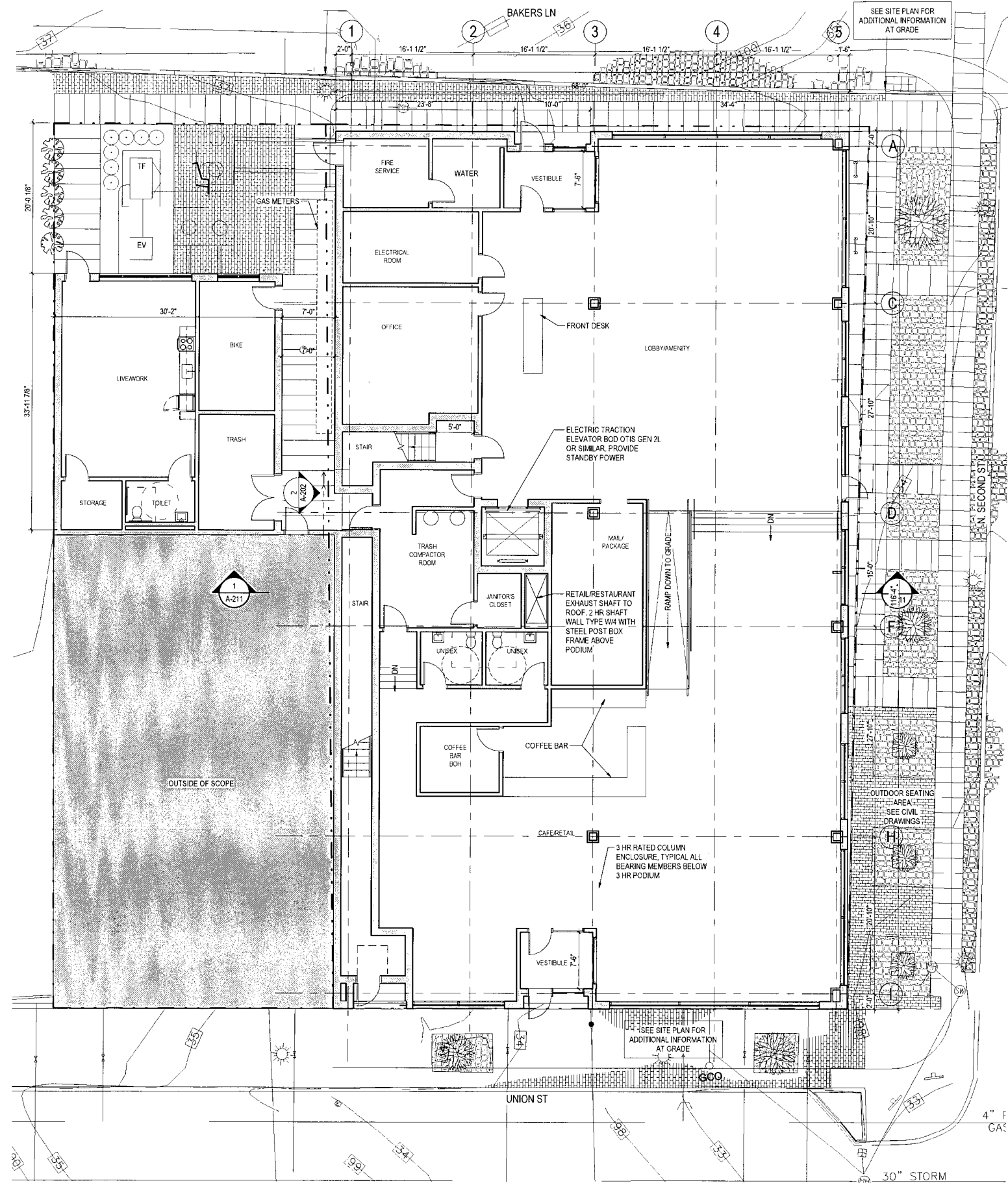
Client/Project  
117 Union Street, LLC  
117 Union Street  
128 Union Street  
New Bedford, MA 02740

Project No.: 218421128  
File Name: N/A  
Scale: 1"=10'  
Author: Designer: Checker: 02/05/19  
Date: Drawn: Chkd: YYYYMMDD

Title  
**DETAILS**

Revision:  
Drawing No.  
**C-3**





**1**  
A-101  
LEVEL 1  
1/8" = 1'-0"

GENERAL NOTE:  
UNLESS OTHERWISE NOTED ALL  
CONSTRUCTION ABOVE 3 HR HORIZONTAL  
PODIUM SHALL BE TYPE SA COMBUSTIBLE  
(WOOD FRAMED) CONSTRUCTION.



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Consultant

Issued/Revision	By	App'd	Date
1 - PERMIT APPLICATION			03/21/19
			YYYY.MM.DD

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Client/Project  
117 Union Street, LLC

117 Union Street

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New Bedford, MA 02740

Project No.: 218421128  
File Name: N/A

Scale: 1/8" = 1'-0"

Author	Designer	Checker	03/21/19
Dwn	Dign	Chkd	YYYY.MM.DD

Title  
FLOOR PLAN - LEVEL 1

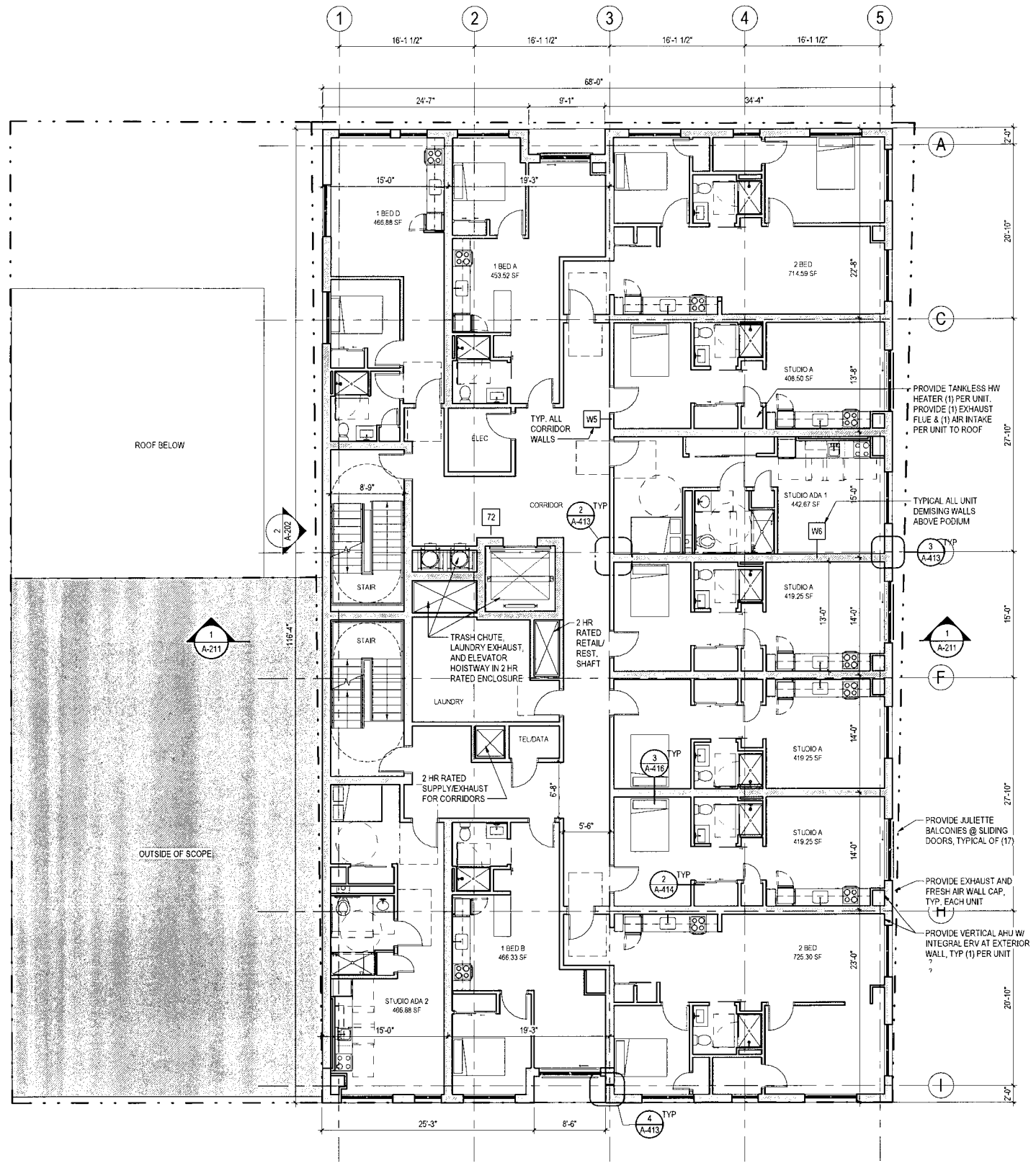
Revision: 1  
Drawing No.

**A-101**

Check location in Project Information  
3/22/2019 10:16:47 AM

ORIGINAL DET - AN10

**1 LEVEL 2**  
A-102 1/8" = 1'-0"



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PROJECT/REVISION	BY	APP'D
1 PRELIMINARY DESIGN	MM	MM
2		
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Permit/Seal

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Client/Project  
117 Union Street, LLC

117 Union Street

117 Union Street  
New Bedford, MA 02740

Project No.: 218421128

File Name: N/A

Scale: 1/8" = 1'-0"

Author Designer Checker 03/21/19

Dwn Dgn Crkd YYYYMM DD

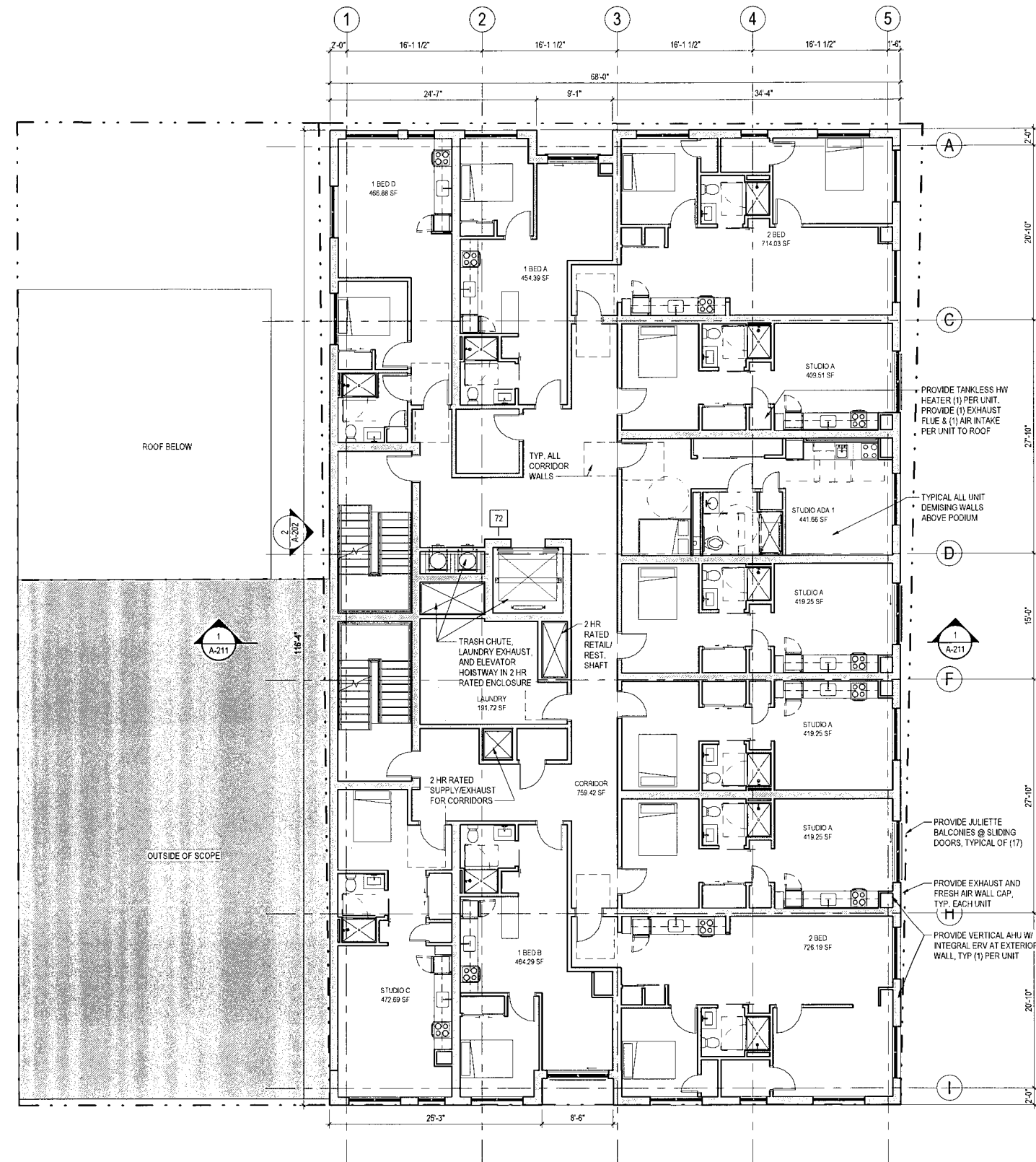
Title  
FLOOR PLAN - LEVEL 2

Revision: 1  
Drawing No.

**A-102**

check location in Project Information  
3/22/2019 10:44 AM

ORIGINAL SHEET - AN103



**1 LEVEL 3**  
A-103 1/8" = 1'-0"

GENERAL NOTE:  
UNLESS OTHERWISE NOTED ALL  
CONSTRUCTION ABOVE 3 HR HORIZONTAL  
PODIUM SHALL BE TYPE SA COMBUSTIBLE  
(WOOD FRAMED) CONSTRUCTION.



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Consultant

Permit/Revision	By	App'd	Date
1 PERMIT APPLICATION			03/21/2019
Issued/Revision			YYYYMMDD

Permit/Seal

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117 Union Street, LLC  
117 Union Street  
117 Union Street  
New Bedford, MA 02740

Project No.: 218421128  
File Name: N/A  
Scale: 1/8" = 1'-0"

Title  
FLOOR PLAN - LEVEL 3

Revision: 1  
Drawing No.

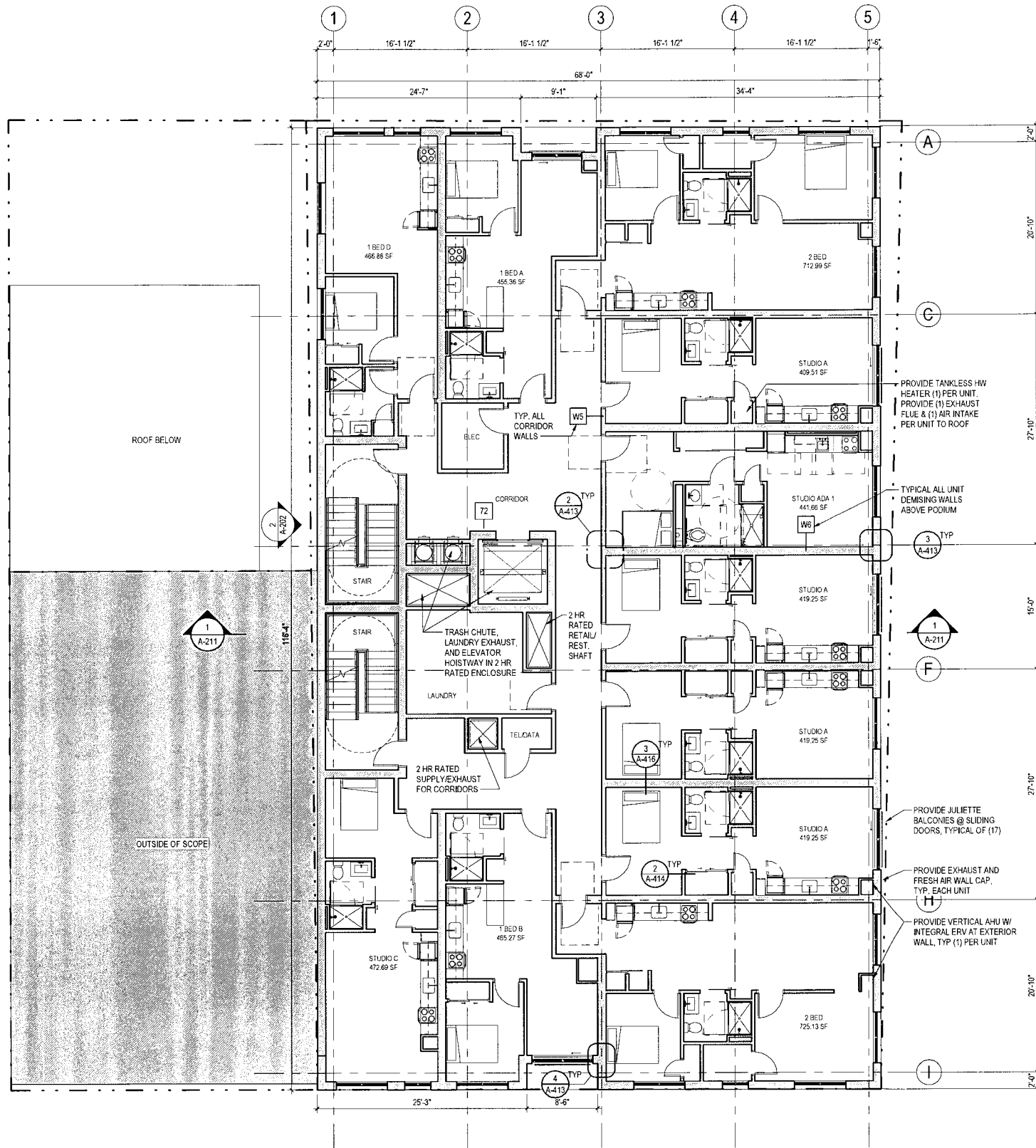
**A-103**



Check location in Project Information  
3/22/2019 10:14:51 AM

ORIGINAL SHEET - ANS/D

**1** LEVEL 4  
A-104 1/8" = 1'-0"



Stantec Architecture and Engineering P.C.  
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Tel: (617) 234-3100 • www.stantec.com

The Consultant shall not be responsible for all expenses. See 03/21/19 for details. The Consultant shall not be responsible for all expenses. See 03/21/19 for details. The Consultant shall not be responsible for all expenses. See 03/21/19 for details.

Consultant

Issued/Revision	By	Asst
1	PERMITS APPLICATION	03/21/2019
2	PERMITS APPLICATION	03/21/2019
3	PERMITS APPLICATION	03/21/2019
4	PERMITS APPLICATION	03/21/2019
5	PERMITS APPLICATION	03/21/2019
6	PERMITS APPLICATION	03/21/2019
7	PERMITS APPLICATION	03/21/2019
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14	PERMITS APPLICATION	03/21/2019
15	PERMITS APPLICATION	03/21/2019
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17	PERMITS APPLICATION	03/21/2019
18	PERMITS APPLICATION	03/21/2019
19	PERMITS APPLICATION	03/21/2019
20	PERMITS APPLICATION	03/21/2019

Permit/Seal

**PRELIMINARY NOT FOR CONSTRUCTION**  
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Client/Project  
117 Union Street, LLC  
117 Union Street  
New Bedford, MA 02740

Project No.: 218421128  
File Name: N/A

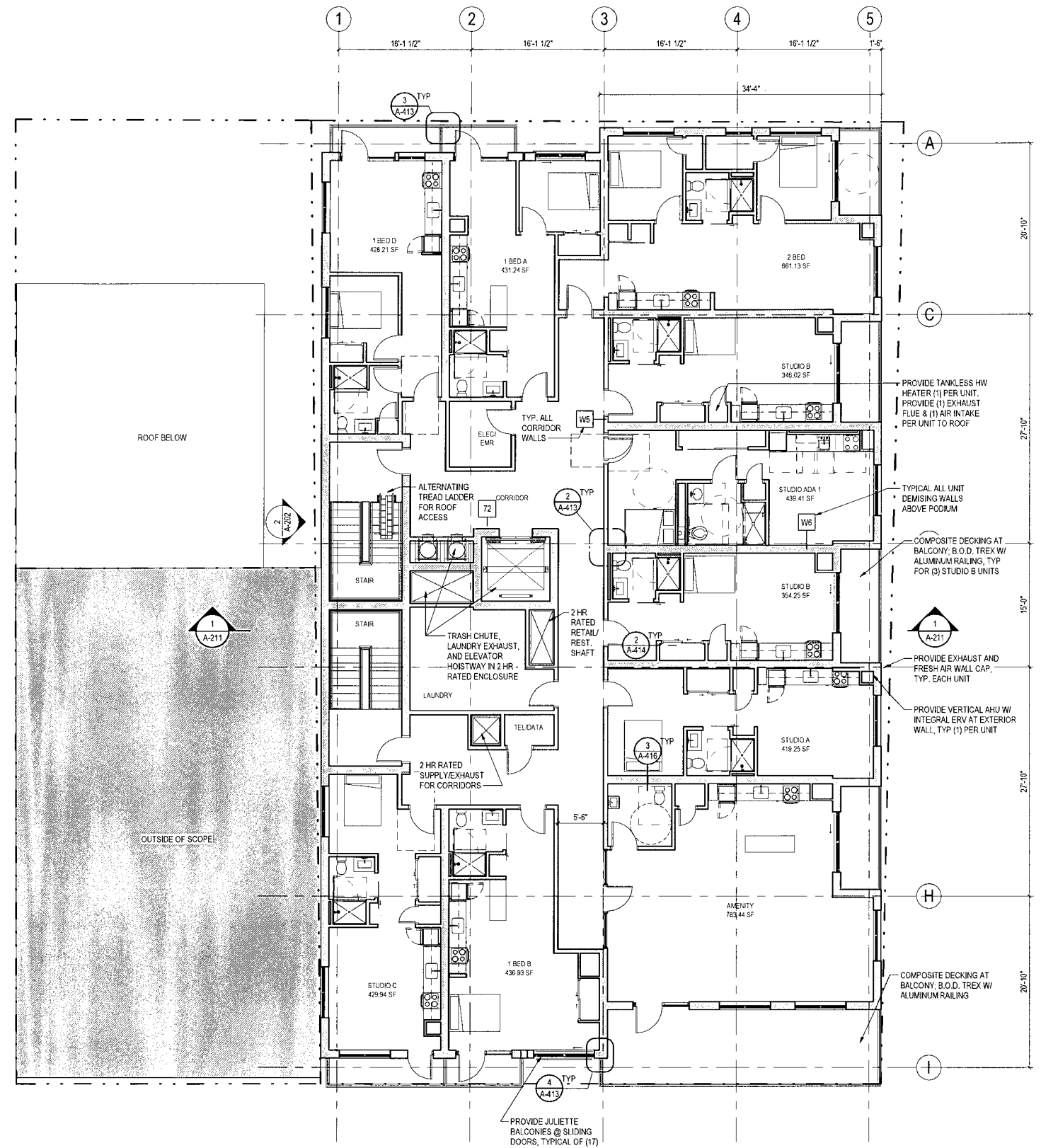
Scale: 1/8" = 1'-0"

Author	Designer	Checker	03/21/19
Dwn	Dgn	Chk	YYYYMMDD

Title  
FLOOR PLAN - LEVEL 4

Revision: 1  
Drawing No.

**A-104**



**1 LEVEL 5**  
 A-105 1/8" = 1'-0"

GENERAL NOTE  
 UNLESS OTHERWISE NOTED ALL  
 CONSTRUCTION ABOVE 3 HR HORIZONTAL  
 PODIUM SHALL BE TYPE SA COMBUSTIBLE  
 (WOOD FRAMED) CONSTRUCTION.

Consultant

Issued/Revision	By	App'd	Date
1 PERM APPLICATION	YYT	MMJ	03/21/19

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Client/Project  
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Project No.: 218421128  
 File Name: N/A  
 Scale: 1/8" = 1'-0"  
 Author Designer Checker 03/21/19  
 Dwn. Dign. Chkd. YYT MMJ

Title  
**FLOOR PLAN - LEVEL 5**

Revision: 1  
 Drawing No.  
**A-105**



Consultant

Issued/Revision	By	App'd	Date

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Client/Project  
 117 Union Street, LLC  
 117 Union Street  
 New Bedford, MA 02740

Project No.: 218421128  
 File Name: N/A  
 Scale: 1/8" = 1'-0"  
 Author:     Designer:     Checker:     03/21/19  
 Dwn:     Dsgn:     Chkd:     YYYY-MM-DD  
 Title  
 ELEVATIONS - NORTH & SOUTH

Revision: 1  
 Drawing No.  
**A-201**



**3 ELEVATION - SOUTH**  
 A-201 1/8" = 1'-0"

**1 ELEVATION - NORTH**  
 A-201 1/8" = 1'-0"

Check location in Project Information  
 3/27/2019 10:16:57 AM



