

**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 STONE AND/OR BRICK MASONRY.
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 INDICATED ON THESE DRAWINGS AND SPECIFICATIONS.
4. ALL REPAIR OF EXISTING BRICK FACADE AND EXISTING CLAPBOARD FACADES TO BE EXECUTED IN STRICT ACCORDANCE WITH THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AND WITH THE SPECIFICATIONS AND CONSTRUCTION DRAWINGS.
5. THESE DRAWINGS ARE INTENDED TO SHOW THE EXISTING CONDITIONS OF THE EXISTING BUILDING LOCATED AT 141 UNION 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.
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**GENERAL PROJECT NOTES:**

1. THE SCOPE OF THE PROPOSED PROJECT INCLUDES:
  - A. REHABILITATION OF EXTERIOR BRICK MASONRY FACADE.
  - B. REMOVAL AND REPLACEMENT OF EXISTING VINYL/WOOD WINDOWS WITH NEW ARCHITECTURAL CALD DOUBLE-HUNG WINDOWS.
  - C. REPLACEMENT OF EXISTING STOREFRONT & DISPLAY AREAS WITH HISTORIC STOREFRONT ENTRANCE.
  - D. CREATION OF FOUR SEPARATE RETAIL SPACES ON FIRST FLOOR.
  - E. CREATION OF THREE OFFICES ON SECOND FLOOR.
  - F. RENOVATION OF RESIDENTIAL UNITS ON SECOND & THIRD FLOORS.
2. ALL WORK BEING PROPOSED AND/OR INDICATED TO BE PERFORMED IN STRICT ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL BUILDING CODES AND REGULATIONS.
3. ALL WORK BEING PROPOSED RELATIVE TO THE REPAIR, RESTORATION AND/OR REPLACEMENT OF HISTORIC BUILDING FABRIC TO COMPLY WITH THE SECRETARY FOR THE INTERIOR STANDARDS FOR REHABILITATION.
4. ALL EXISTING CITY OF NEW BEDFORD UTILITIES ARE TO REMAIN.
5. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT AND THE OWNER IMMEDIATELY IF ANY EXISTING CONDITIONS, ELEVATIONS, OR DIMENSIONS APPEAR TO BE CONTRARY TO THE INFORMATION INDICATED AND/OR IMPLIED WITHIN THESE DRAWINGS AND SPECIFICATIONS.

**PROJECT SUMMARY:**

**PROJECT:** THE REHABILITATION OF THE EXTERIOR OF THE HISTORIC BUILDING LOCATED AT 141 UNION STREET IN THE BEDFORD LANDING HISTORIC DISTRICT OF DOWNTOWN NEW BEDFORD, MASSACHUSETTS. THE INTERIOR OF THE BUILDING IS TO BE RENOVATED INTO RETAIL SPACE ON THE FIRST FLOOR AND OFFICE SPACE WITH RESIDENTIAL UNIT ON THE SECOND FLOOR, AND A RESIDENTIAL UNIT ON THE THIRD FLOOR.

**LOCATION:** 141 UNION STREET, NEW BEDFORD, MA, 02740

**ZONING CLASSIFICATION:** MUB, MIXED USE BUSINESS

**USE GROUP CLASSIFICATION:** M: MERCANTILE, B: BUSINESS, R-2: RESIDENTIAL

**CONSTRUCTION CLASSIFICATION:** MIXED, TYPE III-B & TYPE V-B

**EXPOSURE CATEGORY:** URBAN

**WIND BORNE DEBRIS REGION:** 110 mph BASIC WIND SPEED

**ADDITIONAL INFORMATION:** 141 UNION STREET IS LOCATED WITHIN THE BEDFORD LANDING - WATERFRONT HISTORIC DISTRICT OF THE PORT CITY OF NEW BEDFORD, MA. ALL REPAIRS AND RENOVATIONS TO THE EXTERIOR MASONRY FACADES TO BE IN STRICT ACCORDANCE WITH THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION.

**IN ADDITION,** 141 UNION STREET IS LOCATED WITHIN THE TDI ZONE: GATEWAY CITIES INITIATIVE: "URBAN AND PURCHASE INNOVATION DISTRICT"

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

**STRUCTURAL CONSULTANT:** APEX ENGINEERING, 56 BRADFORD LANE, ROCHESTER, MA, 02770, 508.763.2752

**DRAWING SCHEDULE:**

- A-0 COVER SHEET - PROJECT SUMMARY
- A-1 PLAN, FIRST FLOOR, GENERAL NOTES
- A-2 PLAN, SECOND FLOOR, GENERAL NOTES
- A-3 PLAN, THIRD FLOOR, GENERAL NOTES
- A-4 ELEVATION, SOUTH FACADE, NOTES
- A-5 ELEVATION, NORTH FACADE, BUILDING SECTIONS
- A-6 WINDOW DETAILS, GENERAL NOTES
- A-7 STOREFRONT DETAILS, GENERAL NOTES
- A-8 STRUCTURAL DETAILS

**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	STL	Steel
FF	Finish Floor	SYP	Southern Yellow Pine
FNDN	Foundation	TYP	Typical
FOF	Face of Foundation	U.N.O.	Unless Noted Otherwise
FOS	Face of Stud	VIF	Verify In Field
GALV	Galvanized	WD	Wood
GL	Glass	WWF	Welded Wire Fabric
GYP	Gypsum Board		

PROJECT SUMMARY  
NO SCALE

1  
A 0

**DATE:** 08.28.2015

**REVISION:**

**WHALE**  
-  
**141 UNION ST.**  
**NEW BEDFORD,**  
**MASSACHUSETTS**  
-  
**REHABILITATION**

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

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**141 UNION STREET**  
-  
**REHABILITATION**  
**&**  
**RENOVATION**  
-  
**CO-CREATIVE**  
**CENTER**

**A**

**0**



**LOCUS MAP - BEDFORD LANDING HISTORIC DISTRICT**



**141 UNION STREET - MARCH 2015**



**RETAIL STOREFRONT RENDERING AT BARKER'S LANE AND ACUSHNET AVE.**

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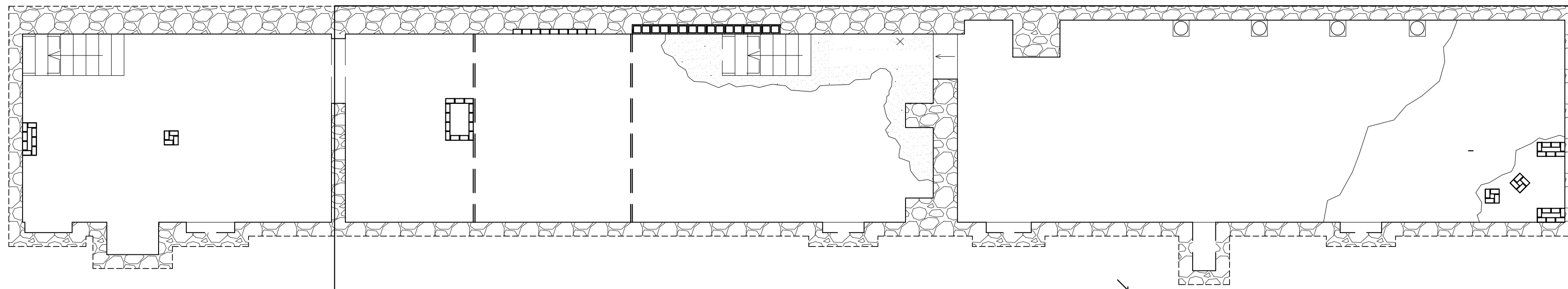
EXISTING ELEVATION - SOUTH  
SCALE: 1/8" = 1'-0"

4  
A 1



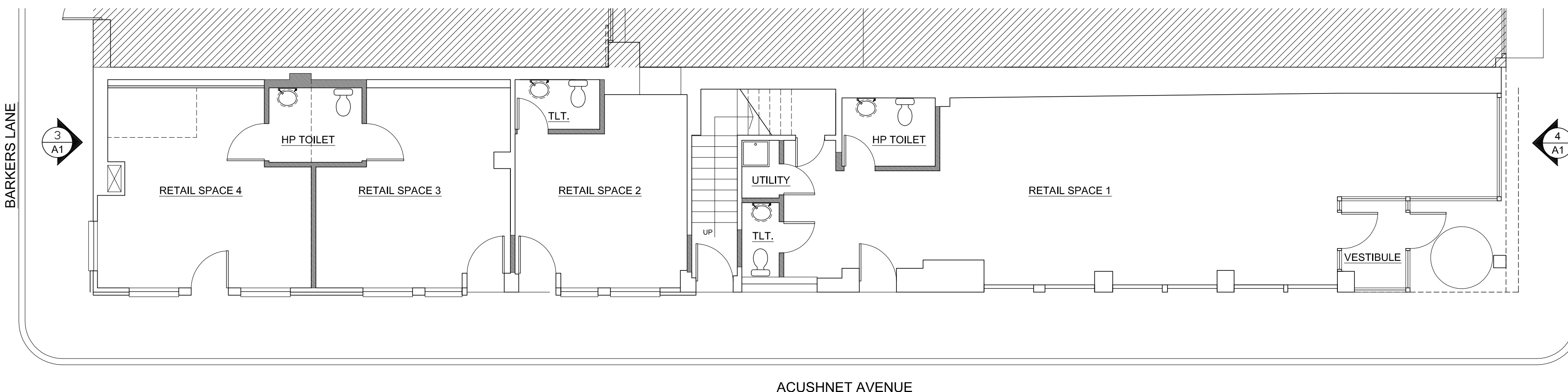
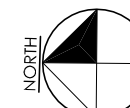
EXISTING ELEVATION - NORTH  
SCALE: 1/8" = 1'-0"

3  
A 1



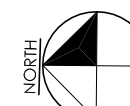
PLAN - EXISTING BASEMENT FLOOR - 141 UNION STREET  
SCALE: 5/32" = 1'-0"

2  
A 1



PLAN - EXISTING & PROPOSED - FIRST FLOOR - 141 UNION STREET - COLLABORATIVE MAKER CENTER  
SCALE: 5/32" = 1'-0"

1  
A 1



DATE: 08.28.2015

REVISION:

**WHALE**

141 UNION ST.  
NEW BEDFORD,  
MASSACHUSETTS

**REHABILITATION**

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NOT FOR CONSTRUCTION**

**CO-CREATIVE CENTER - PLAN KEY**

EXISTING WALLS	
ADJACENT BUILDINGS	
PROPOSED WALLS	

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**PLANS**  
-  
**BASEMENT & FIRST FLOOR**  
-  
**EXISTING/PROPOSED**  
-  
**141 UNION STREET**

**A 1**

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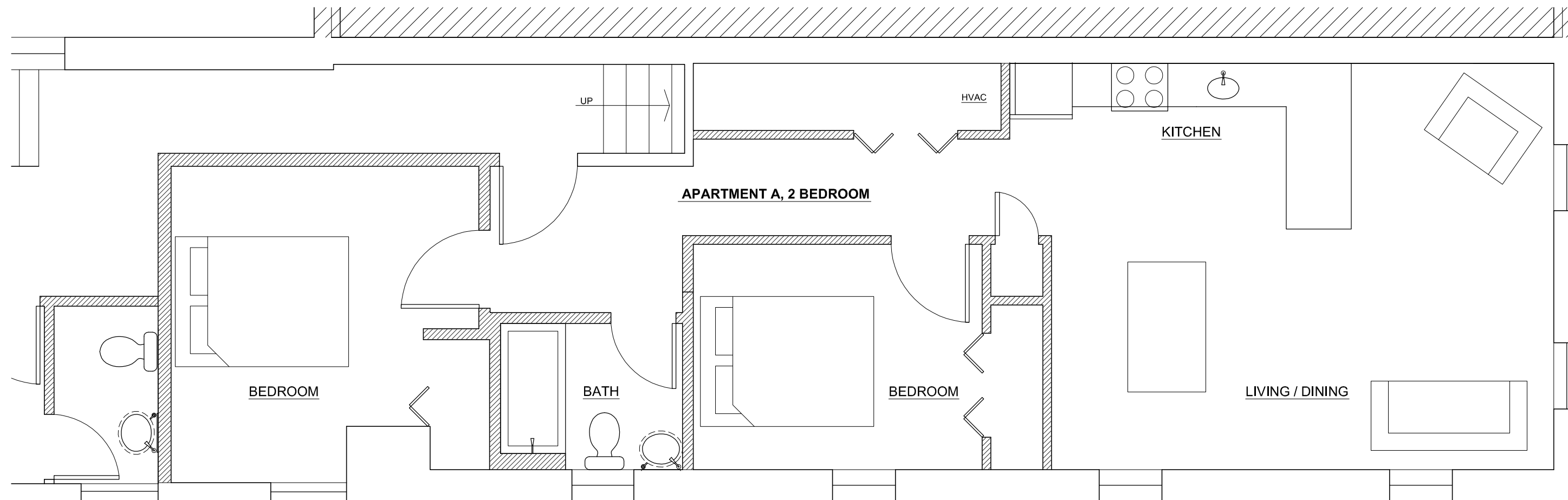
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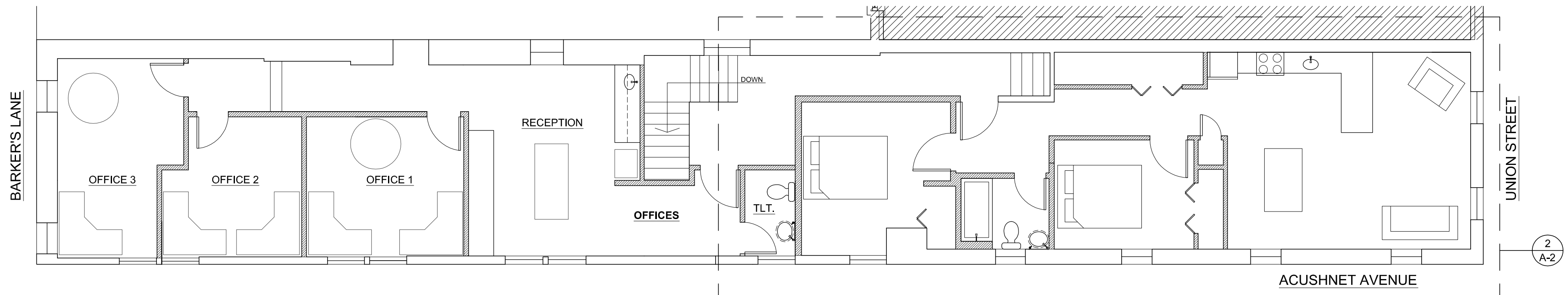
**EXISTING LONGITUDINAL SECTION LOOKING WEST**  
SCALE: 1/8" = 1'-0"

3  
A 2



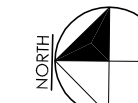
**ENLARGED PLAN - APARTMENT A, TWO-BEDROOM**  
SCALE: 1/4" = 1'-0"

2  
A 2



**PLAN - EXISTING & PROPOSED - SECOND FLOOR - 141 UNION STREET - COLLABORATIVE WORK SPACE**  
SCALE: 5/32" = 1'-0"

1  
A 2



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141 UNION ST.  
NEW BEDFORD,  
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**CO-CREATIVE CENTER - PLAN KEY**

EXISTING WALLS	
ADJACENT BUILDINGS	
PROPOSED WALLS	

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SECOND FLOOR PLAN  
EXISTING/PROPOSED  
CO-WORK SPACE &  
APARTMENT  
141 UNION STREET

**A 2**

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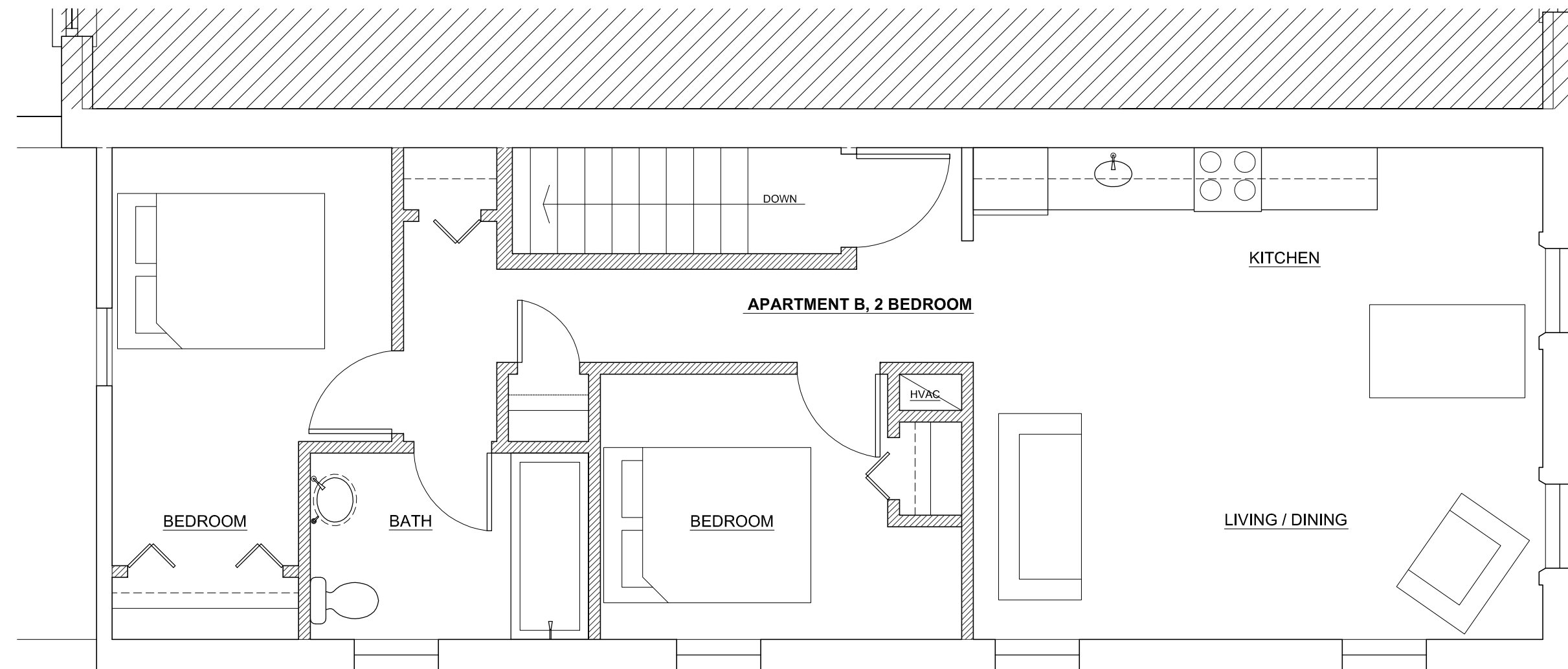
**WHALE**

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141 UNION ST.  
NEW BEDFORD,  
MASSACHUSETTS  
-  
REHABILITATION

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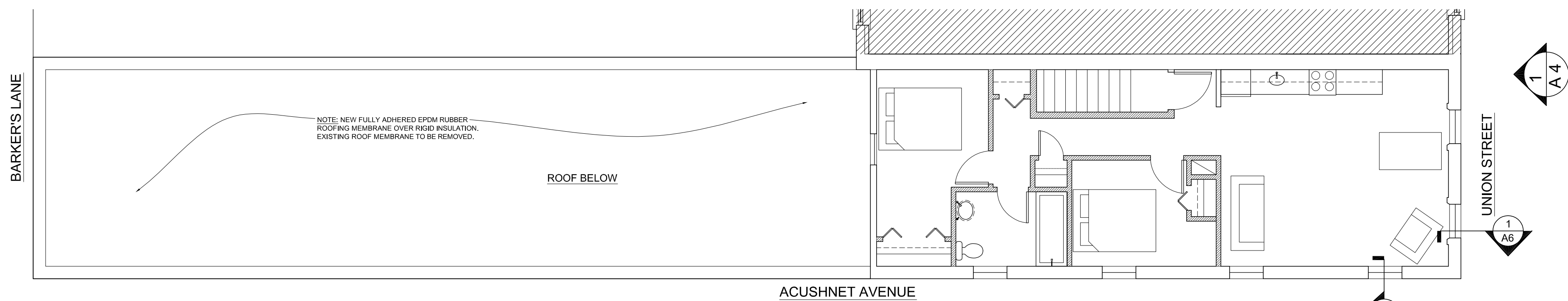
**CO-CREATIVE CENTER - PLAN KEY**

EXISTING WALLS	
ADJACENT BUILDINGS	
PROPOSED WALLS	



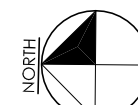
PLAN - EXISTING & PROPOSED - THIRD FLOOR - 139 UNION STREET - RESIDENTIAL UNITS  
SCALE: 1/4" = 1'-0"

2  
A 3



PLAN - EXISTING & PROPOSED - THIRD FLOOR - 139 UNION STREET - RESIDENTIAL UNITS  
SCALE: 1/8" = 1'-0"

1  
A 3



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THIRD FLOOR PLANS  
-  
EXISTING/PROPOSED  
-  
RESIDENTIAL UNIT  
-  
141 UNION STREET

**A 3**

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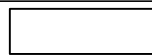
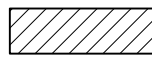

# WHALE

139 UNION ST.  
NEW BEDFORD,  
MASSACHUSETTS

## REHABILITATION

**PRELIMINARY  
NOT FOR CONSTRUCTION**

### CO-CREATIVE CENTER - PLAN KEY

EXISTING WALLS	
ADJACENT BUILDINGS	
PROPOSED WALLS	

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UNION STREET  
SOUTH FACADE  
-  
BUILDING SECTIONS  
-  
141 UNION ST.  
-  
PROPOSED

**A**

**4**

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### GENERAL ELEVATION & WINDOW PROJECT NOTES:

1. THE SCOPE OF THE PROPOSED PROJECT INCLUDES:
  - A. REPAIR AND/OR REPLACEMENT OF DAMAGED BRICK.
  - B. REPLACEMENT OF ALUMINUM WINDOWS WITH NEW ARCHITECTURAL CLAD WOOD WINDOWS.
  - C. REPLACEMENT OF EXTERIOR STOREFRONT DOORS WITH PANEL DOORS.
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PROPOSED RENOVATIONS - PARTIAL VIEW - ACUSHNET AVENUE  
NO SCALE

3  
A4



EXISTING SECTION - TOWARD UNION STREET  
SCALE: 1/4" = 1'-0"

2  
A4



PROPOSED ELEVATION - UNION STREET - SOUTH  
SCALE: 1/4" = 1'-0"

1  
A4

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  - B. REPLACEMENT OF ALUMINUM WINDOWS WITH NEW ARCHITECTURAL CLAD WOOD WINDOWS.
  - C. RECONSTRUCTION OF STOREFRONTS.
  - D. REPLACEMENT OF CLAPBOARDS AND TRIM.
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NEW BEDFORD,  
MASSACHUSETTS

REHABILITATION

PRELIMINARY  
NOT FOR CONSTRUCTION

CO-CREATIVE CENTER - PLAN KEY

EXISTING WALLS	
ADJACENT BUILDINGS	
PROPOSED WALLS	



EXISTING ELEVATION - NORTH  
SCALE: 1/8" = 1'-0"

4  
A5

EXISTING ELEVATION: 141 UNION STREET - WEST FACADE  
SCALE: 1/8" = 1'-0"

3  
A5



PROPOSED ELEVATION - NORTH  
SCALE: 1/8" = 1'-0"

2  
A5



PROPOSED ELEVATION: 141 UNION STREET - WEST FACADE - ACUSHNET AVENUE  
SCALE: 1/8" = 1'-0"

1  
A5

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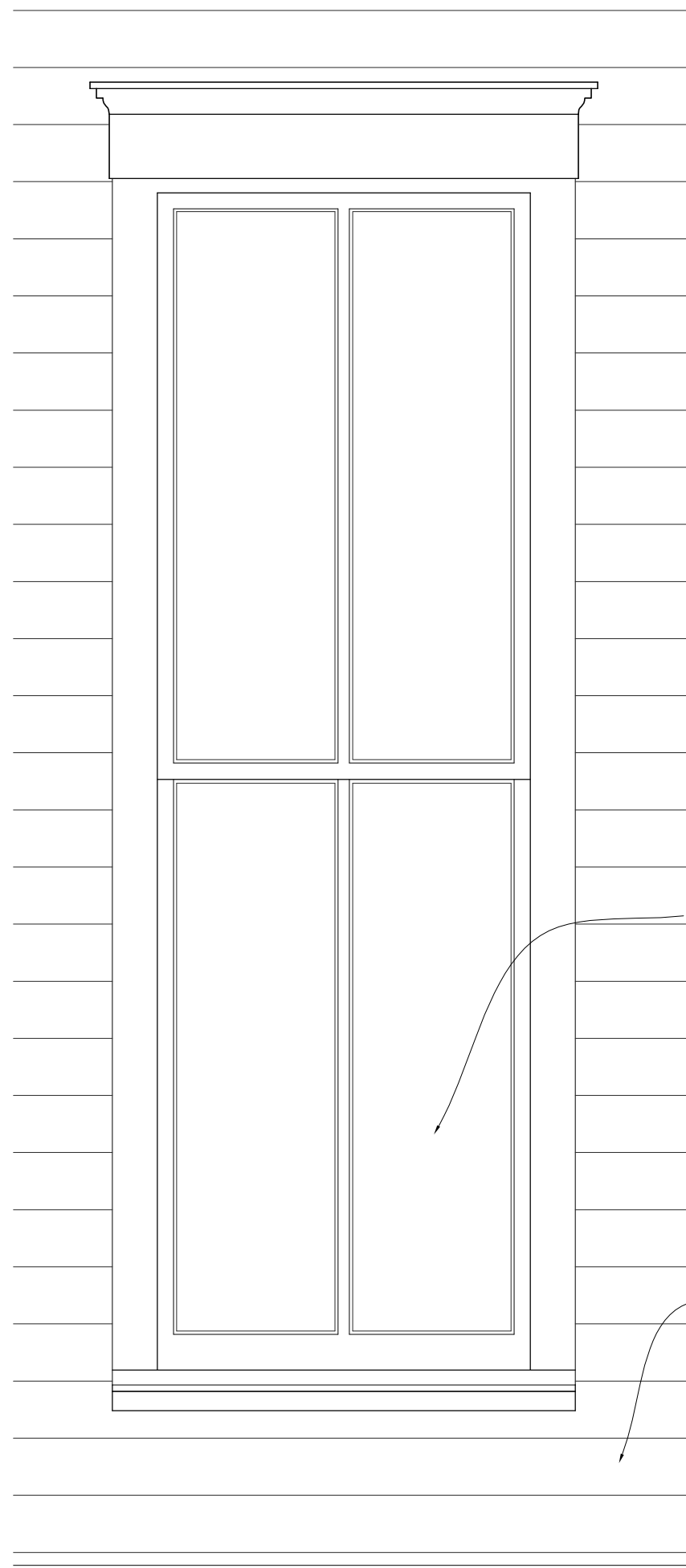
141 UNION STREET  
-  
ELEVATIONS  
-  
EXISTING &  
PROPOSED

A

5

**GENERAL ELEVATION & WINDOW PROJECT NOTES:**

1. THE SCOPE OF THE PROPOSED PROJECT INCLUDES:
  - A. REPAIR AND/OR REPLACEMENT OF DAMAGED BRICK.
  - B. REPLACEMENT OF ALUMINUM WINDOWS WITH NEW ARCHITECTURAL CLAD WOOD WINDOWS.
  - C. RECONSTRUCTION OF STOREFRONTS.
  - D. REPLACEMENT OF CLAPBOARDS AND TRIM.
2. ALL WORK BEING PROPOSED AND/OR INDICATED TO BE PERFORMED IN STRICT ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL BUILDING CODES AND REGULATIONS.
3. ALL WORK BEING PROPOSED RELATIVE TO THE REPAIR, RESTORATION AND/OR REPLACEMENT OF HISTORIC BUILDING FABRIC TO COMPLY WITH THE SECRETARY FOR THE INTERIOR STANDARDS FOR REHABILITATION.
4. ALL EXISTING CITY OF NEW BEDFORD UTILITIES ARE TO REMAIN.
5. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT AND THE OWNER IMMEDIATELY IF ANY EXISTING CONDITIONS, ELEVATIONS, OR DIMENSIONS APPEAR TO BE CONTRARY TO THE INFORMATION INDICATED AND/OR IMPLIED WITHIN THESE DRAWINGS AND SPECIFICATIONS.



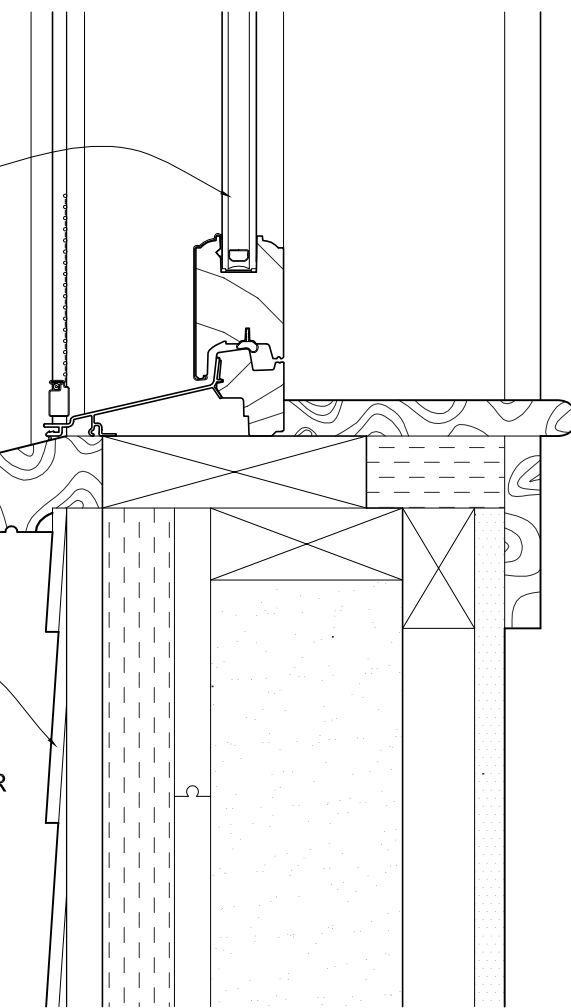
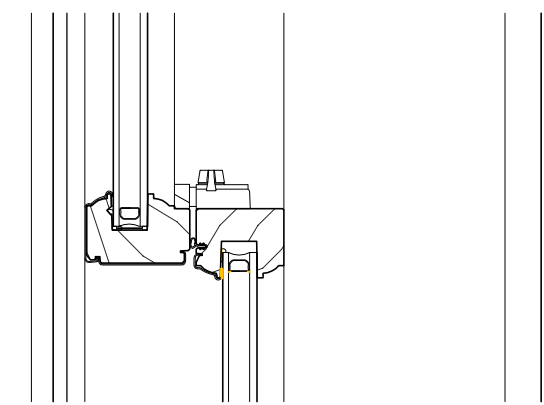
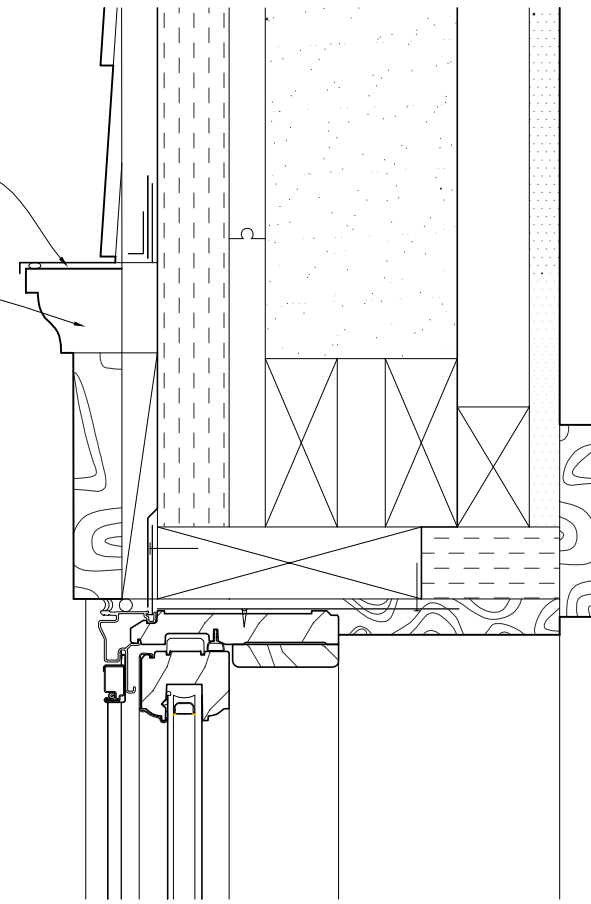
NOTE: METAL FLASHING AT WINDOW HEAD

NOTE: HEAD TRIM TO REPLICATE HISTORIC TRIM AT WINDOW HEAD, PTD.

NOTE - REPLACEMENT WINDOWS: PELLA, ALUMINUM-CLAD ARCHITECT SERIES DOUBLE-HUNG WINDOWS WITH "INTEGRAL LIGHT TECHNOLOGY GRILLES -7/8" IN HISTOIRC PATTERN OF 2-OVER-2.

NOTE: WOOD SILL, PTD., MATCH EXISTING

NOTE: CEMENT FIBER CLAPBOARDS, PTD., AND MATCHING EXISTING IN SIZE, SHAPE AND EXPOSURE, OVER WD FURRING RAIN-SCREEN OVER WRB, OVER 1" RIGID INSULATION OVER EXISTING WD PLANK SHEATHING, TYP. AT WD FRAME WALL.



NOTE: INTEGRATED ALUMINUM TRIM WITH COUNTER-FLASHING AND SEALANT - SUPPLIED BY WINDOW MANUFACTURER.

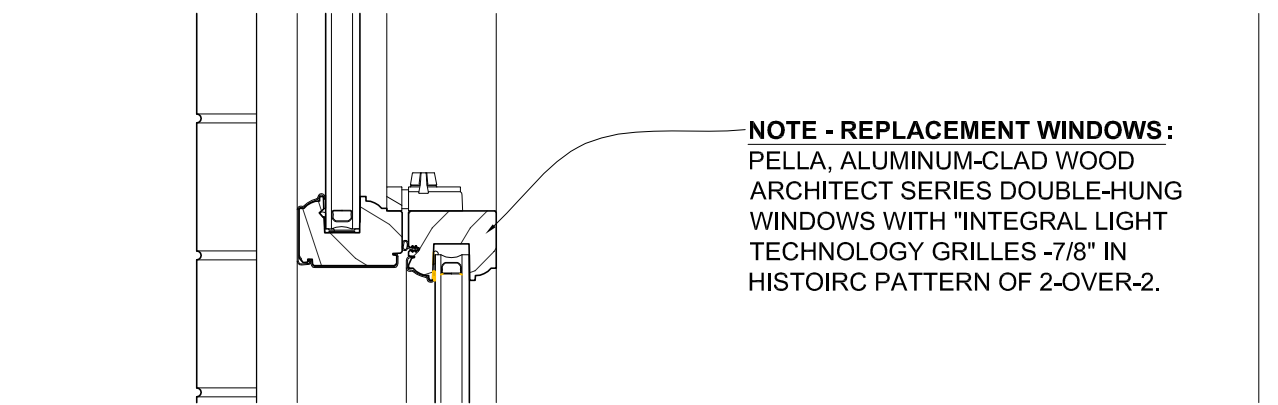
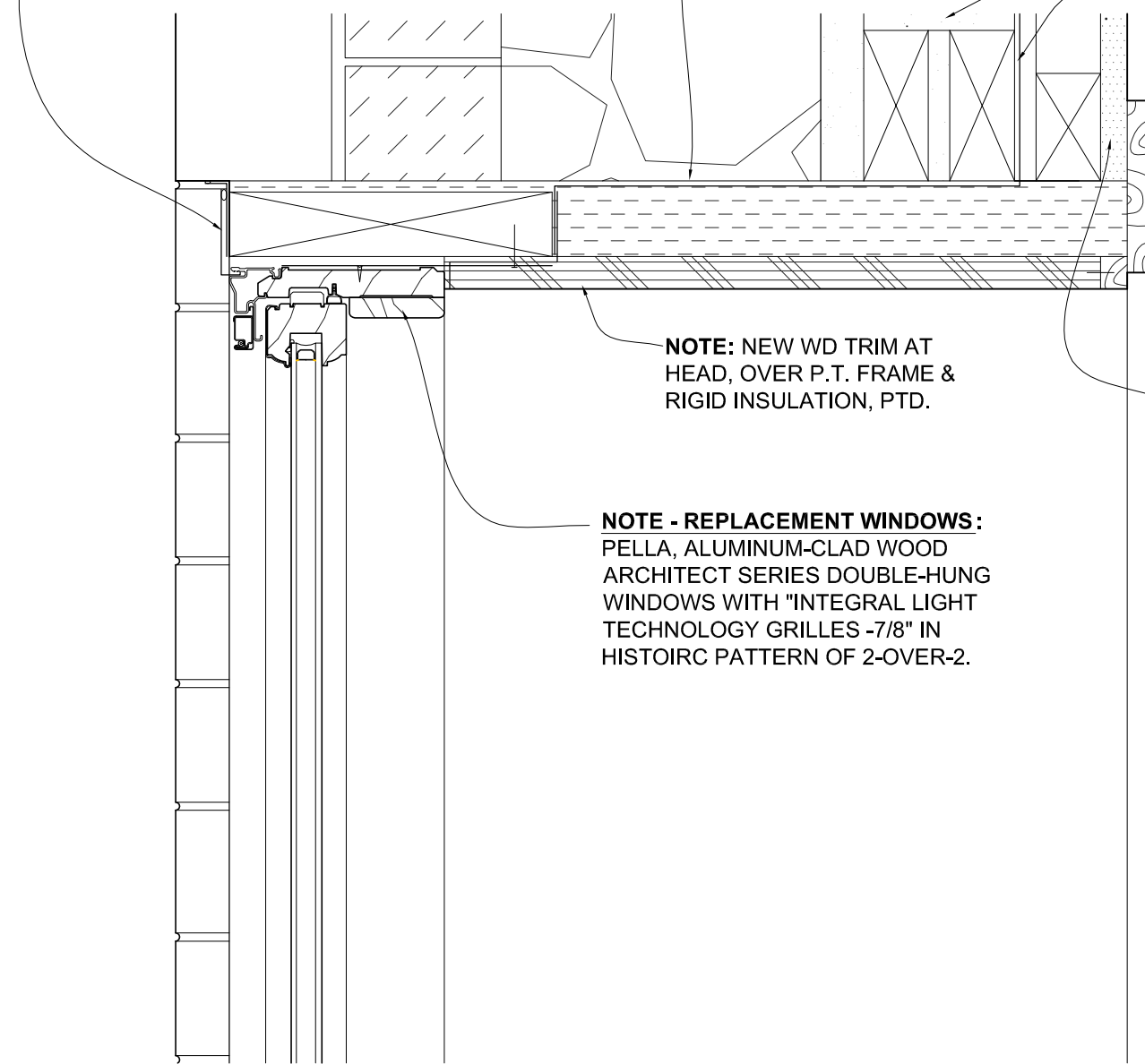
NOTE: MASONRY TREATMENT: REPAIR & REPOINT BRICK AS REQUIRED, SEAL WITH LIME PLASTER ON EXISTING BRICK, TYP. AND CONTINUOUS SEAL.

NOTE: 2X4 WD STUD WALL W-DENSE PACK CELLULOSE WITH CONT. AIR-SEAL INTLLO PLUS BARRIER AT INTERIOR.

NOTE: 1/2" GYP. BD. W-PLASTER OVER 2X3 WD. STUD WALL, WIRE CHANNEL.

NOTE: NEW WD TRIM AT HEAD, OVER P.T. FRAME & RIGID INSULATION, PTD.

NOTE - REPLACEMENT WINDOWS: PELLA, ALUMINUM-CLAD WOOD ARCHITECT SERIES DOUBLE-HUNG WINDOWS WITH "INTEGRAL LIGHT TECHNOLOGY GRILLES -7/8" IN HISTOIRC PATTERN OF 2-OVER-2.



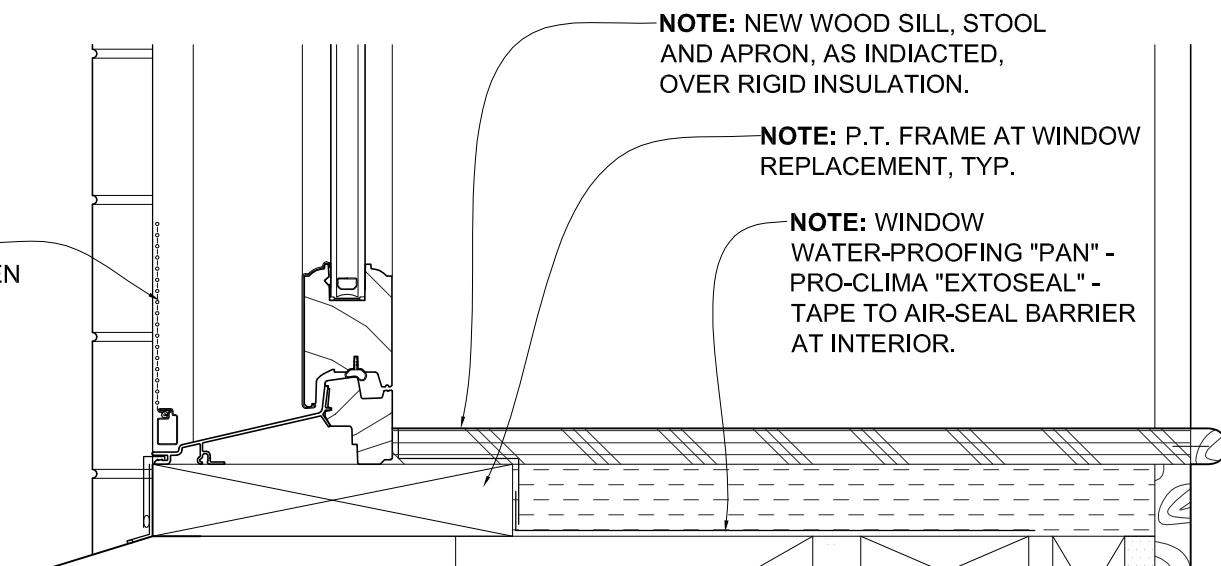
NOTE - REPLACEMENT WINDOWS: PELLA, ALUMINUM-CLAD WOOD ARCHITECT SERIES DOUBLE-HUNG WINDOWS WITH "INTEGRAL LIGHT TECHNOLOGY GRILLES -7/8" IN HISTOIRC PATTERN OF 2-OVER-2.

NOTE: NEW WOOD SILL, STOOL AND APRON, AS INDICATED, OVER RIGID INSULATION.

NOTE: P.T. FRAME AT WINDOW REPLACEMENT, TYP.

NOTE: WINDOW WATER-PROOFING "PAN" - PRO-CLIMA "EXTOSEAL" - TAPE TO AIR-SEAL BARRIER AT INTERIOR.

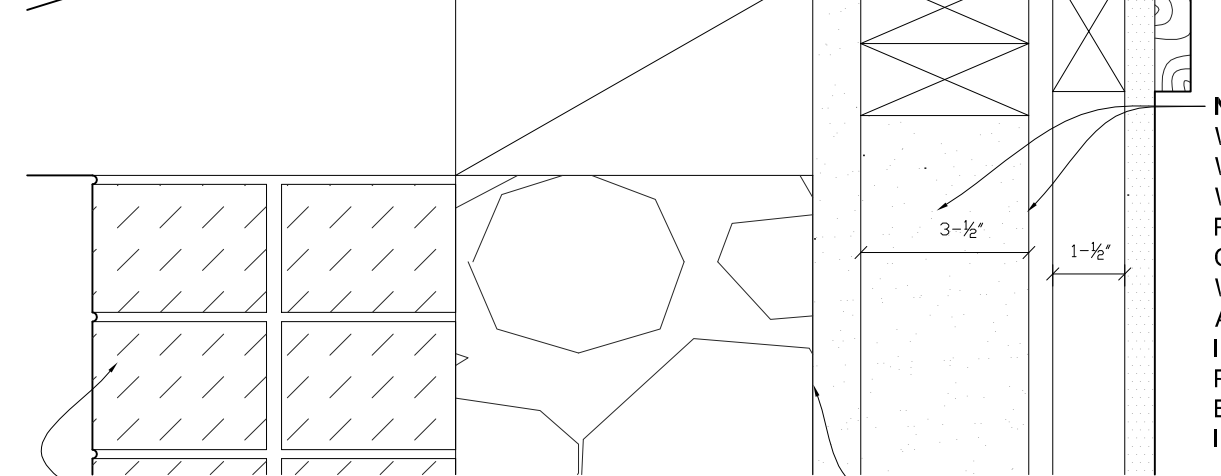
NOTE: FULL HEIGHT SCREEN



NOTE: 2X4 WD STUD WALL W-DENSE PACK CELLULOSE WITH CONT. AIR-SEAL INTLLO PLUS BARRIER AT INTERIOR.

NOTE: EXISTING MASONRY WALL - REPAIR & REPOINT AS REQUIRED TO SHED WATER AT EXTERIOR FACE & MAKE WINDTIGHT.

NOTE: MASONRY TREATMENT: REPAIR & REPOINT STONE AS REQUIRED, SEAL WITH LIME PLASTER ON EXISTING MASONRY, TYP. - CONTINUOUS SEAL.



DATE: 08.28.2015

REVISION:

**WHALE**  
-  
139 UNION ST.  
NEW BEDFORD,  
MASSACHUSETTS  
-  
REHABILITATION

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**CO-CREATIVE CENTER - PLAN KEY**

EXISTING WALLS	
ADJACENT BUILDINGS	
PROPOSED WALLS	

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WINDOW DETAILS  
-  
ARCHITECTURAL  
CLAD REPLACEMENT  
-  
PROPOSED  
-  
141 UNION STREET

ELEVATION - 3RD FL. REPLACEMENT WINDOW - TYP.  
SCALE: 1" = 1'-0"

3 WOOD WALL DETAIL - SECTION @ WINDOW REPLACEMENT 2  
A6 SCALE: 3" = 1'-0"

MASONRY DETAIL - SECTION AT WINDOW REPLACEMENT 1  
SCALE: 3" = 1'-0" A6

**A 6**