

Proposed Commercial/ Residential Development

117 Union Street

New Bedford, MA 02740

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

ZONING TABLE

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

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	8,200 s.f.	15,000 s.f.	8,200 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)	6,130 s.f.	N/A	41,000 s.f.
Residential Gross Floor Area (sq ft)	0 s.f.	N/A	32,600 s.f.
Non-Residential Gross Floor Area (sq ft)	6,180 s.f.	N/A	8,200 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)	74.8%	40 ft	100%
Min. Permeable Open Space (% of Lot Area)	0%	40%	0%
Min. Green Space (% of Lot Area)	0%	0%	0%
Off-Street Parking Spaces	5	100	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:

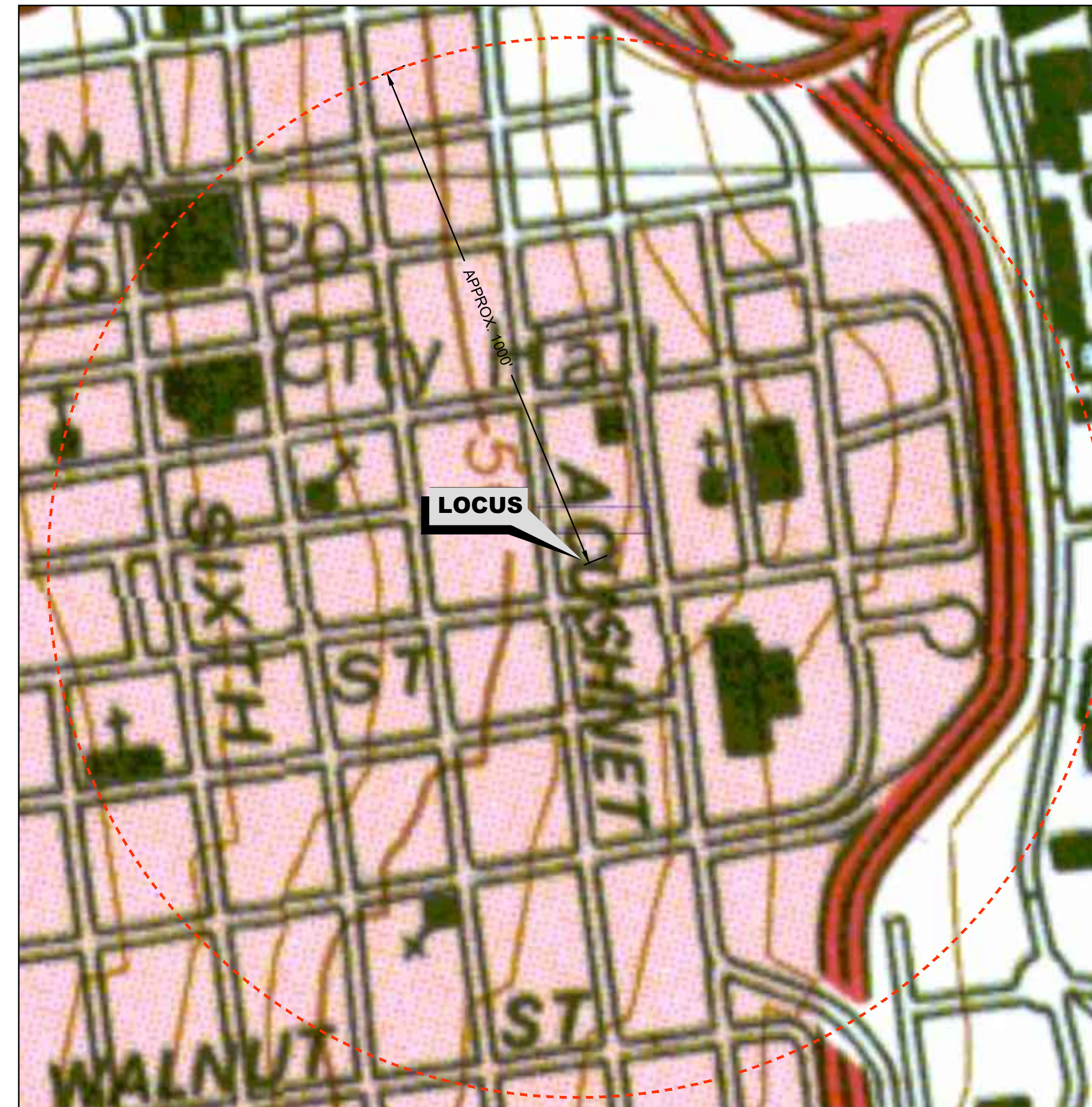
Louis Kraft
tel: (617) 234-3149
email: louis.kraft@stantec.com

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
Registry of Deeds Book 1838 Page 1144
Owners: Paul A. Piva and Gail Florek

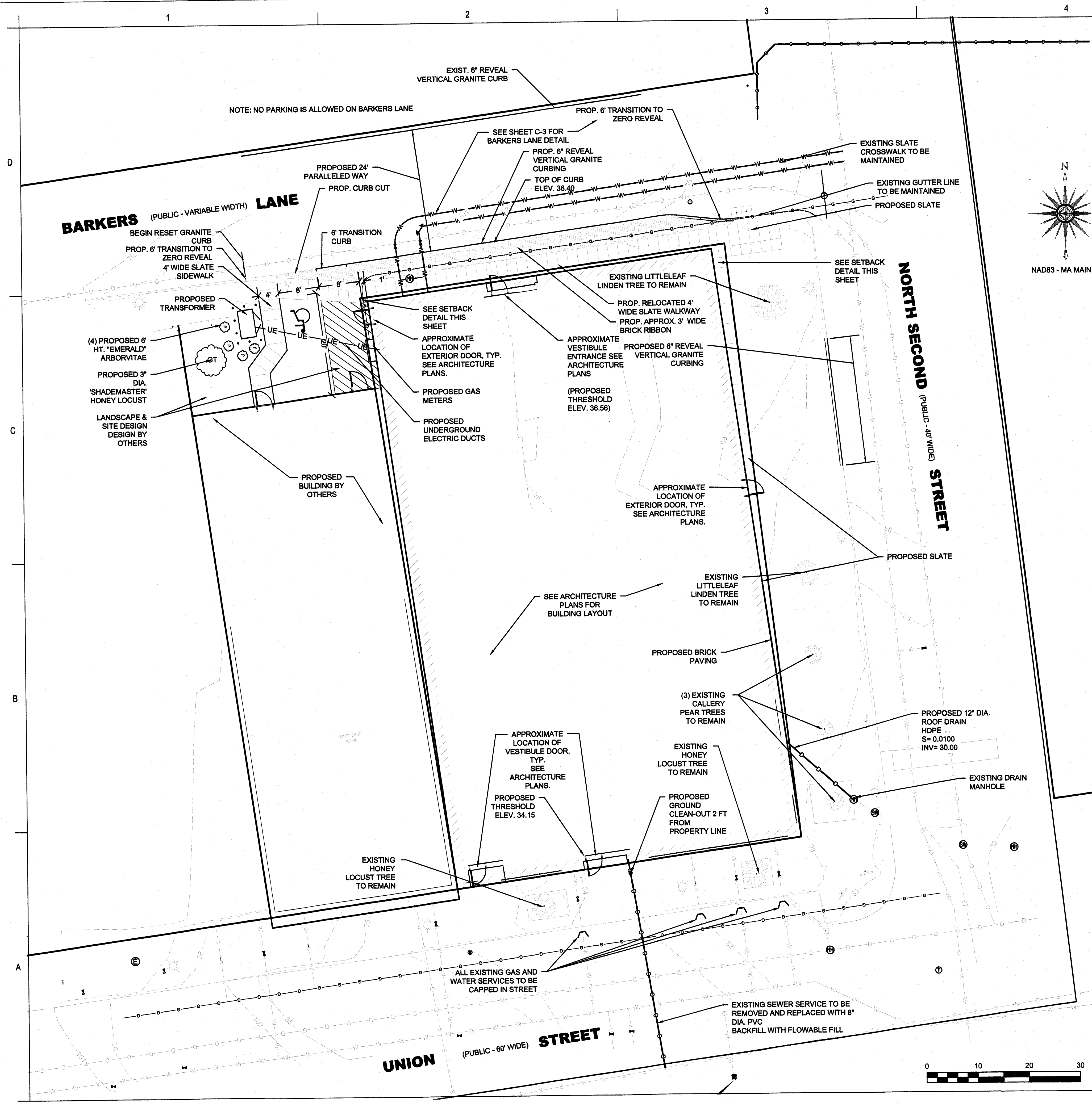
SITE LOCUS

APPROX. SCALE: 1"=200'

PRIME ENGINEERING
INC

Stantec

February 1, 2019

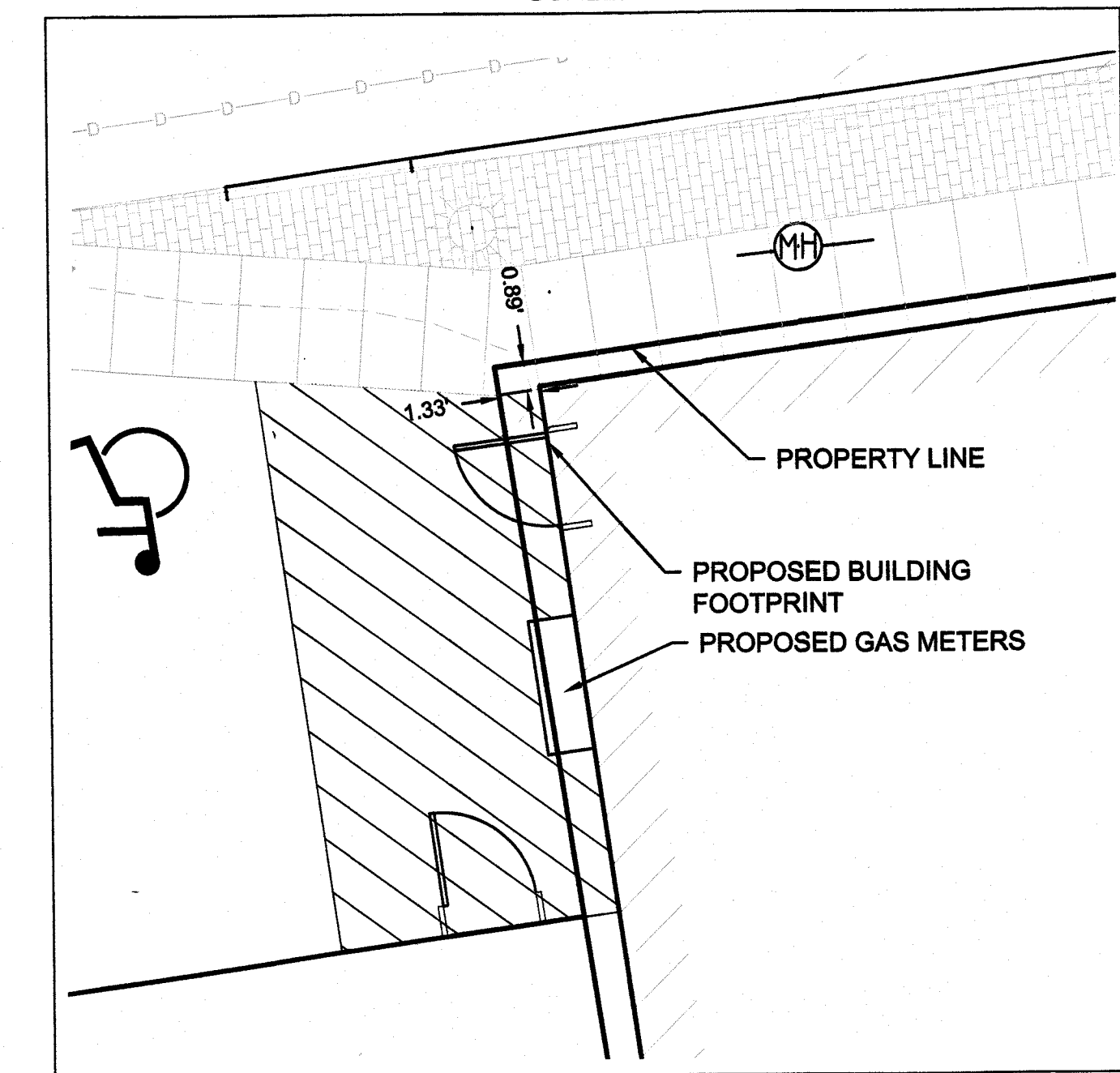
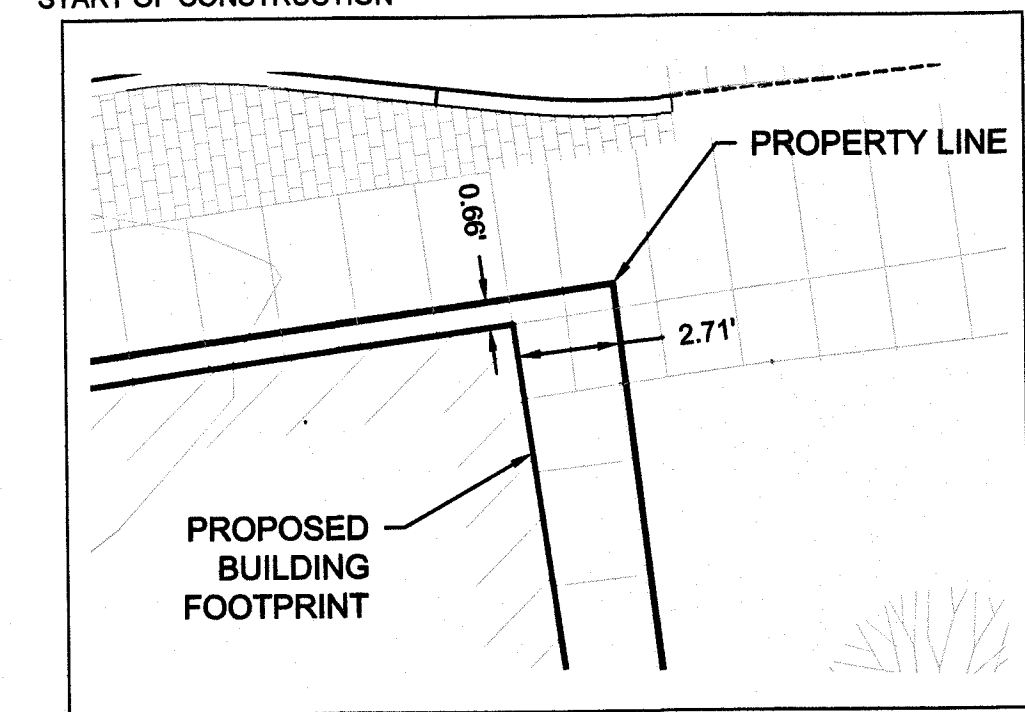


LAYOUT NOTES:

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 CONSERVATION COMMISSION REQUIREMENTS AS STATED IN THE ORDER OF CONDITIONS. (REFER TO EROSION CONTROL PLAN)
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.

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



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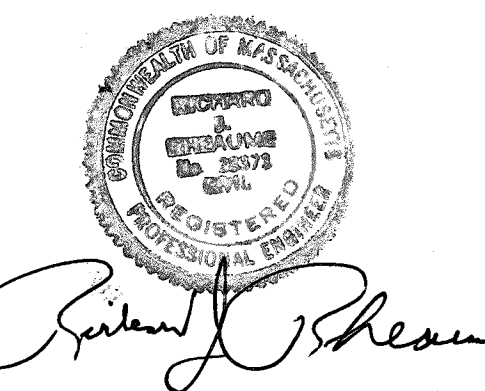
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DATE	2019/02/14
BY	YTY/MAL/DD
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ISSUED/REVISION	

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FEB. 1, 2019

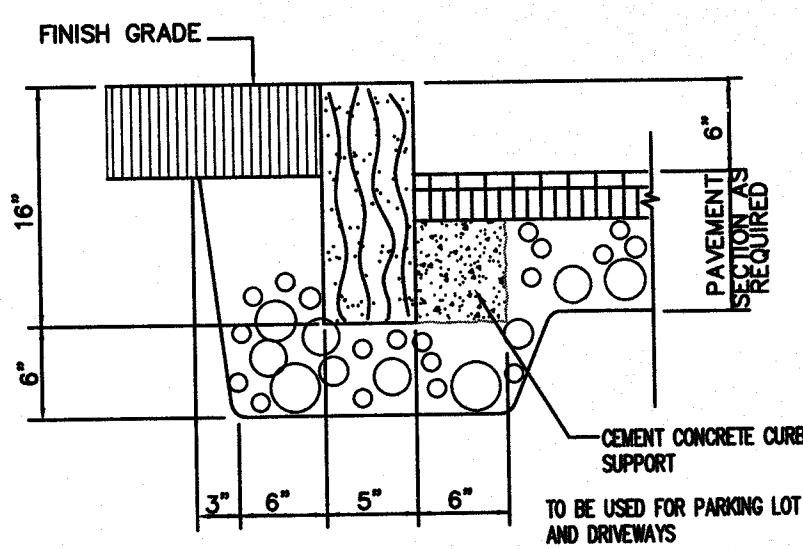


Client/Project
117 Union Street, LLC
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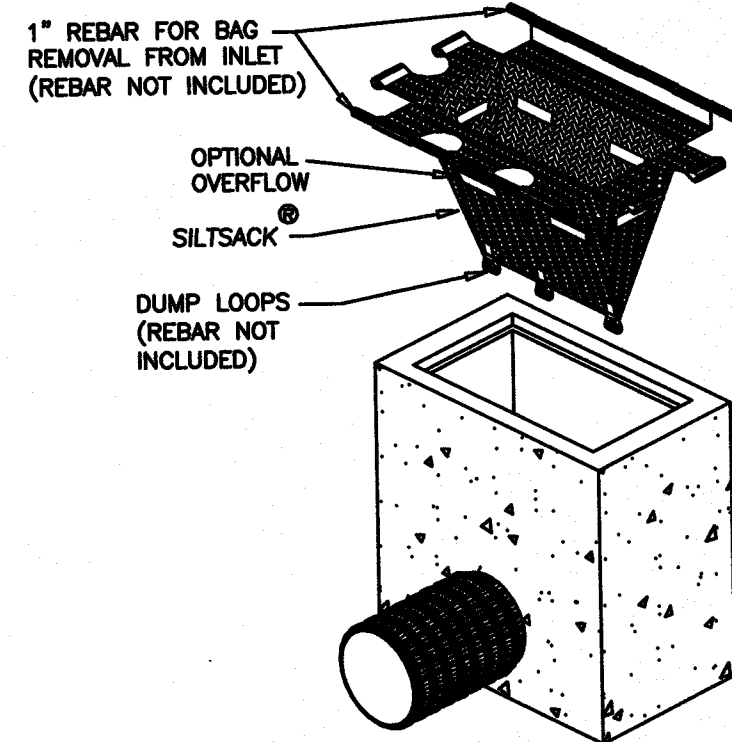
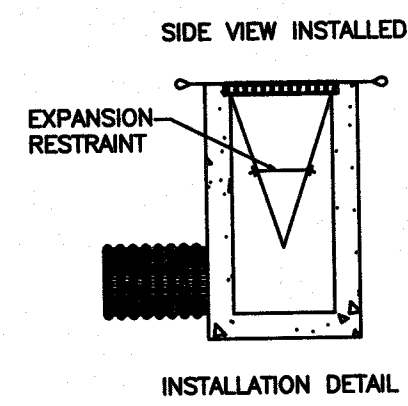
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File Name: N/A
Scale: 1"=10'
Author: Dwn. Designer: Chkd. 02/05/19
Dwn. Dgn. Chkd. YTY/MAL/DD

Title
SITE LAYOUT & UTILITIES PLAN

Revision:
Drawing No.



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



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

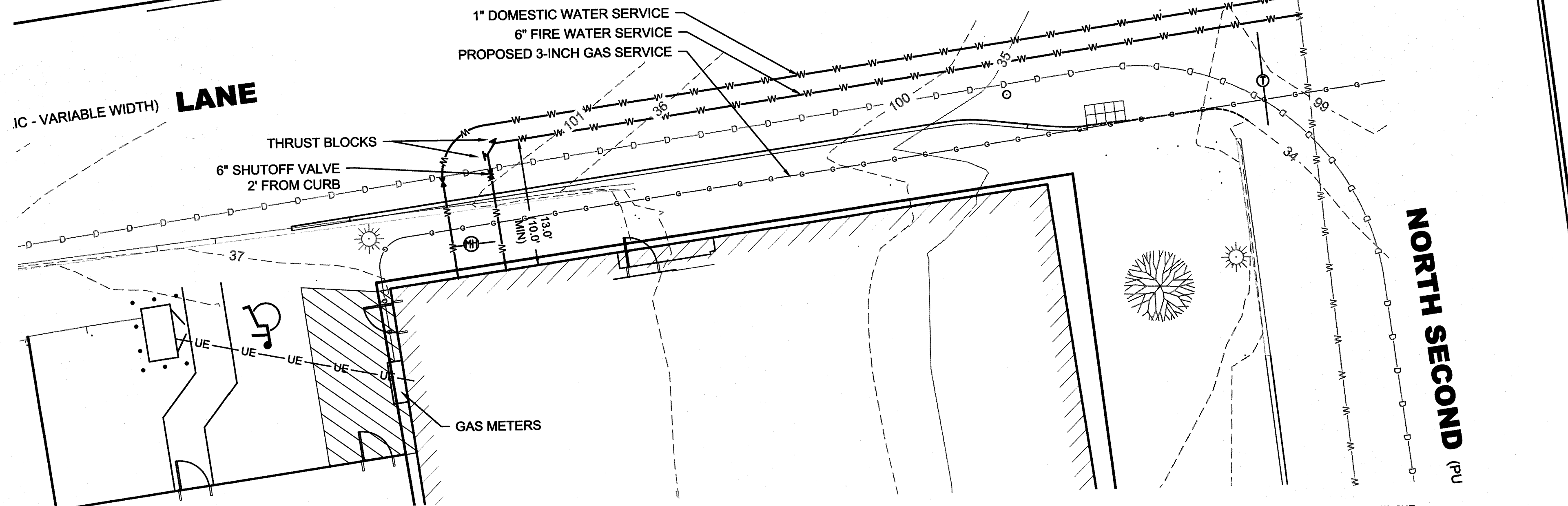
NOTE: THE SILTSACK® WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.

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

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
TENSILE ELONGATION	ASTM D-4632	20%
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)

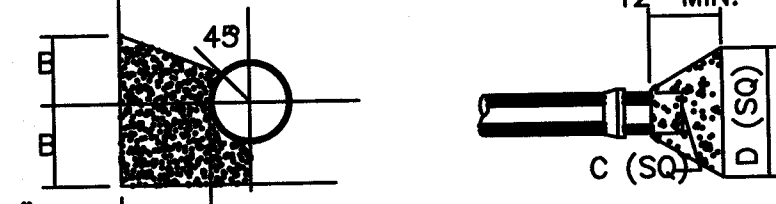
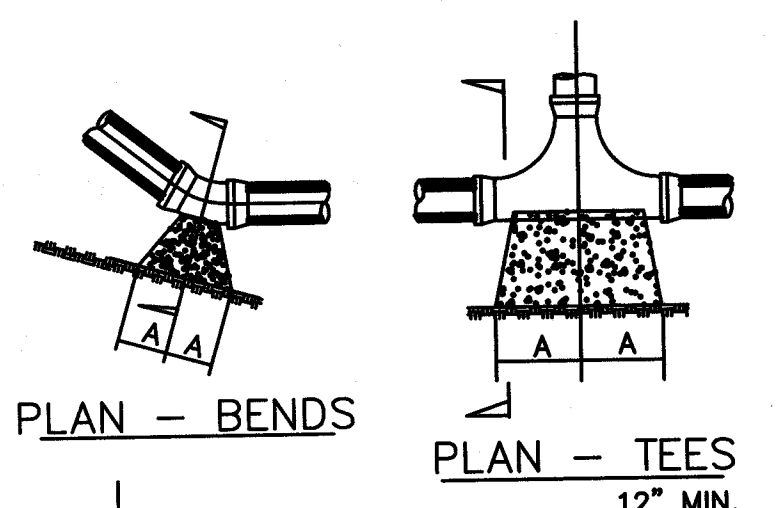
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	285 LBS
TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE MULLEN	ASTM D-3786	135 LBS
BURST TRAPEZOID	ASTM D-4533	45 LBS
TEAR UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING	ASTM D-4751	20 US SIEVE
SIZE FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT 1.5
PERMITTIVITY	ASTM D-4491	SEC -1



DETAIL OF BARKERS LANE
N.T.S.

NOTES:

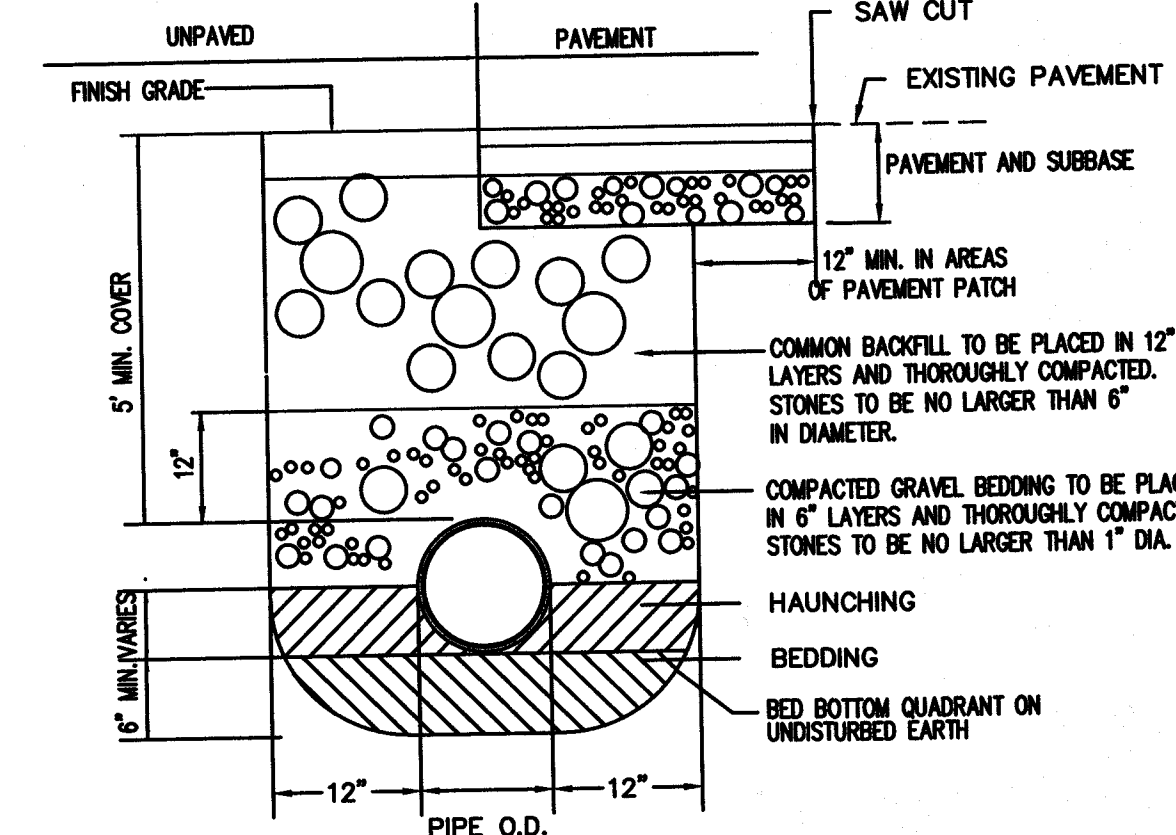
1. CONCRETE SHALL BE CLASS 'C' WITH A COMPRESSION STRENGTH OF 3000 PSI AT 28 DAYS.
2. ALL THRUST BLOCKS SHALL BEAR ON UNDISTURBED EARTH.
3. CEMENT MIX SHALL NOT BE ALLOWED TO RUN INTO PIPE JOINTS.
4. DIMENSIONS FROM PIPE TO TRENCH WALL IS MINIMUM.



SECTION X - TEES AND BENDS

TYPE	SIZE	1/4 BEND		1/8 BEND		1/16 BEND		TEES		PLUGS	
		A	B	A	B	A	B	A	B	C	D
2,000 PSF SOIL	6"	18"	10"	9"	10"	8"	10"	12"	10"	21"	
	8"	22"	13"	12"	13"	8"	10"	13"	12"	29"	
	10"	26"	17"	14"	17"	10"	13"	16"	20"	36"	

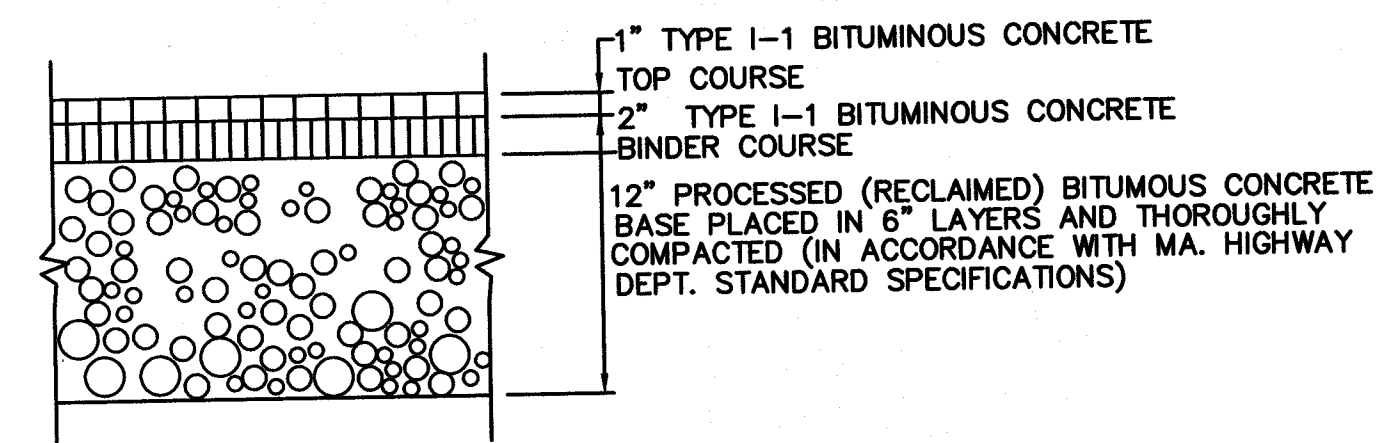
THRUST BLOCK DETAIL
NOT TO SCALE



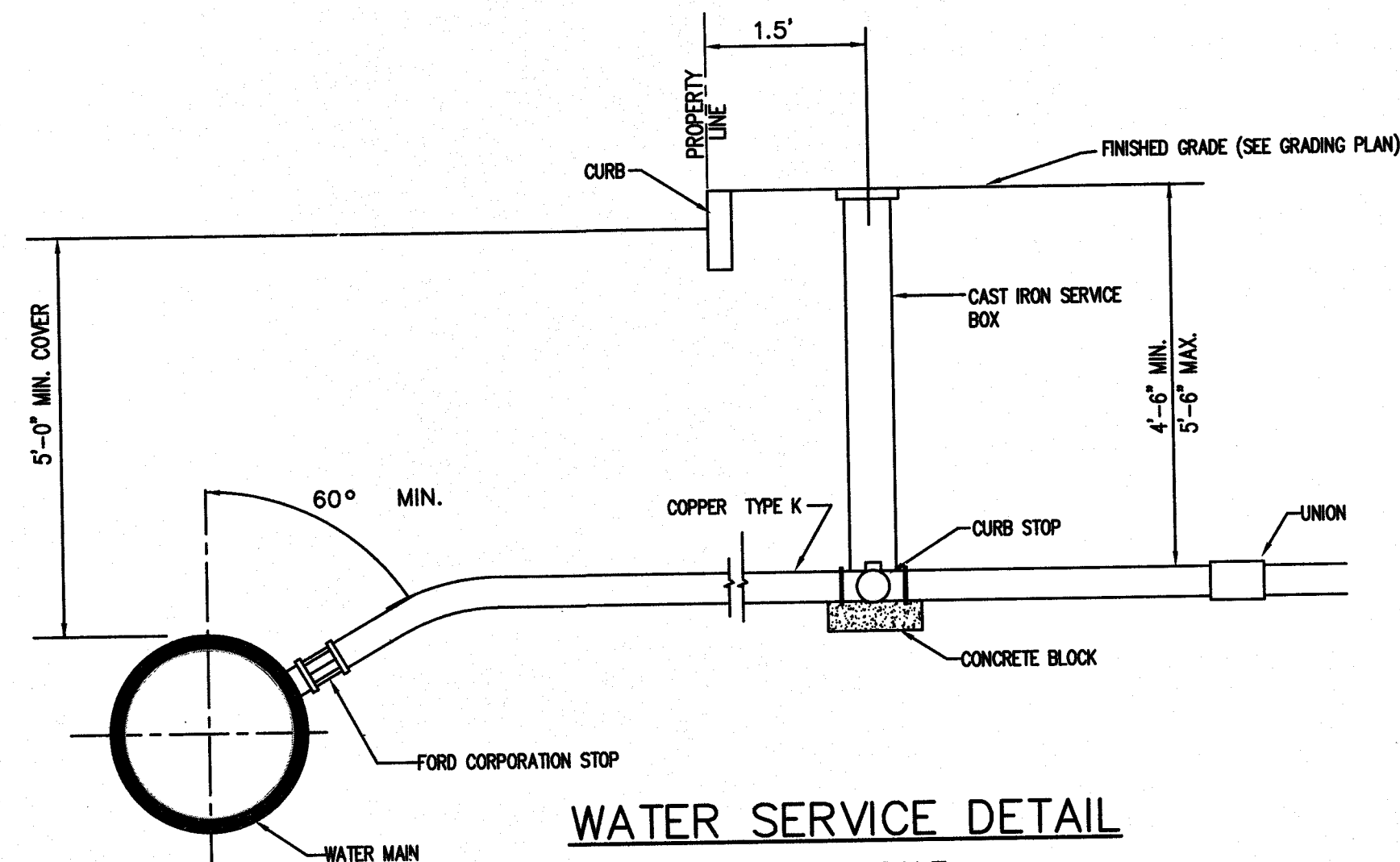
NOTES:

1. IF LEDGE IS ENCOUNTERED MINIMUM CLEARING BETWEEN PIPE AND LEDGE IS 12".
2. HAUNCHING AND BEDDING TO BE CRUSHED STONE OR GRAVEL BORROW, AS DIRECTED, FOR ALL PIPE EXCEPT DUCTILE IRON. USE COMMON BACKFILL, 5" MAX. STONE SIZE FOR DUCTILE IRON.

WATER MAIN TRENCH DETAIL
NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



WATER SERVICE DETAIL
NOT TO SCALE

NOTE: CURB STOPS TO BE PLACED 24 INCHES FROM FACE OF CURB



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FEB. 1, 2019



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: Dwn. Designer: Dwn. Checker: Chkd. 02/05/19
Dwn. Dgn. Chkd. TTTT/AMJ/DD

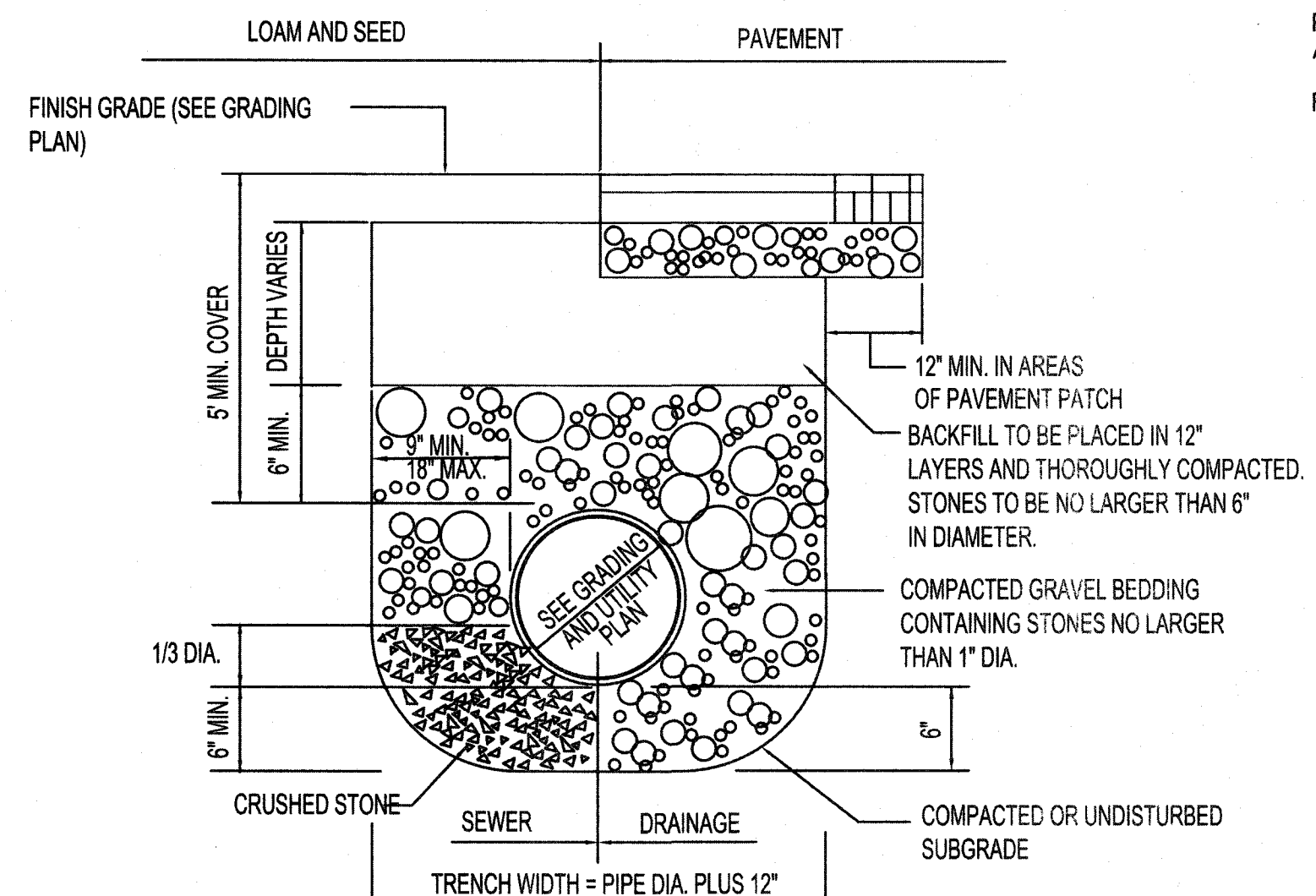
Title

DETAILS

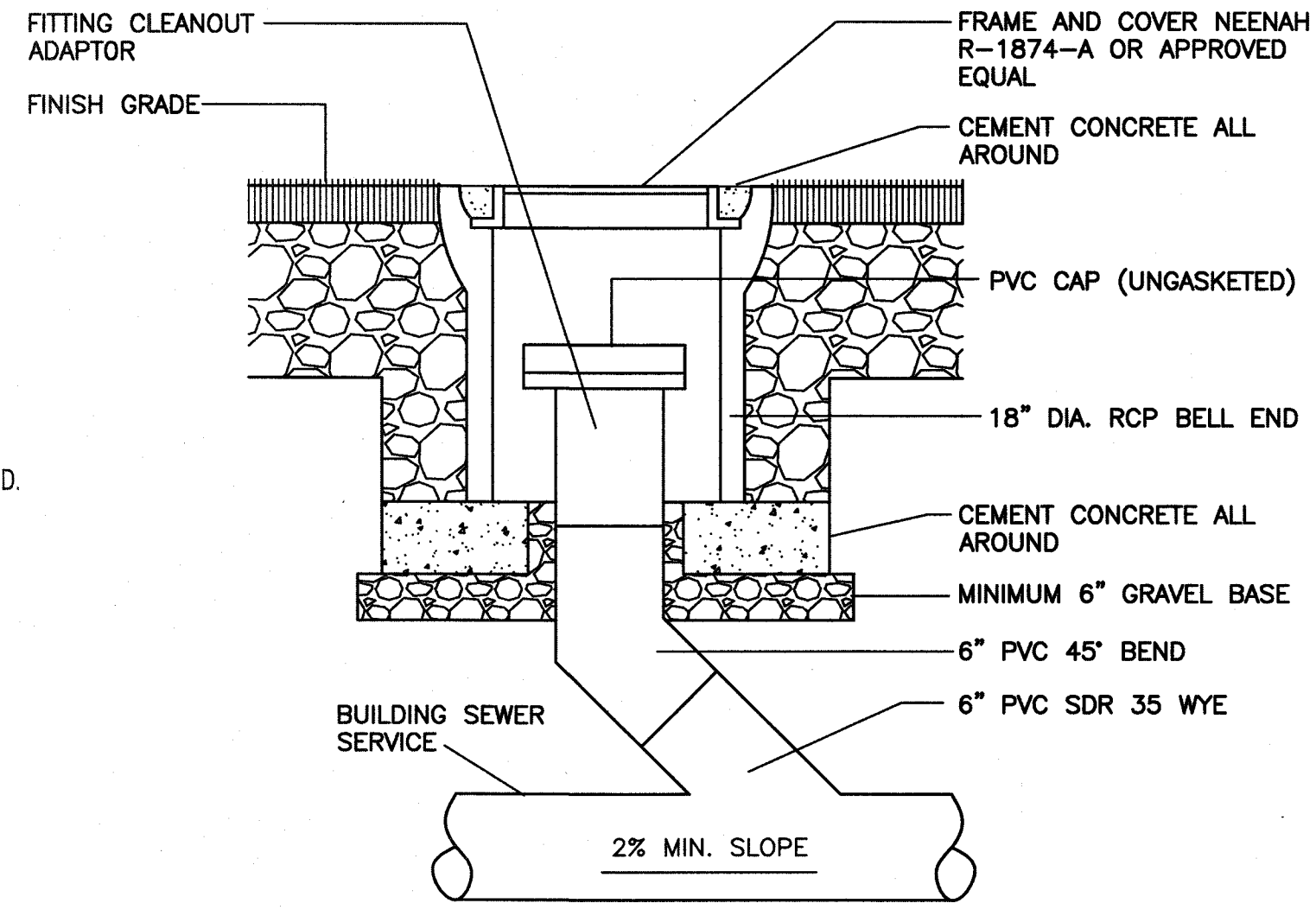
Revision:

Drawing No.

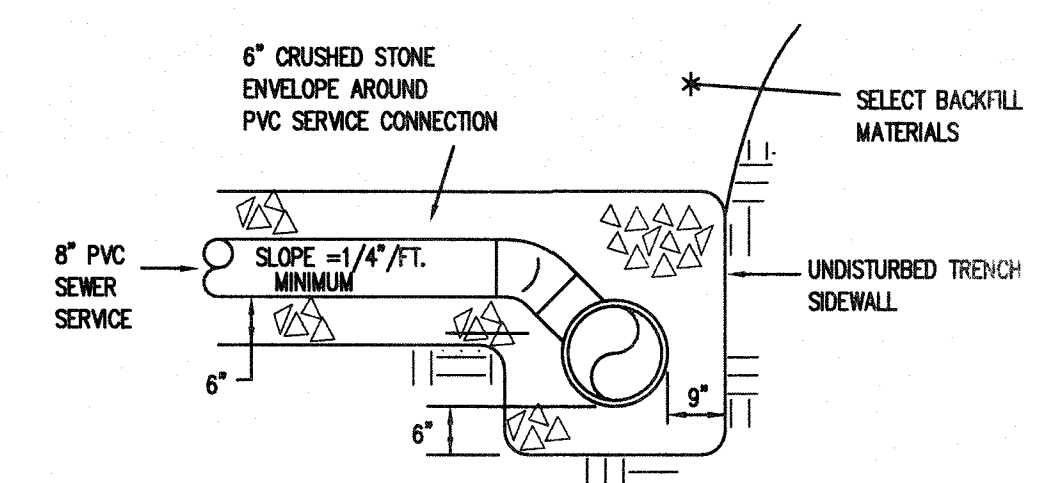
C-3



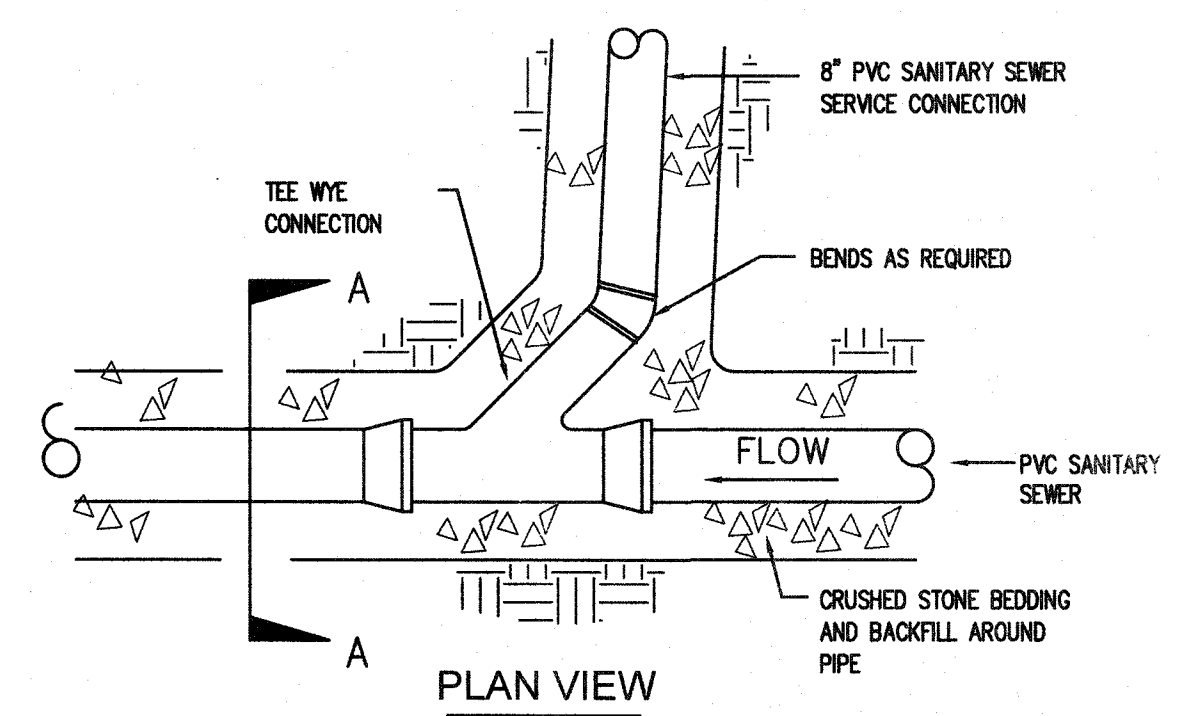
PIPE TRENCH DETAIL
NOT TO SCALE



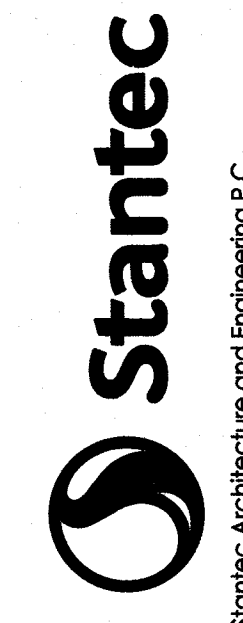
STANDARD SEWER SERVICE CLEANOUT DETAIL
NOT TO SCALE



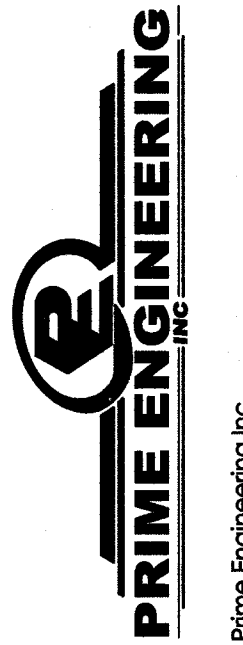
SECTION A - A



SANITARY SEWER SERVICE CONNECTION
NOT TO SCALE



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Rickard J. Chelms

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Project No.: 218421128
File Name: N/A
Scale: 1"=10'
Author Designer Checker 02/05/19
Dwn. Dgn. Chkd. YYYY.MM.DD

Title
DETAILS

Revision:
Drawing No.
C-4

Consultant

NO.	REVISION/REVISION	DATE	BY	APP'D
1	ISSUED FOR PERMIT	02/01/18		

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Client/Project
117 Union Street, LLC
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Project No.: 218421128
File Name: N/A

Scale: 1/8" = 1'-0"
Author: Dwn. Designer: Dsgn. Checker: Chkd. 10/01/18
YYYY.MM.DD

Title
ELEVATIONS - NORTH & SOUTH

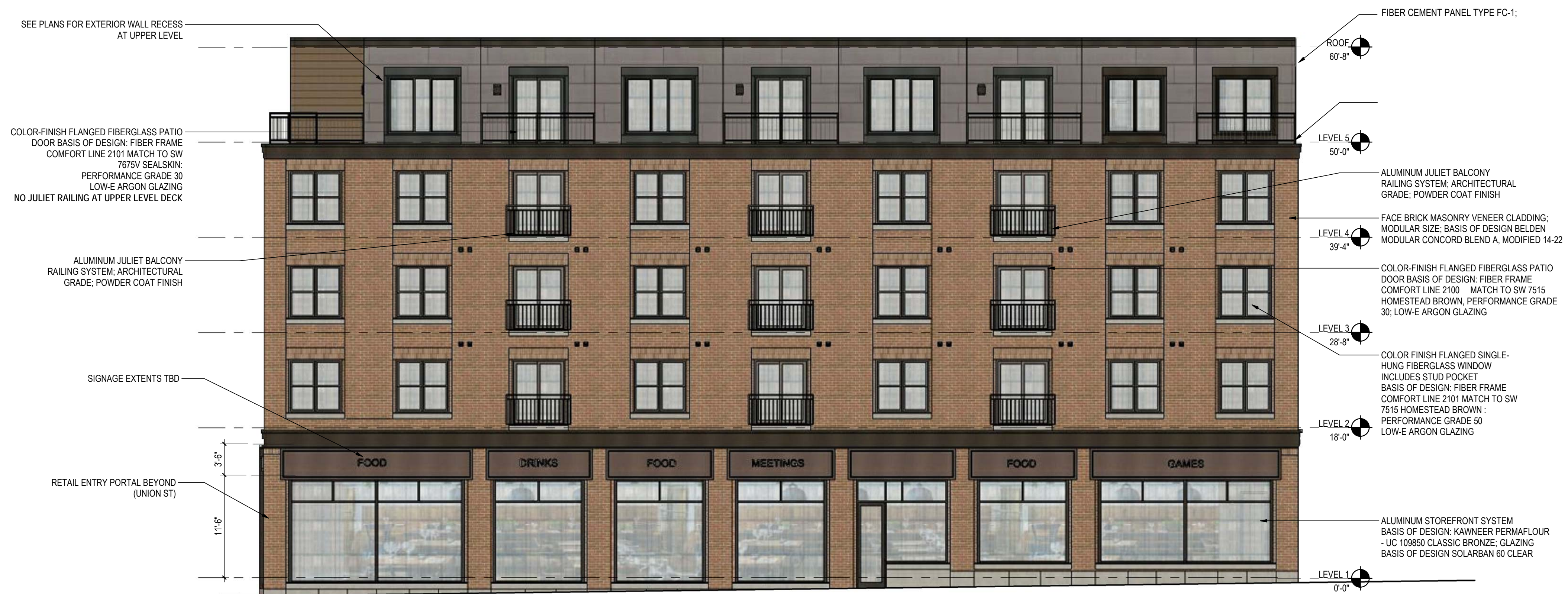
Revision: 1
Drawing No.

A-201





2 ELEVATION - WEST
A-202 1/8" = 1'-0"



1 ELEVATION - EAST
A-202 1/8" = 1'-0"

Consultant

NO.	DATE	BY	APP'D	REVISION/ISSUE
1	02/01/2019	MM	MM	ISSUED FOR PERMIT

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FEB. 1, 2019

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

Project No.: 218421128
File Name: N/A
Scale: 1/8" = 1'-0"
Author: Dwn. Dsgn. Chkd. 10/18/18
YYYY.MM.DD

Title
ELEVATIONS - EAST & WEST

Revision: 1
Drawing No.

A-202

1

2

3

4

5

D

C

B

A

UNIT COUNT BY TYPE	
Name	Count
1 BED A	4
1 BED B	4
1 BED D	4
2 BED	7
STUDIO A	13
STUDIO ADA 1	4
STUDIO ADA 2	1
STUDIO B	2
STUDIO C	3
TOTAL COUNT:	42

UNIT COUNT		
STUDIO	Count	Percentage
1 BED	23	55%
2 BED	12	28%
TOTAL COUNT	42	
GSF	40,430	
FAR	4.94	

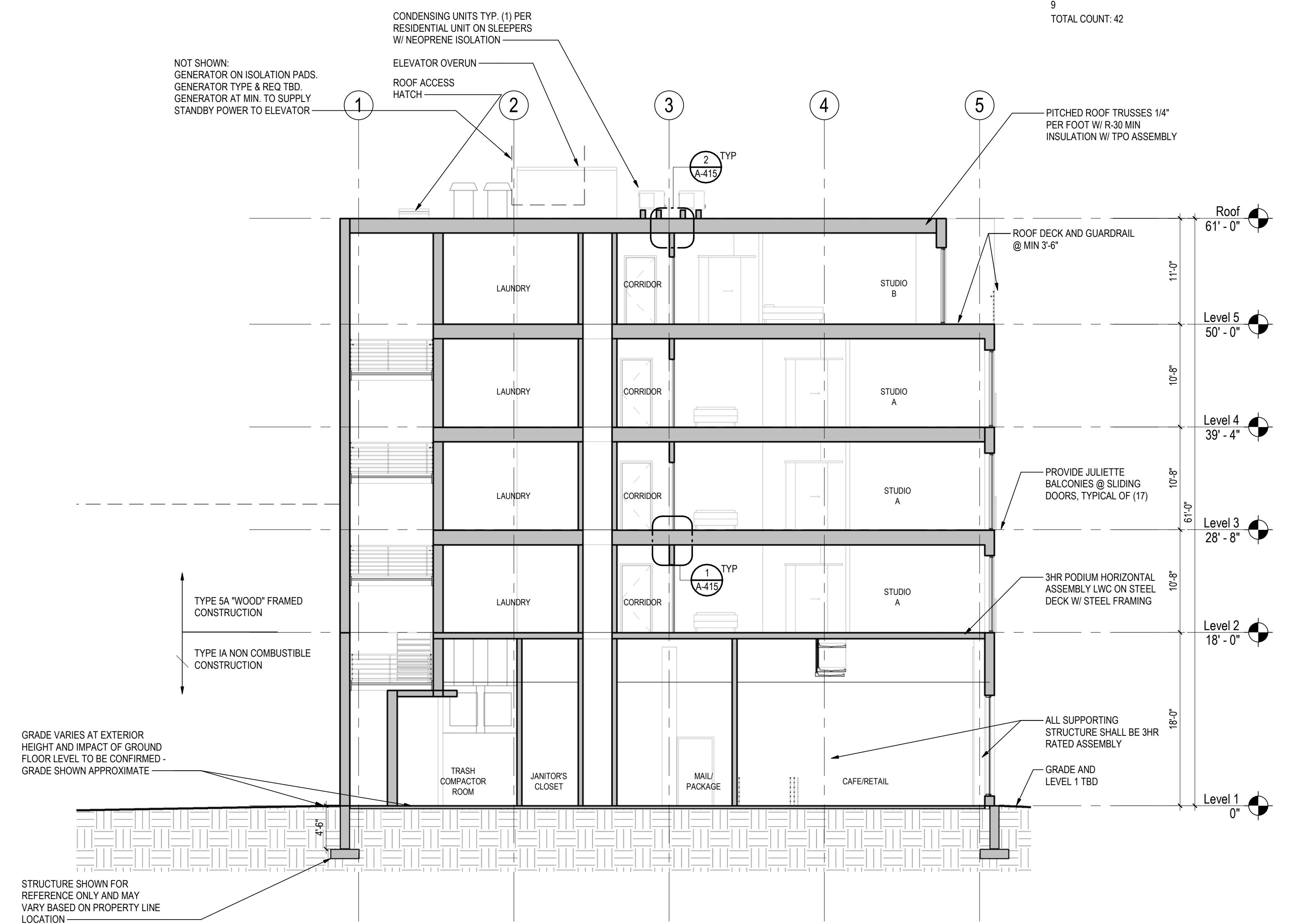
UNIT COUNT BY LEVEL		
Name	Level	Count
Level 2		
1 BED A	Level 2	1
1 BED B	Level 2	1
1 BED D	Level 2	1
2 BED	Level 2	2
STUDIO A	Level 2	4
STUDIO ADA 1	Level 2	1
STUDIO ADA 2	Level 2	1
STUDIO C	Level 2	1
11		

Level 3		
Name	Level	Count
1 BED A	Level 3	1
1 BED B	Level 3	1
1 BED D	Level 3	1
2 BED	Level 3	2
STUDIO A	Level 3	4
STUDIO ADA 1	Level 3	1
STUDIO C	Level 3	1
11		

Level 4		
Name	Level	Count
1 BED A	Level 4	1
1 BED B	Level 4	1
1 BED D	Level 4	1
2 BED	Level 4	2
STUDIO A	Level 4	4
STUDIO ADA 1	Level 4	1
STUDIO C	Level 4	1
11		

Level 5		
Name	Level	Count
1 BED A	Level 5	1
1 BED B	Level 5	1
1 BED D	Level 5	1
2 BED	Level 5	1
STUDIO A	Level 5	1
STUDIO ADA 1	Level 5	1
STUDIO B	Level 5	2
STUDIO C	Level 5	1
9		

TOTAL COUNT: 42



1 SECTION 1
A-211 1/8" = 1'-0"



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Date	By	App'd	Issued/Revision
03/03/18			1 - PERMIT APPLICATION
			2 - PERMIT SEAL
			3 - APPROVAL
			4 - APPROVAL
			5 - APPROVAL
			6 - APPROVAL
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			41 - APPROVAL
			42 - APPROVAL

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Project No.: 218421128

File Name: N/A

Scale: As indicated

Author	Designer	Checker	10/03/18
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title: BUILDING SECTIONS

Revision: 1
Drawing No.

A-211