



NEW BEDFORD COMMUNITY PRESERVATION COMMITTEE

COMMUNITY PRESERVATION ACT PROJECT APPLICATION

FY18

Application Form Deadline: **December 11, 2017**

Applicants must submit this application no later than 12:00PM on Monday, December 11, 2017. Please refer to Submission Requirements within the Application Packet Instructions.

Full applications will not be accepted--regardless of project eligibility--until the Project Eligibility Determination Form has been submitted and approved.

Department of Planning, Housing & Community Development
608 Pleasant Street, 2nd Floor
Patrick Sullivan, Director



Project Application

Submission Requirements Checklist

Application items should be presented in the following order. Please check each item included in your submission.

GENERAL	
<input type="checkbox"/>	Application Cover Page(form provided)
<input type="checkbox"/>	Submission Requirements Checklist (this form)
<input type="checkbox"/>	Narratives (prompts provided)
<input type="checkbox"/>	Project Schedule(form provided)
FINANCIAL	
<input type="checkbox"/>	Budget Form (form provided)
<input type="checkbox"/>	At least two written quotes for project costs. Detailed cost estimates and/or written quotes.
<input type="checkbox"/>	Proof of secured funding (commitment letters or bank statements), if applicable.
OWNERSHIP/OPERATION (NON-CITY)	
<input type="checkbox"/>	If the applicant is not the owner, attach documentation of site control or written consent of owner to undertake the project.
<input type="checkbox"/>	Certificate of Good Standing(if operating as a corporation)
<input type="checkbox"/>	501(c)(3) certification (if operating as a non-profit)
<input type="checkbox"/>	Purchase & Sale agreement or copy of current recorded deed, if applicable.
COMMUNITY SUPPORT	
<input type="checkbox"/>	Letters of support from residents, community groups, city departments, boards or commissions, etc.
HISTORIC RESOURCES PROJECTS	
<input type="checkbox"/>	Documentation that the project is listed on the State Register of Historic Places or a written determination from the New Bedford Historical Commission that the resource is significant in the history, archeology, architecture, or culture of New Bedford.
<input type="checkbox"/>	Photos documenting the condition of the property.
<input type="checkbox"/>	Report or condition assessment by a qualified professional describing the current condition of the property, if available.
PLANS & REPORTS <i>The following plans and reports, if available, will strength your application, (submit in digital format only). Applicants are encouraged to submit as much detail as possible.</i>	
<input type="checkbox"/>	Renderings, site plans, engineering plans, design and bidding plans, specifications, and any MAAB variance requests.
<input type="checkbox"/>	Applicable reports (21E, Historic Structure Report, appraisals, survey plan, feasibility studies, etc.)
VISUAL	
<input type="checkbox"/>	Map of the property location (if applicable, show wetlands and wetland buffers, flood plain, water bodies, parks, open spaces, rails, and other features pertinent to the project). Applicants may use the City's interactive mapping website .
<input type="checkbox"/>	Photos of the project site (not more than four views per site) Digital copies required.
<input type="checkbox"/>	Catalog cuts (i.e. recreation equipment) if applicable.



CITY OF NEW BEDFORD
COMMUNITY PRESERVATION FUND FY 2018

Project Application Cover Page

PROJECT INFORMATION

PROJECT TITLE:			
PROJECT LOCATION:			
LEGAL PROPERTY OWNER OF RECORD			
CPA PROGRAM CATEGORY (Indicate all categories that apply)	<input type="checkbox"/> OPEN SPACE	<input type="checkbox"/> HISTORIC PRESERVATION	
	<input type="checkbox"/> RECREATION	<input type="checkbox"/> HOUSING	
ESTIMATED START DATE		ESTIMATED COMPLETION DATE	
ONE SENTENCE DESCRIPTION OF PROJECT			

APPLICANT INFORMATION

THE APPLICANT IS: (Check only one)	<input type="checkbox"/> CITY BOARD OR DEPT	<input type="checkbox"/> NON PROFIT 501c3	<input type="checkbox"/> PRIVATE GROUP/INDIV
APPLICANT / ORGANIZATION:			
CO-APPLICANT NAME/ORGANIZATION: (If applicable)			
CONTACT PERSON:			
MAILING ADDRESS:			
TELEPHONE #:		EMAIL:	

BUDGET SUMMARY

CPA FUNDING REQUEST (must match CPA request in attached Budget Summary)	\$
TOTAL BUDGET FOR PROJECT	\$

SIGNATURES

I/we attest that all information provided in this entire submission is true and correct to the best of my/our knowledge and that no information has been excluded, which might reasonably affect funding. I/we authorize the Community Preservation Committee and/or the City of New Bedford to obtain verification from any source provided. I acknowledge and agree that a permanent restriction may be placed on the property as a condition of funding.

NAME (printed)	SIGNATURE	DATE:
NAME (printed)	SIGNATURE	DATE:

PROJECT NARRATIVES**Project Description****1 GENERAL NARRATIVE (1000 Character Maximum)**

Provide a description of:

- *The project's location, the property involved and its proposed use.*
- *The proposed scope of work.*

2 COMMUNITY NEED (1000 Character Maximum)

- *What community need(s) will this project address? How does the project benefit the public and what populations(s) will it serve? If it serves a population currently underserved, please describe.*
- *How does the project preserve and enhance the character New Bedford?*

PROJECT NARRATIVES**Project Description****3 GOALS & OBJECTIVES (1000 Character Maximum)**

- *Describe the project's goals and objectives. The objectives must be specific, measurable, achievable and realistic.*
- *How does the project meet the general and category-specific priorities outlined in the Community Preservation Plan or other current relevant planning documents?*

4 MEASURING SUCCESS (1000 Character Maximum)

- *How will the success of this project be measured?*

PROJECT NARRATIVES**Project Description****5 COMMUNITY SUPPORT (1000 Character Maximum)**

- *Explain the level of community support this project has received. If at all possible, please include letters of support from any groups or individuals who have endorsed this project.*

6 CRITICAL NEED (1000 Character Maximum)

- *Is this project of an urgent nature?*
- *Is there a deadline or factors not controlled by the applicant (i.e. opportunity for immediate acquisition, opportunity to leverage available non-CPA grant or other financial opportunity)?*
- *For historic resource applications, is the property at risk for irreparable loss? If so, please include a condition assessment from a qualified professional.*

PROJECT NARRATIVES**Financial****1 FINANCIAL INFORMATION (2000 Character Maximum)**

- *Describe all successful and unsuccessful attempts to secure funding and/or in-kind contributions, donations, or volunteer labor for the project.*
- *Will the project require funding over multiple years, and if so, provide annual funding requirements.*
- *What is the basis for the total CPA request?*
- *How will the project be affected if it does not receive CPA funds or a reduced amount?*

PROJECT NARRATIVES**Project Management****1 APPLICANT INFORMATION (1000 Character Maximum)**

- *Describe the applicant. Are they public, private non-profit, private for-profit, an individual, a partnership, or another type of entity? What is their history and background?*
- *Identify and describe the roles of all participants (applicants, architects, contractors, etc.), including the project manager.*

2 APPLICANT BACKGROUND (1000 Character Maximum)

- *Describe any past projects of similar type and scale, or experience that demonstrates the applicant's ability to carry out this project.*

PROJECT NARRATIVES**Project Management****3 PROJECT FEASIBILITY (1000 Character Maximum)**

- *List and explain further actions or steps required for completion of the project, such as environmental assessments, zoning or other permits and approvals, agreement on terms of any required conservation, affordability or historic preservation agreements, subordination agreements, and any known or potential barriers or impediments to project implementation.*

4 PROJECT MAINTENANCE (1000 Character Maximum)

- *Please explain the long-term maintenance plan for the completed project.*

COMMUNITY PRESERVATION FUND ■ PROJECT APPLICATION FY18
PROJECT NARRATIVES

Historic Resources Rehabilitation Projects Requirements

CPA Compliance (1000 Character Maximum)

- Describe how the proposed project complies with the [U.S. Secretary of the Interior's Standards for Rehabilitation](#), as required by the CPA legislation under the definition of rehabilitation.
- Describe how the applicant will ensure compliance with these standards as the project is ongoing, including an identification of who will make historic preservation determinations.

Accessibility Requirements

CPA Compliance (1000 Character Maximum)

- Describe how the proposed project complies with the all [ADA/MAAB Regulations](#).

PROJECT NARRATIVES**Community Housing Projects Requirements****CPA Compliance (1000 Character Maximum)**

- *Describe how the proposed project complies with CPA affordability requirements.(100%of AMI for New Bedford)*
- *Describe the number and types of units (e.g.: 1br, 2br).*
- *Provide a complete Development Budget and an Operating Budget (for rental properties).*

PROJECT SCHEDULE

Please provide a project timeline below, noting all project milestones. Please note that because the City Council must approve all appropriations, CPA funds, if awarded, may not be available until up to two months following CPC approval.

	ACTIVITY	ESTIMATED DATE
PROJECT START DATE:		
PROJECT MILESTONE:		
50% COMPLETION STAGE:		
PROJECT MILESTONE:		
PROJECT COMPLETION DATE:		

PROJECT BUDGET

Please include a complete itemized budget of all project expenses, including the proposed funding source for each expense, in your submission. Note: CPA funds cannot be used for maintenance.

FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA	\$	\$	\$	\$	\$
2		\$	\$	\$	\$	\$
3		\$	\$	\$	\$	\$
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$	\$	\$	\$

* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.

** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.

Project Cost Summary

Please explain the status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please include documentation from the funding source (e.g., commitment letter, bank statement) in application packet.

FUNDING SOURCE	STATUS OF FUNDING
1	
2	
3	
4	
5	

Construction Projects Only

ACTIVITY	CPA FUNDS	OTHER FUNDS	TOTAL
Acquisition Costs			
Land	\$	\$	\$
Existing Structures	\$	\$	\$
Other acquisition costs	\$	\$	\$
Site Work (not in construction contract)			
Demolition/clearance	\$	\$	\$
Other site costs	\$	\$	\$
Construction/Project Improvement Costs			
New Construction	\$	\$	\$
Rehabilitation	\$	\$	\$
Performance bond premium	\$	\$	\$
Construction contingency	\$	\$	\$
Other	\$	\$	\$
Architectural and Engineering			
Architect fees	\$	\$	\$
Engineering fees	\$	\$	\$
Other A & E fees	\$	\$	\$
Other Owner Costs			
Appraisal fees	\$	\$	\$
Survey	\$	\$	\$
Soil boring/environmental/LBP	\$	\$	\$
Tap fees and impact fees	\$	\$	\$
Permitting fees	\$	\$	\$
Legal fees	\$	\$	\$
Other	\$	\$	\$
Miscellaneous Costs			
Developer fees	\$	\$	\$
Project reserves	\$	\$	\$
Relocation costs	\$	\$	\$
Project Administration & Management Costs			
Marketing/management	\$	\$	\$
Operating	\$	\$	\$
Taxes	\$	\$	\$
Insurance	\$	\$	\$
Other	\$	\$	\$
TOTAL	\$	\$	\$

Internal Revenue Service

Department of the Treasury

District
Director

10 MetroTech Center
625 Fulton Street
Brooklyn, NY 11201

▷

Date: JUL 22 1997

Waterfront Historic Area
League of New Bedford, Inc.
33 William Street
New Bedford, MA 02740-6222

Person to Contact:
Patricia Holub
Contact Telephone Number:
(718) 488-2333
EIN: 04-6130520

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Dear Sir or Madam:

Reference is made to your request for verification of the tax exempt status of Waterfront Historic Area.

A determination or ruling letter issued to an organization granting exemption under the Internal Revenue Code remains in effect until the tax exempt status has been terminated, revoked or modified.

Our records indicate that exemption was granted as shown below.

Sincerely yours,

(Patricia Holub)
Patricia Holub
Manager, Customer
Service Unit

Name of Organization: Waterfront Historic Area

Date of Exemption Letter: December 1963

Exemption granted pursuant to section 501(c)(3) of the Internal Revenue Code.

Foundation Classification (if applicable): Not a private foundation as you are an organization described in sections 509(a)(1) and 170(b)(1)(A)(vi) of the Internal Revenue Code.

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COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss.

TRIAL COURT

HOUSING COURT DEPARTMENT
SOUTHEASTERN DIVISION
A TRUE COPY
ATTEST *Mark Jeffrey* CLERK
DATE 1/23/17

ATTORNEY GENERAL for the
COMMONWEALTH OF MASSACHUSETTS,
Petitioner,

v.

THE ESTATE OF
JOAQUIM B. TIMAS, and
THE BANK OF NEW YORK MELLON f/k/a
THE BANK OF NEW YORK, as successor-in-
interest to JP MORGAN CHASE BANK,
NATIONAL ASSOCIATION f/k/a JP
MORGAN CHASE BANK, as trustee for BEAR
STEARNS ASSET BACKED SECURITIES
TRUST 2003-2, ASSET BACKED
CERTIFICATES SERIES 2003-2, and MCS
MORTGAGE BANKERS, INC.,
Respondents.



2017 00002057
Bk: 11971 Pg: 16 Pg: 1 of 5 BS
Doc: ORDER 01/27/2017 11:48 /

**ORDER ON THE PETITION TO ENFORCE THE
STATE SANITARY CODE AND FOR APPOINTMENT OF A RECEIVER**

- Introduction:** Pursuant to G.L. c. 111 §127I and the general equity powers of this Court, following a hearing on JANUARY 23, 2017, with respect to the violations of the State Sanitary Code, 105 CMR 410 *et seq.* ("Code") at the Property located at **305-307 Pleasant Street, New Bedford, Massachusetts** ("the Property"), the Court finds that unless a receiver is appointed, these violations will not be promptly remedied, and that such appointment is in the best interest of the Property and of the public.
- Parties:** The petitioner in this action, the Attorney General for the Commonwealth of Massachusetts, is a public official under the constitution and laws of the Commonwealth of Massachusetts. The respondents are **the Estate of Joaquim B. Timas ("Timas") and The Bank of New York Mellon f/k/a The Bank of New York, as successor-in-interest to JP Morgan Chase Bank, National Association f/k/a JP Morgan Chase Bank, as Trustee for Bear Stearns Asset Backed Securities Trust 2003-2, Asset Backed Certificates, Series 2003-2 and MCS Mortgage Bankers, Inc. as parties with an interest in the property.**
- Procedural Posture:** The Property is an abandoned and unsecured two-family dwelling which fails to meet the minimum standards of decency for human habitation. By letter

WHALE
128 Union St.
New Bedford, MA 02740

dated **May 17, 2016** sent to The Bank of New York Mellon f/k/a The Bank of New York, as successor-in-interest to JP Morgan Chase Bank, National Association f/k/a JP Morgan Chase Bank, as Trustee for Bear Stearns Asset Backed Securities Trust 2003-2, Asset Backed Certificates, Series 2003-2 via first class mail and certified mail, return receipt requested, and by posting on the property, the poor condition of the Property was brought to the attention of respondents, who were also notified of the petitioner's intention to seek enforcement of the Code and that it may petition the Court for appointment of a receiver. To date, respondents have failed to undertake or are not capable of undertaking the repairs required to bring the Property into compliance with the Code.

On **June 6, 2016**, the petitioner filed this action, seeking the enforcement of the Code and the appointment of the Waterfront Historic Area League ("WHALE"), 128 Union Street, New Bedford, MA 02740 as receiver of the Property.

On **June 16, 2016**, the petitioner provided the Estate of Timas, his successors or assigns if any with notice of the hearing on the Petition by publication in the New Bedford Standard Times Newspaper.

On or about **June 20, 2016**, the petitioner provided the Bank of New York Mellon f/k/a The Bank of New York, as successor-in-interest to JP Morgan Chase Bank, National Association f/k/a JP Morgan Chase Bank, as Trustee for Bear Stearns Asset Backed Securities Trust 2003-2, Asset Backed Certificates, Series 2003-2 with notice of the hearing on the Petition by certified mail, return receipt requested.

On **JANUARY 23, 2017**, following a hearing on the merits, the Court granted the Petition which included the Petitioner's request to appoint the Waterfront Historic Area League ("WHALE"), 128 Union Street, New Bedford, MA 02740 as receiver of the Property as receiver of the Property.

4. **Description and Condition of the Premises:** The Property is an unoccupied two family dwelling which has been left vacant and abandoned for several years. It has numerous long-standing Code violations which pose a serious risk to the health, safety, and well-being of abutters and residents of the community, and render the Property unfit for human habitation. These violations include: lack of water, sewer, heat, and electrical services; rotting wood and missing railing; damaged and open walls and ceilings; moldy carpeting; debris in and around the building.

The present abandoned state of the Property creates a high risk of vandalism, trespass, fire damage, and personal injury to abutters and residents of the community. As the Property continues to deteriorate and create greater risks to the general public, there is also a significant risk that it will be destroyed beyond repair without the intervention of this court.

JANUARY 23, 2017

THEREFORE, following a hearing held on ~~June 27, 2016~~, the Court hereby orders as follows:

5. **Receiver:** Waterfront Historic Area League ("WHALE"), 128 Union Street, New

Bedford, MA 02740 as receiver of the Property is hereby appointed receiver of the Property ("the Receiver"). This appointment is effective upon the signing of this Order, and will last 240 days, subject to extensions granted by the Court upon a showing of good cause by the Receiver or other party with an interest in these proceedings.

6. **Authority and Duties of Receiver:** The authority and duties of the Receiver shall be as follows:

- a) Promptly repair the Property and maintain it in a safe and healthful condition.
- b) Employ companies, persons, or agents to perform its duties hereunder.
- c) Deposit all amounts received on account of the Property into a separate account under the control of the Receiver.
- d) Disburse funds received by the Receiver on account of the Property as follows, in the following order of priority:
 - i. First, to reimburse the Receiver for its actual out-of-pocket expenses incurred in its capacity as Receiver, including without limitation its reasonable legal fees, its allocable overhead and labor costs, its cost of incorporation, its costs of negotiation of the terms of this receivership, and costs of liability;
 - ii. Then, to make repairs to conditions which violate the State Sanitary, fire safety, electrical, and building codes or ordinances;
 - iii. Next, to make payments, to the extent possible, towards any unpaid taxes, assessments, penalties, or interest;
 - iv. Finally, to make payments, to the extent possible, to any payments due any mortgagee or lien holder of record.
- e) The Receiver shall file with the Court and serve upon all parties within 60 days of the effective date of this Receivership a detailed line-item budget for the necessary repairs, which shall be based upon the Receiver's full inspection of the Property.
- f) The Receiver shall file with the Court and serve upon all parties within 60 days of the effective date of this Receivership, a report setting forth all expenses and disbursements of the Receivership, with attached receipts, and an accounting of all funds received by the Receiver during the period covered by such report.
- g) After the filing of the initial report described in subsection (f), the Receiver shall file with the Court and serve upon all parties every eight weeks thereafter, an updated report setting forth all expenses and disbursements of the Receivership, with attached receipts, and an accounting of all such receipts. If the Property becomes occupied in the future, the report shall also include a list of all tenants residing at the Property, together with a list of current rental amounts and the status rental payments to date. The Receiver shall serve upon the respondents, in a timely manner and to an address provided by the respondents appearing in Court, copies of all reports, notices, and other documents which are required of the Receiver under the terms of this Order. If the respondents fail to appear or otherwise fail to provide an address for service, then the Receiver shall be obliged only to file that report with the Court.
- h) The Receiver may rent the vacant Property when it is in current compliance with the State Sanitary Code. Any Policy regarding the first month's rent, last month's rent, and security deposit for new tenancies shall be left to the discretion of the Receiver.

- i) Should the Property become occupied, the Receiver may collect and receive all rental revenues due from tenants or occupants of the Property as an agent of the Court on or after the first rental period following the effective date of this Order. It shall be the responsibility of the Receiver under this paragraph to account for all receipts according to the standards set forth in subparagraph 6(f).
7. **Bond**: The Receiver shall not be required to furnish bond or surety, but shall provide proof of suitable liability insurance to be approved by the Court.
8. **Claims against Receiver**: Except as provided in Paragraph 9 of this Order, any residents or occupants of the Property, whether past or future, may not seek money damages from any funds administered by the Receiver. All residents or occupants of the Property retain any and all rights under statutes or common law to proceed against the respondents, or any other appropriate party, other than the Receiver, and/or their agents or employees for money or other damages for claims arising out of the occupancy of the Property, including any damages that may be incurred or claims that may arise while the Property is under the receivership, to the extent provided by law.
9. **Liability and Agency**: As set forth in G.L. c. 111, §127I, liability of the Receiver shall be limited to the assets and income of the receivership, including proceeds of insurance purchased by the Receiver in capacity as receiver. The Receiver shall in no instance be personally liable for actions or inactions within the scope of the Receiver's capacity as receiver. No suit shall be brought against the Receiver except as approved by the Court.
10. **Right to Resign**: The Receiver shall have the right to resign at any time by giving seven days written notice to the Court and to the parties. The Receiver's notice of resignation shall include an accounting of all funds received and disbursed during its term as Receiver and, if the Property is occupied, a copy of any rent roll and rental history the Receiver has compiled. Such resignation shall be effective on the date specified in such notice, provided that the Court may require the Receiver to take such actions after the date specified if the Court determines that such actions are required to protect the health or safety of any occupants and that the Receiver has the capacity to perform such functions consistent with the terms of this Order. Unless otherwise ordered, on the effective date of such resignation, the Receiver shall assign any and all amounts received pursuant to the receivership to the Court or to a successor receiver.
11. **Priority Liens and Mortgages**: As set forth in G.L. c. 111, §127I, the Receiver shall have a lien, effective when recorded in the registry for which the Property is located, with priority over all other liens or mortgages except municipal liens, to secure payment of any costs incurred and repayment of any loans for repairs, operation, maintenance or management of the Property. The Receiver's lien may be assigned to lenders for the purpose of securing loans for repair, operation, maintenance, or management of the Property.
12. **Notice to Creditors**: The petitioner shall send a copy of this Order to all mortgages and lien holders of record, if any, a list of which is to be provided to the petitioner by the

respondents.

13. **Sale of the Property:** The Property shall not be sold, encumbered, or placed under contract for sale without the prior leave of the Court.

14. **Duties of the Respondents:** Within 48 hours of the signing of this Order, the respondents shall transfer to the Receiver the right to obtain all keys to the apartments and common areas of the premises and its rent roll for all apartments at the Property. The respondents shall provide the Receiver with reasonable advance notice prior to entering any part of the Property. Within seven days of the signing of this Order, the respondents shall provide to the Receiver copies of all documents necessary to manage and maintain the property and shall provide the following information:

- a) Mortgages and Liens: the name and address of all mortgages and lien holders of record; the amount of the liens or mortgages.
- b) Insurance: the name, address, and telephone number of all insurance companies and their agents providing insurance coverage for the Property; the amount and type of coverage; the amount and due dates of premiums.
- c) Utilities: the amount of the most recent water, sewer, gas, and electric bills; the amount of any outstanding balance; and the dates and amounts of the last payment.
- d) Real Estate Tax: the amount of the most recent real estate tax bill; the amount of any outstanding balance; the date and amount of the last payment.
- e) Contracts: copies of all warranties for prior work done, service contracts for ongoing maintenance (e.g., for extermination) and all contracts or bids for repairs.
- f) Other: all information relevant to any outstanding expenses relating to the Property.

15. **Further Court Order:** The petitioner, the respondents, the Receiver, and other interested parties shall have the right to request from the Court, by motion and with advance notice, further orders consistent with G.L. c. 111, §127I, common law, or the terms of this Order. In the event of emergencies, service of motions to parties on this action by facsimile transmission shall be acceptable.

16. **Review by Court:** The foregoing Order shall remain in effect for 240 days. The Receiver and all other affected parties shall report on the Receiver's progress to the Court on ~~January 23, 2017~~ March 27, 2017 at ~~2:00~~ 2:00 WPE clock a.m./p.m.

17. **Effective Date:** This Receivership shall take effect on January 23, 2017
March 27, 2017 WPE - January 23

So entered on this March 27, 2017

William Pedersen Jr.
ASSOCIATE JUSTICE



GENERAL ABBREVIATIONS:

AFF	Above Finish Floor	HF	Hem-Fir
ALUM	Aluminum	INSUL	Insulation
BM	Beam	MTL	Metal
CL	Centerline	NTS	Not To Scale
COL	Column	PT	Pressure Treated
CONC	Concrete	PTD	Painted
CONT	Continuous	SCWV	Solid Core Wood Veneer
DBL	Double	SPF	Spruce Pine Fir
EL	Elevation	SS	Stainless Steel
EQ	Equal	SSM	Solid Surfacing Material
EXISTG	Existing		Steel
FF	Finish Floor	STL	Southern Yellow Pine
FNDN	Foundation	SYP	Typical
FOF	Face of Foundation	TYP	Unless Noted Otherwise
FOS	Face of Stud	U.N.O.	Verify In Field
GALV	Galvanized	VIF	Wood
GL	Glass	WD	Welded Wire Fabric
GYP	Gypsum Board	WWF	

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PROJECT SUMMARY:

PROJECT: THE EXISTING THREE STORY RESIDENTIAL BUILDING IS LOCATED AT 305 & 307 PLEASANT STREET IN NEW BEDFORD, MASSACHUSETTS AND WILL REMAIN IN THE SAME FOOTPRINT WITH NO EXTENSION OF THE BUILDING. THE SCOPE OF WORK INCLUDES RENOVATIONS TO EXISTING INTERIOR FIRST SECOND AND THIRD FLOOR WITH TWO NEW DWELLING UNITS. REPAIR EXISTING EXTERIOR PORCH AND ANY OTHER DAMAGED OR FAILING EXTERIOR CONDITIONS

LOCATION: 305 & 307 PLEASANT STREET, NEW BEDFORD, MA, 02740

ZONING CLASSIFICATION: C, RESIDENTIAL

USE GROUP CLASSIFICATION: R-3: RESIDENTIAL

CONSTRUCTION CLASSIFICATION: TYPE II

305 & 307 PLEASANT STREET IS A WOOD FRAME WALL STRUCTURE WITH WOOD FRAMED ROOF AND FLOORS.

EXPOSURE CATEGORY: URBAN

WIND BORNE DEBRIS REGION: 115 mph BASIC WIND SPEED

ARCHITECT: KATHRYN DUFF, studio2sustain inc, 412 COUNTY STREET, NEW BEDFORD, MA 02740. OFFICE: 508.999.5145, FAX: 508.999.5183, MA RA #7778

GENERAL NOTES:

1. ALL WORK, AS DEFINED OR IMPLIED WITHIN THESE CONSTRUCTION DRAWINGS AND BUILDING SPECIFICATIONS IS TO BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES AND REGULATIONS.
2. ALL DIMENSIONS SHOWN REPRESENT APPROXIMATE DELINEATIONS AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. ALL WIDTH DIMENSIONS ARE APPROXIMATE, AS WALLS ARE UNEVEN PLASTER, STONE AND/OR BRICK MASONRY. ALL DIMENSIONS MUST BE VERIFIED IN FIELD (V.I.F.)
3. THE CONTRACTOR SHALL EXAMINE THE ENTIRE SITE, AND WILL TAKE INTO ACCOUNT ALL CONDITIONS THEREON AS MAY AFFECT THE PERFORMANCE OF THE WORK UNDER THE CONTRACT. ALL DIMENSIONS MUST BE VERIFIED IN-FIELD PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES AND/OR DEVIATIONS FROM WHAT IS PRESENTED AND/OR IMPLIED ON THESE DRAWINGS AND SPECIFICATIONS.
4. THESE DRAWINGS ARE INTENDED TO SHOW THE EXISTING CONDITIONS OF THE EXISTING BUILDING LOCATED AT 305 & 307 PLEASANT STREET, INCLUDING PROPOSED REPAIRS AND RENOVATIONS. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN FIELD. DO NOT SCALE DRAWINGS. CONTRACTOR TO NOTIFY THE ARCHITECT AND THE OWNER IF ANY CONDITIONS APPEAR CONTRARY TO THE DRAWINGS AND/OR SPECIFICATIONS.
5. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE IDENTIFICATION, DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE.

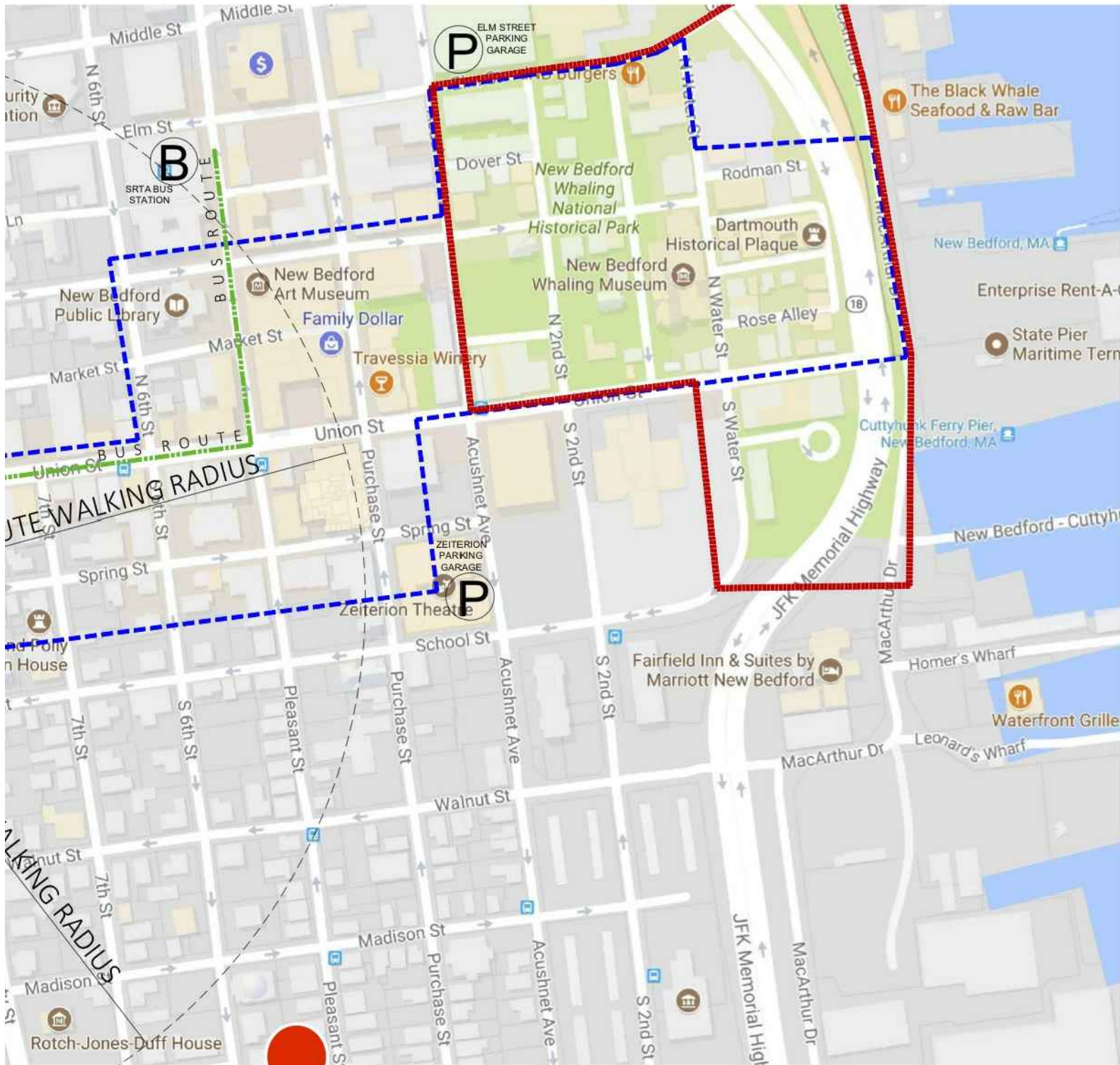
DRAWING LIST:

- A-0.0 COVER SHEET - PROJECT SUMMARY
- A-1.1 PLANS EXISTING & PROPOSED
- A-2.1 ELEVATION PROPOSED & EXISTING PHOTOS

DATE: 12.11.2017

WHALE
305 & 307 PLEASANT ST,
NEW BEDFORD, MA,
02740

PRELIMINARY
-NOT FOR
CONSTRUCTION-



305-307 PLEASANT STREET

DOWNTOWN
NEW BEDFORD

BEDFORD LANDING HISTORIC DISTRICT &
N.B. WHALING NAT'L HISTORIC PARK

SEAPORT CULTURAL DISTRICT

BUS ROUTE

B BUS STATION

P PARKING GARAGE

305-307 PLEASANT STREET



studio2sustain inc
architects consultants environmental evangelists

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PROJECT
INFORMATION SHEET

A 0.0

DATE: 12.11.2017

WHALE
305 & 307 PLEASANT ST,
NEW BEDFORD, MA,
02740

PRELIMINARY
-NOT FOR
CONSTRUCTION-



PLAN KEY

EXISTING WALLS	
NEW WALLS	
DEMO WALLS	
NEW DOORS	

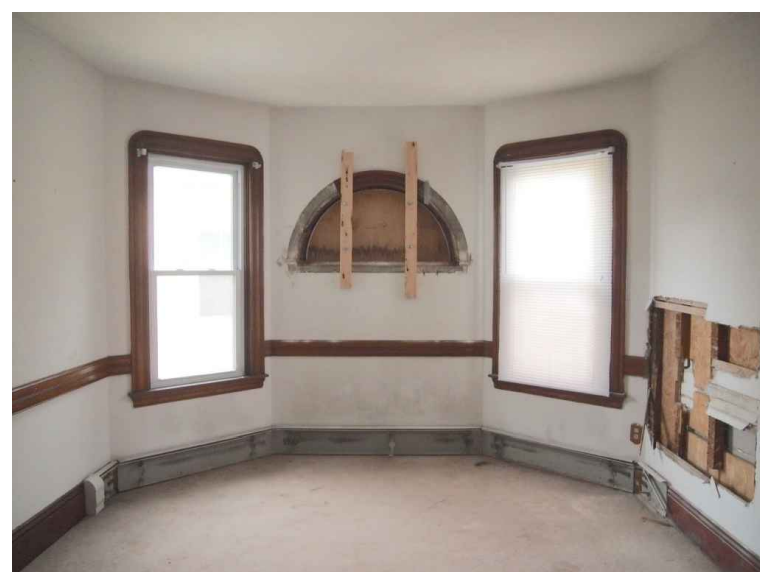
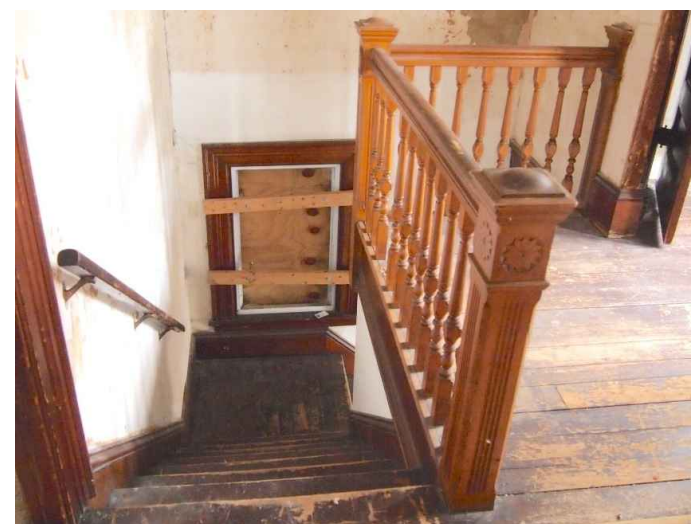
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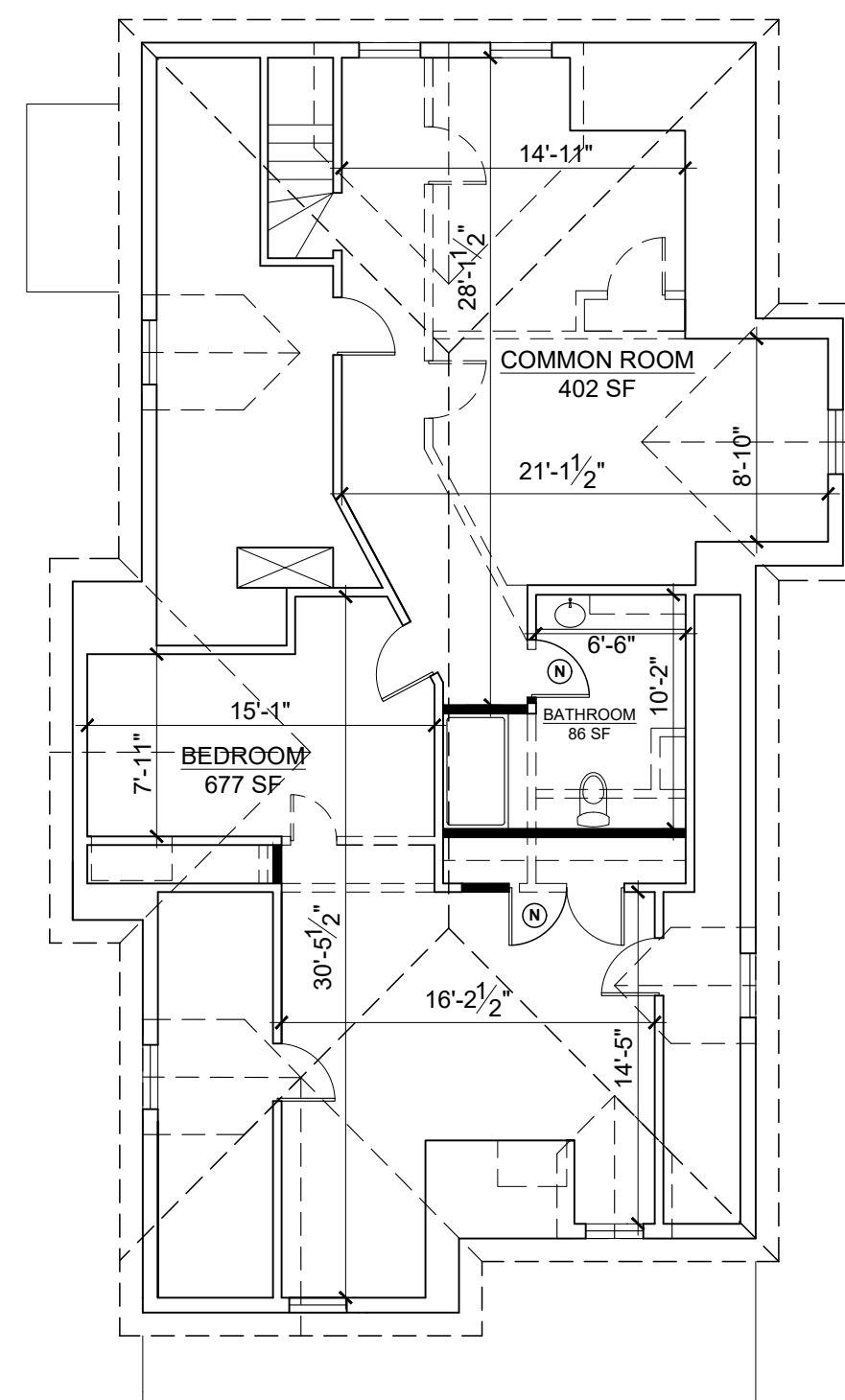
PLANS
EXISTING &
PROPOSED

A 1.1



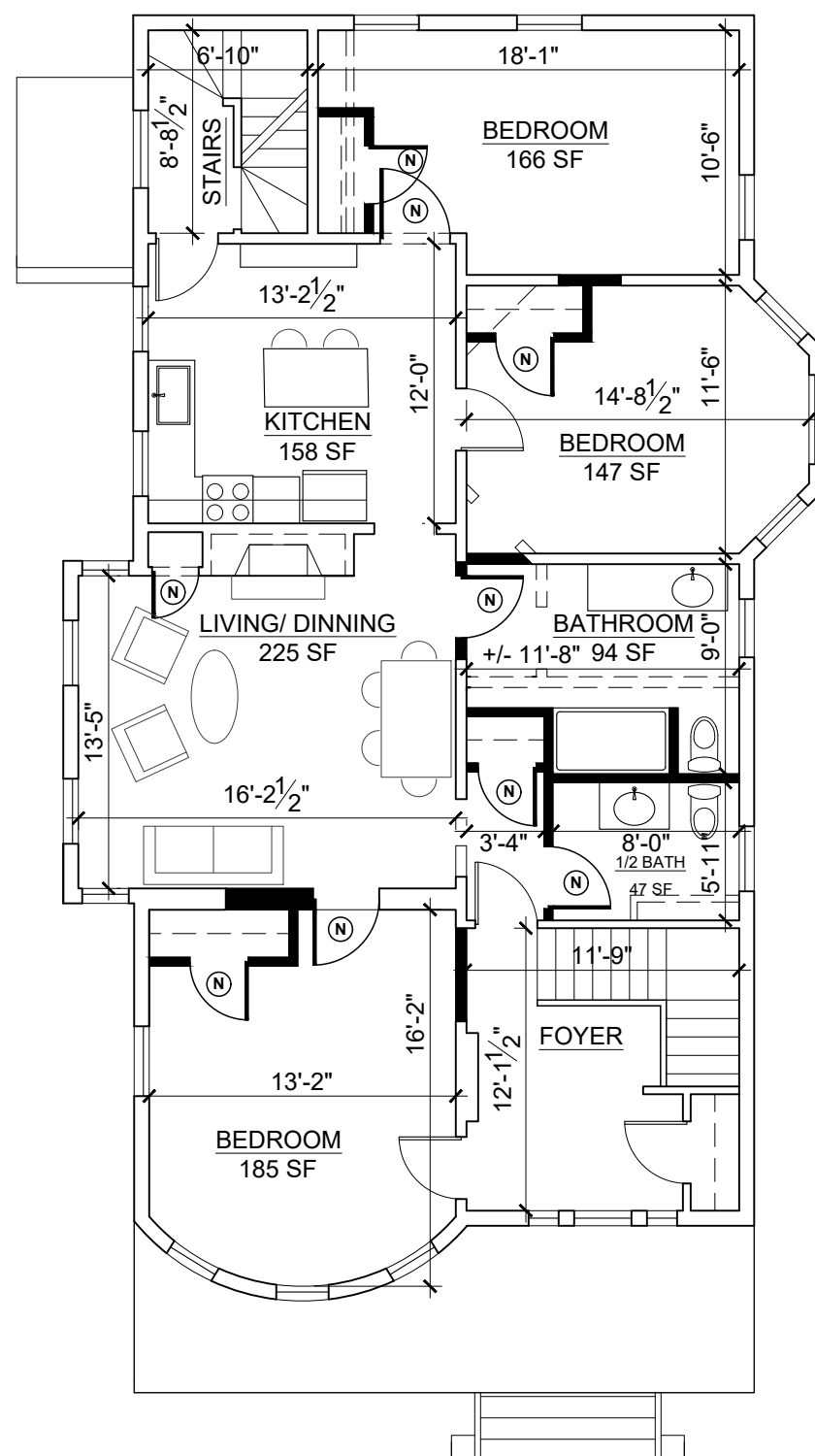
PHOTOGRAPHS - INTERIOR - EXISTING CONDITIONS
NO SCALE

4
A1.1



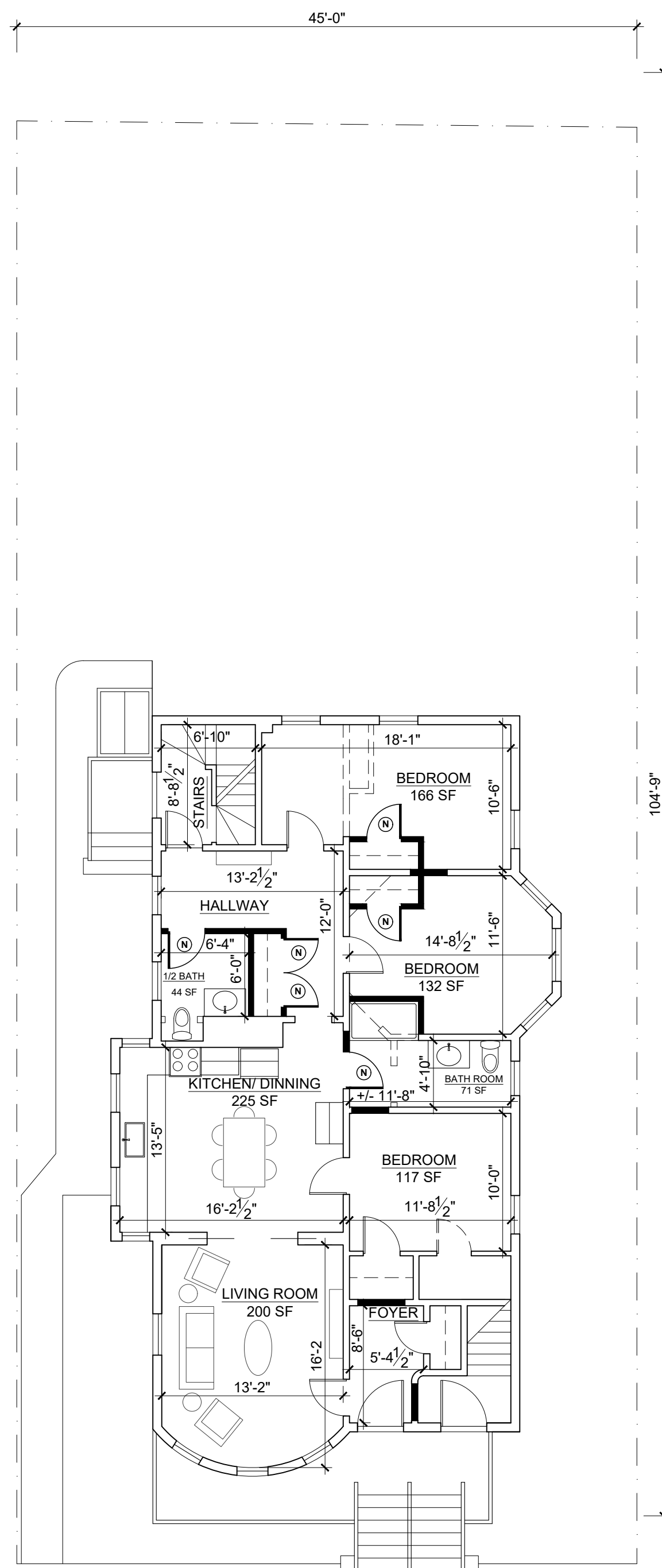
PLAN - ATTIC - EXISTING & PROPOSED
SCALE: 1/8" = 1'-0"

3
A1.1



PLAN - SECOND FLOOR - EXISTING & PROPOSED
SCALE: 1/8" = 1'-0"

2
A1.1



PLAN - LOWER LEVEL - EXISTING & PROPOSED
SCALE: 1/8" = 1'-0"

1
A1.1



PHOTOS EXTERIOR EXISTING
SCALE: N/A

1
A2.1



PERSPECTIVE SKETCH
SCALE: N/A

1
A2.1

DATE: 12.11.2017

WHALE
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02740

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**ELEVATIONS
EXTERIOR
EXISTING &
PROPOSED**

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A 2.1