

# FIRE HOUSE RENOVATION

109 HILLMAN STREET NEW BEDFORD, MA, 02746

CITY CLERKS OFFICE  
NEW BEDFORD, MA

2019 DEC 23 A 11: 27

## PROJECT SUMMARY:

PROJECT: RENOVATION OF THE EXISTING THREE STORY FIREHOUSE STRUCTURE BUILT IN 1893, LOCATED AT 109 HILLMAN STREET IN NEW BEDFORD, MASSACHUSETTS. THE SCOPE OF WORK INCLUDES COMPLETE RENOVATION OF EXISTING FIRST, SECOND, AND THIRD STORIES INTO RESIDENTIAL UNITS, AND CONSTRUCTION OF NEW, EGRESS STAIR TO ALL FLOORS TO MEET CODE REQUIREMENTS, RESTORATION OF THE HISTORIC FRONT FACADE AND RE-POINTING OF THE BRICK FACADES AS NEEDED.

LOCATION: 109 HILLMAN STREET, NEW BEDFORD, MA, 02740

ZONING CLASSIFICATION: B, BUSINESS

USE GROUP CLASSIFICATION: R-2: APARTMENT HOUSE

CONSTRUCTION CLASSIFICATION: TYPE II

109 HILLMAN STREET IS A BRICK/MASONRY AND WOOD WALL STRUCTURE WITH HEAVY TIMBER 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: 508.999.5163, MA RA #7778

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## DRAWING LIST:

A-0.1 COVER SHEET - PROJECT SUMMARY, SITE PLAN

H-2.1 ELEVATION - SOUTH, HISTORIC PHOTOS

H-2.2 ELEVATION - EAST, HISTORIC PHOTOS

E-1.0 PLANS - EXISTING - SITE PLAN, BASEMENT

E-1.1 PLANS - EXISTING - FIRST FLOOR, SECOND FLOOR

E-1.2 PLANS - EXISTING - THIRD FLOOR, TOWER, ROOF

E-2.1 ELEVATIONS - EXISTING - NORTH & SOUTH

E-2.2 ELEVATION - EXISTING - EAST

E-2.3 ELEVATION - EXISTING - WEST

A-1.0 PLANS - PROPOSED - SITE PLAN, BASEMENT

A-1.1 PLANS - PROPOSED - FIRST FLOOR, SECOND FLOOR

A-1.2 PLANS - PROPOSED - THIRD FLOOR, TOWER, ROOF

A-2.1 ELEVATIONS - PROPOSED - NORTH & SOUTH

A-2.2 ELEVATION - PROPOSED - EAST

A-2.3 ELEVATION - PROPOSED - WEST

A-6.1 WINDOW DETAILS - EXISTING & PROPOSED

## GENERAL NOTES:

1. ALL WORK, AS ORDERED OR IMPLIED WITHIN THESE CONSTRUCTION DRAWINGS AND BUILDING SPECIFICATIONS IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES AND REGULATIONS.

2. ALL DIMENSIONS SHOWN REPRESENT APPROXIMATE DIMENSIONS 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.F.).

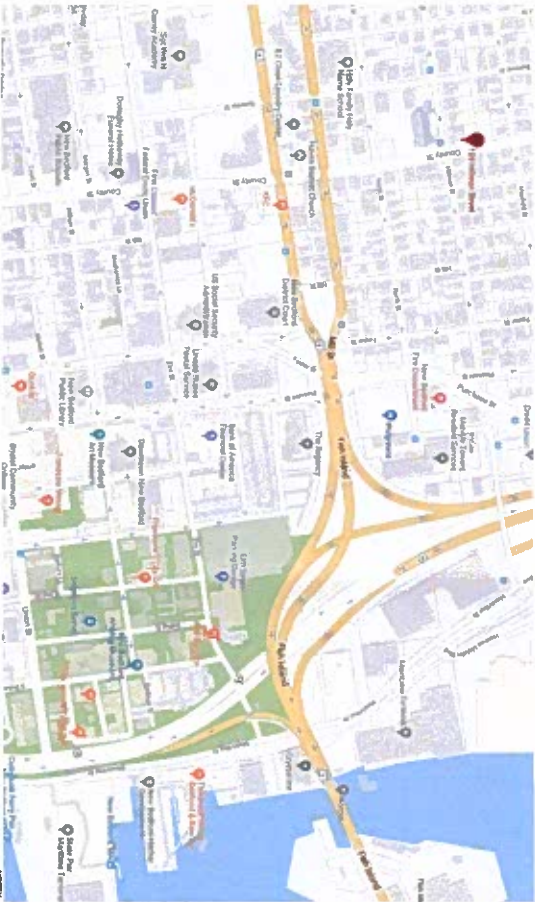
3. THE CONTRACTOR SHALL EXAMINE THE ENTIRE SITE, AND WALL, TAKE INTO ACCOUNT ALL CONDITIONS THEREON AS MAY AFFECT THE PERFORMANCE OF THE WORK UNDER THE CONTRACT. ALL DIMENSIONS MUST BE VERIFIED IN-FIELD PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES AND/OR DEVIATIONS FROM 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, AND NOT TO SHOW THE EXISTING CONDITIONS OF THE EXISTING BUILDING. CONTRACTOR TO VERIFY ALL CONDITIONS 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.

## 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             | PTD   | Pressure Treated         |
| CONC   | Concrete           | PTD   | Painted                  |
| CONT   | Continuous         | SCW   | Solid Core Wood          |
| DBL    | Double             | SPF   | Verter                   |
| EL     | Elevation          | SS    | Spruce Pine Fir          |
| EQ     | Equal              | SS    | Stainless Steel          |
| EXISTG | Existing           | SSTL  | Solid Surfacing Material |
| FF     | Finish Floor       | STL   | Steel                    |
| FNDR   | Foundation         | SYP   | Southern Yellow Pine     |
| FOS    | Face of Foundation | TYP   | Typical                  |
| GALV   | Galvanized         | UN.O. | Unless Noted Otherwise   |
| GL     | Glass              | VIF   | Verify in Field          |
| GYP    | Gypsum Board       | WD    | Wood                     |
|        |                    | WMF   | Welded Wire Fabric       |



LOCUS MAP - 109 HILLMAN STREET, NEW BEDFORD, MA 02740  
SCALE: NOT TO SCALE



SITE PROXIMITY MAP  
SCALE: NOT TO SCALE

DATE: 04.26.2019  
REV: 05.24.2019  
REV: 06.26.2019

FIRE HOUSE  
RENOVATION

WATERFRONT  
HISTORIC AREA  
LEAGUE

109 HILLMAN ST.  
NEW BEDFORD, MA 02746  
NHC# HRC 975

ARCHITECTURAL  
DRAWINGS  
NOT FOR  
CONSTRUCTION

studio2sustain inc  
architects consultants environmental evangelists

S2S

kathryn duff, RA, founder & director, kathryn@studio2sustain.com  
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COVER SHEET  
PROJECT SUMMARY

A 0.0

DATE: 04.24.2018  
REV: 05.24.2018  
REV: 06.26.2018

FIRE HOUSE  
RENOVATION

WATERFRONT  
HISTORIC AREA  
LEAGUE

109 HILLMAN ST.  
NEW BEDFORD, MA, 02746  
MHCA HRC 875

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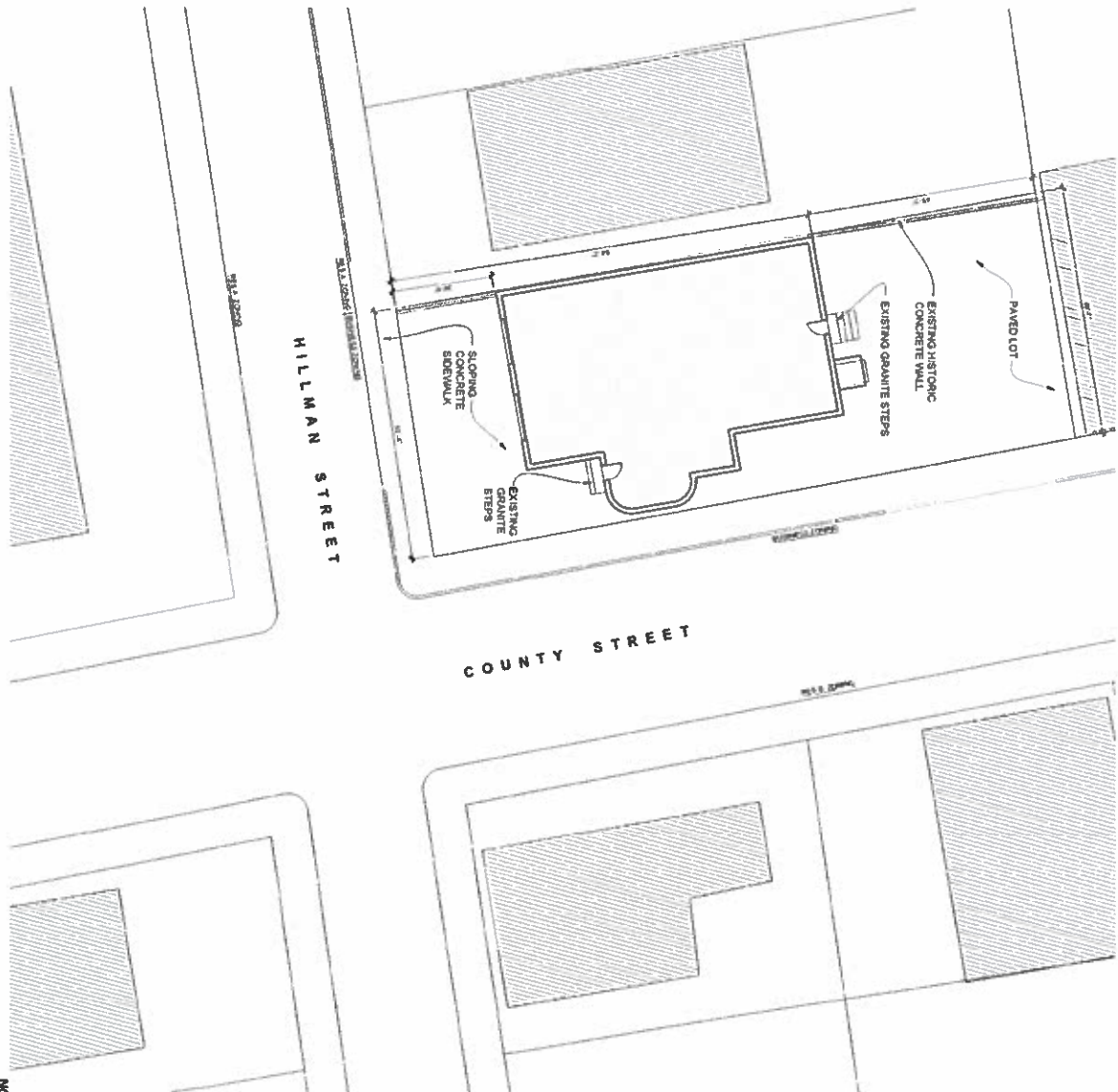
**studio2sustain inc**  
architects consultants environmental evangelists

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SITE PLAN

EXISTING

E 1.0

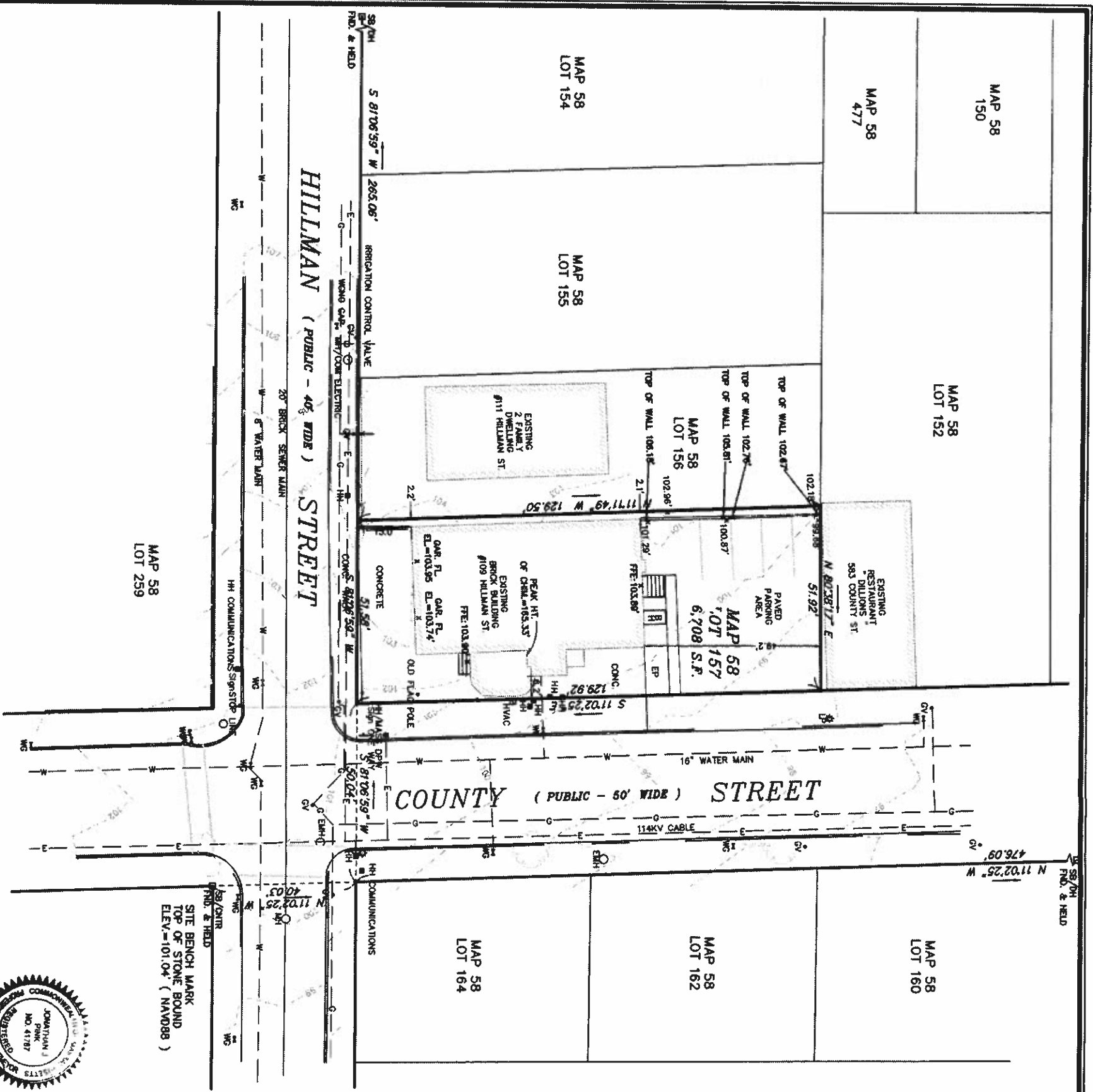
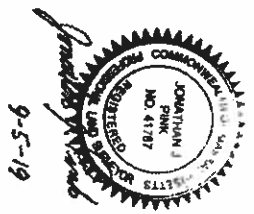


SITE PLAN - EXISTING  
SCALE: 1/18" = 1'-0"









EXISTING CONDITIONS SURVEY

109 HILLMAN ST.

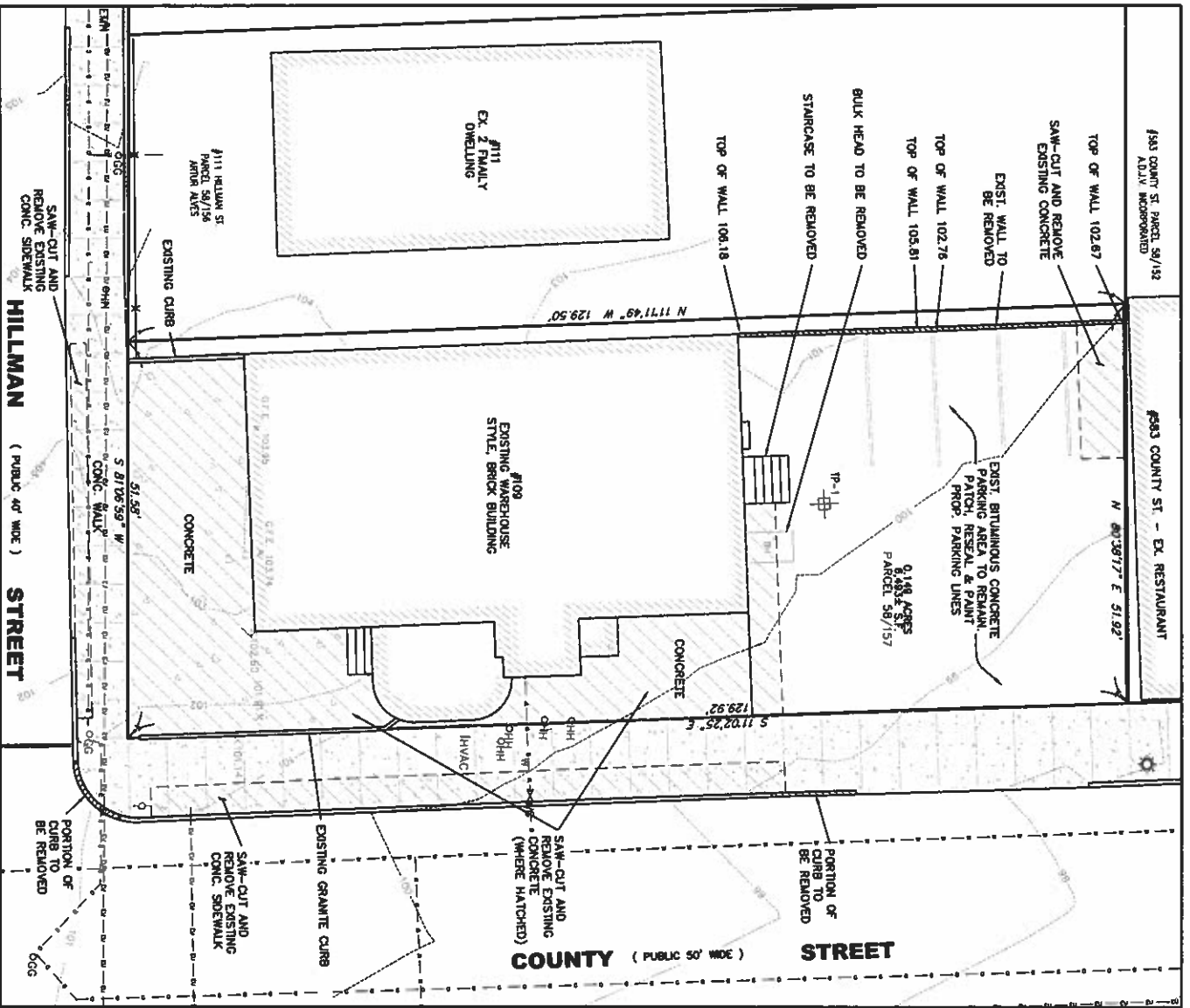
NEW BEDFORD, MA

SCALE: 1" = 20' DATE: 9/04/19

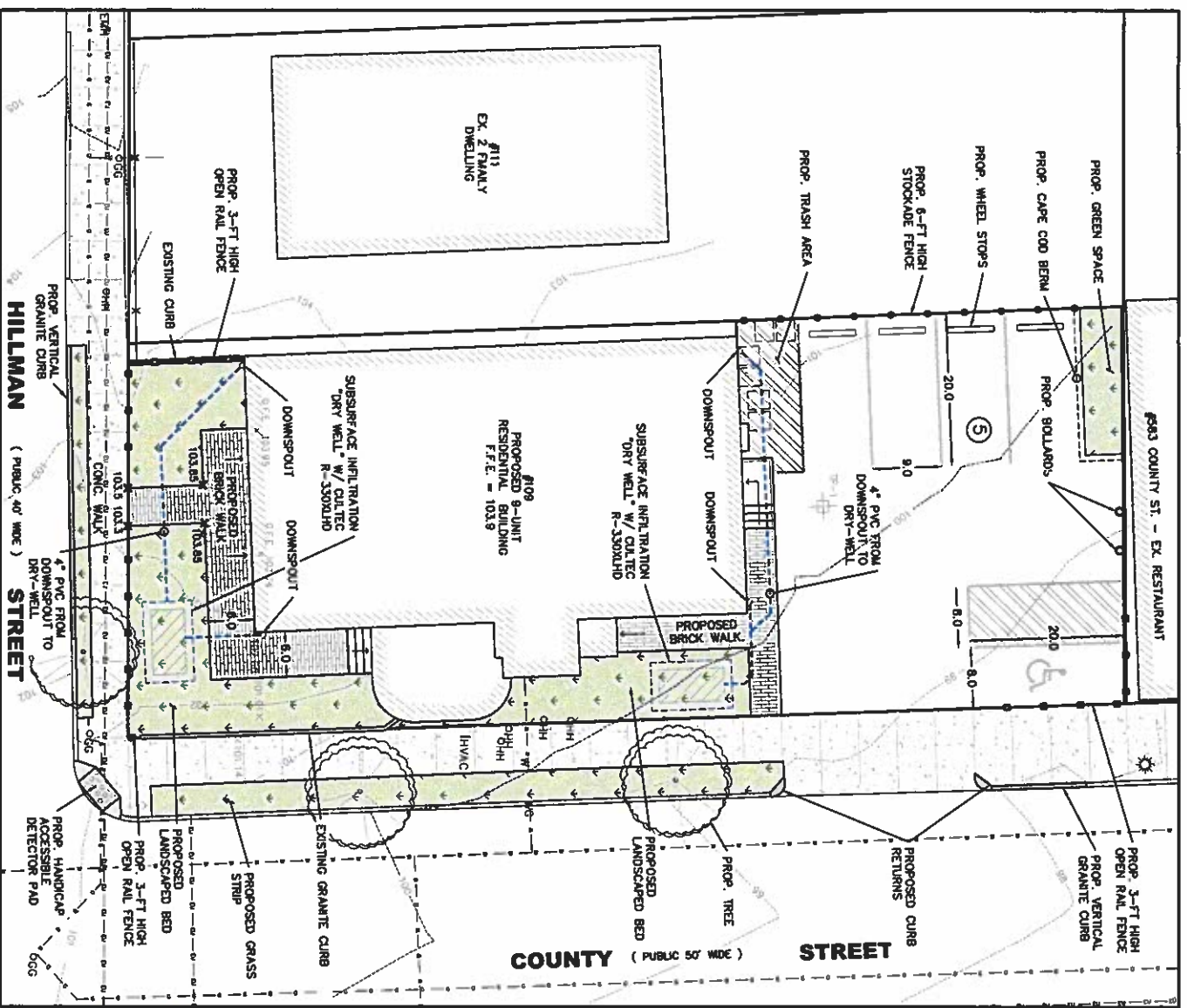
ROMANELLI ASSOCIATES INC.  
PROFESSIONAL LAND SURVEYORS  
1162 Roddada Ave. New Bedford, MA 02740  
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|            |             |
|------------|-------------|
| Drawn By:  | Checked By: |
| JAR        | CAW         |
| File Name: | Job No.     |
| 19-140.DWG | 19-140      |





- NOTES:**
- PROPERTY LINE AND TOPOGRAPHY DETERMINED BY INSTRUMENT SURVEY CONDUCTED BY ZENITH CONSULTING ENGINEERS IN 2019.
  - THE PROPERTY IS SHOWN ON THE TOWN OF NEW BEDFORD ASSESSORS MAPS AS PARCEL 58/157.
  - FOR TITLE REFERENCE TO THE SUBJECT PROPERTY REFER TO MAP 58/157 AS SHOWN IN THE BRISTOL COUNTY REGISTRY OF DEEDS.
  - THE SUBJECT PROPERTY IS LOCATED IN A ZONE RA, RESIDENTIAL, A, DISTRICT.
  - THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) OF BRISTOL COUNTY, MASSACHUSETTS, MAP NUMBER 250603030C, DATED JULY 16, 2014.
  - THE PROPERTY IS NOT LOCATED IN A PROPERTY HAZARD OR ESTIMATED HAZARD AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 14TH EDITION EFFECTIVE DATE AUGUST 1, 2017.
  - NO WETLAND RESOURCE AREAS WERE OBSERVED WITHIN 200' OF THE PROPERTY LINES.
  - VERTICAL DATUM IS ASSUMED.
  - THE LOCATIONS OF SURFACE UTILITIES INCLUDING WATER, SEWER AND GAS ARE BASED ON FIELD LOCATIONS OF SURFACE FEATURES AND DMS&E MARKINGS, AND MUST BE FIELD VERIFIED.
  - NO CORROSION IS MADE AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY SURFACE STRUCTURE NOT VISIBLE AND EVIDENCED FROM THE GROUND SURFACE.
  - CONNECT ALL ROOF DOWNSPOUTS TO ROOF DRAIN, PROVIDE LEAF/DEBRIS TRAP ON ALL CONNECTED DOWNSPOUTS.



109 HILLMAN STREET  
NEW BEDFORD, MA  
MAP 58, LOT 157

**SITE LAYOUT PLAN**

DATE: OCT. 25, 2019 PROJECT NO: 00157-02-02 SCALE: AS SHOWN

**River Hawk ENVIRONMENTAL**  
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2183 OCEAN STREET, MARSHFIELD, MA 02050  
781-536-4639 www.RiverHawkLLC.com

12/12/2019

WATERFRONT HISTORIC AREA LEAGUE  
15 JOHNNY CAKE HILL,  
NEW BEDFORD, MA 02740

1 12/11/19 CLIENT REVISIONS

REV DATE DESCRIPTION

| REV | DATE     | DESCRIPTION      | BY | RSR |
|-----|----------|------------------|----|-----|
| 1   | 12/11/19 | CLIENT REVISIONS | AP | RSR |