

969 SHAWMUT AVENUE
NEW BEDFORD, MA



An aerial satellite view of a neighborhood in New Bedford, Massachusetts. A red pin marks the address 989 Shawmut Ave. To the north is a large parking lot and a building labeled "Price Rite of New Bedford". Further north is a "Clean Energy Station" near a body of water. Major roads shown include Atlantic Ave running diagonally from the top left towards the center, and Shawmut Ave running horizontally across the middle. Other visible streets include Campbell Rd, Broadway, and various residential streets like Elm St, Oak St, and Maple St. The area features a mix of commercial buildings, parking lots, green spaces, and dense residential housing.

ALL CONTRACTORS AND SUBCONTRACTORS SHALL PERFORM THE WORK IN ACCORDANCE WITH THE DOCUMENTS OF SERVICE.

THE CONTRACTOR OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.

THE DOCUMENTS OF SERVICE CONSIST OF ALL THESE DRAWINGS ATTACHED HERE OF, WHICH ALSO INCLUDES FINISH, PLUMBING, ELECTRICAL, EQUIPMENT, CABINET, AND MECHANICAL. THE ARCHITECT WILL REVIEW FOR SPECIFICATIONS, INSTALLATION INSTRUCTIONS AND CUT SHEETS.

CONTRACTOR AND/OR SUBCONTRACTOR SHALL BUILD EXISTING AND/OR NEW STRUCTURE, PARTS, PARTIALS, OR SUBSTITUTIONS FROM WHAT IS INDICATED ON THE DRAWINGS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION. ANY UNAUTHORIZED CHANGES TO THE APPROVED DRAWINGS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR AND SUBCONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, STRUCTURES, BRACING, OR OTHERWISE PROTECTING ANY PORTION OF THE STRUCTURE, SITE, AND UTILITIES FROM DAMAGE DURING CONSTRUCTION.

ALL WORK AND PROCEDURES SHALL COMPLY WITH APPLICABLE AND CURRENT CODES, REGULATIONS, ORDINANCES, AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, INCLUDING ACCESSIBILITY TO PUBLIC USE AND ANY OTHER REQUIREMENTS IN LINE WITH LOCAL BUILDING INSPECTOR.

ALL DIMENSIONS ON THE FLOOR PLANS, REFLECTED CEILING PLANS, EXTERIOR ELEVATIONS, AND INTERIOR ELEVATIONS SHALL BE TO FINISH.

ALL DIMENSIONS ON THE SECTIONS AND DETAILS VARY AND MAY BE TO STRUCTURE, STUD, COMPONENT, OR FINISH.

ALL CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO EXAMINE THE DRAWINGS AND SPECIFICATIONS CAREFULLY FOR ANY CONDITIONS AND LIMITATIONS, PRIOR TO AGREEING TO PERFORM WORK. FAILURE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS SHALL NOT PREVENT THE CONTRACTOR FROM FURNISHING ANY MATERIALS OR PERFORMING ANY WORK IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS WITH THE UNDERSTANDING THAT THEY ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES.

MECHANICAL/PLUMBING WORK SHALL BE PERFORMED DESIGN/BUILD. ALL LAYOUTS, PLANS, AND SPECIFICATIONS SHALL BE PREPARED AND STAMPED BY A LICENSED DESIGN/PROTECTION ENGINEER AND PROVIDED TO DESIGN/BUILD CONTRACTOR. ALL PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO ARCHITECT FOR WRITTEN APPROVAL. PRIOR TO ANY CONSTRUCTION. THE ARCHITECT WILL REVIEW FOR CONFORMANCE WITH DESIGN AND COORDINATION OF DOCUMENTS OF SERVICE. DESIGN/BUILD CONTRACTOR AND MECHANICAL/PLUMBING ENGINEER ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES.

D. ELECTRICAL WORK SHALL BE PERFORMED DESIGN/BUILD. ALL LAYOUTS, PLANS, AND SPECIFICATIONS SHALL BE PREPARED AND STAMPED BY A LICENSED ELECTRICAL DESIGN/PROTECTION ENGINEER AND PROVIDED TO DESIGN/BUILD CONTRACTOR. ALL PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO ARCHITECT FOR WRITTEN APPROVAL. PRIOR TO ANY CONSTRUCTION. THE ARCHITECT WILL REVIEW FOR CONFORMANCE WITH DESIGN AND COORDINATION OF DOCUMENTS OF SERVICE. DESIGN/BUILD CONTRACTOR AND ELECTRICAL DESIGN/PROTECTION ENGINEER ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES. FIRE PROTECTION/SPRINKLER WORK SHALL BE PERFORMED DESIGN/BUILD. ALL LAYOUTS, PLANS, AND SPECIFICATIONS SHALL BE PREPARED AND STAMPED BY A LICENSED FIRE PROTECTION ENGINEER AND PROVIDED BY DESIGN/BUILD CONTRACTOR. ALL PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO ARCHITECT FOR WRITTEN APPROVAL. PRIOR TO ANY CONSTRUCTION. THE ARCHITECT WILL REVIEW FOR CONFORMANCE WITH DESIGN AND COORDINATION OF DOCUMENTS OF SERVICE. DESIGN/BUILD CONTRACTOR AND FIRE PROTECTION ENGINEER ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES.

1. SPRINKLER SYSTEM TO BE DESIGN BUILD BY LICENSED PROFESSIONAL.

TRUE STORAGE NEW BEDFORD

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MANCHESTER, NH 03101
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TRUE STORAGE NEW BEDFORD
-ARCHITECTURE DEPARTMENT

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DM BERG CONSULTANTS, P.C.
THOMAS G HEGER, PE, LEED AP, PRESIDENT

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CONTRACTOR CONSTRUCTION. LLC.
670 N. COMMERCIAL ST.
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| DRAWING LIST | | | | |
|------------------|--|------------------|-------------------------|---------------------|
| Sheet Number | Sheet Name | Sheet Issue Date | Drawing Revision Number | Revision Issue Date |
| 00 GENERAL | | | | |
| A0-0A | COVER SHEET | 12/20/20 | | |
| A0-0B | ABBREVIATIONS & SYMBOLS | 12/20/20 | | |
| A0-0C | CODE PLAN | 12/20/20 | | |
| A0-0D | ACCESSIBILITY STANDARDS | 12/20/20 | | |
| 01 ARCHITECTURAL | | | | |
| A0-01 | LEVEL 01 ARCHITECTURAL DEMOLITION FLOOR PLAN | 12/20/20 | | |
| A0-02 | OVERALL EXTERIOR DEMOLITION ELEVATIONS | 12/20/20 | | |
| A1-1 | LEVEL 01 OVERALL FLOOR PLAN & LEVEL 02 OVERALL ROOF PLAN | 12/20/20 | | |
| A1-1A | LEVEL 01A CONSTRUCTION PLAN - QUADRANT A | 12/20/20 | | |
| A1-1B | LEVEL 01 CONSTRUCTION PLAN - QUADRANT B | 12/20/20 | | |
| A1-1C | LEVEL 01C CONSTRUCTION PLAN - QUADRANT C | 12/20/20 | | |
| A1-2 | ENLARGED ADDITION FOUNDATION PLANS | 12/20/20 | | |
| A2-1 | LEVEL 01 OVERALL REFLECTED CEILING PLAN | 02/12/21 | | |
| A2-11 | STANDARD LIGHTING CUT SHEETS FOR DESIGN-BUILD | 02/12/21 | | |
| A3-1 | OVERALL EXTERIOR ELEVATIONS | 12/20/20 | | |
| A4-2 | WALL SECTIONS | 12/20/20 | | |
| A4-3 | WALL SECTIONS | 12/20/20 | | |
| A4-5 | SHELL & CORE SECTIONS & DETAILS | 12/20/20 | | |
| A4-6 | SHELL & CORE SECTIONS & DETAILS | 12/20/20 | | |
| A4-7 | SHELL & CORE SECTIONS & DETAILS | 12/20/20 | | |



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[illegible]

COVER SHEET

| | |
|-------------------|--------------|
| SHEET ISSUE DATE: | 12/20/20 |
| PROJECT NO.: | XX.XXXXXX.XX |
| APPROVED BY: | CL |
| DRAWN BY: | DC |

A□-□A

SCALE: $12^9 = 1 \cdot 0^9$

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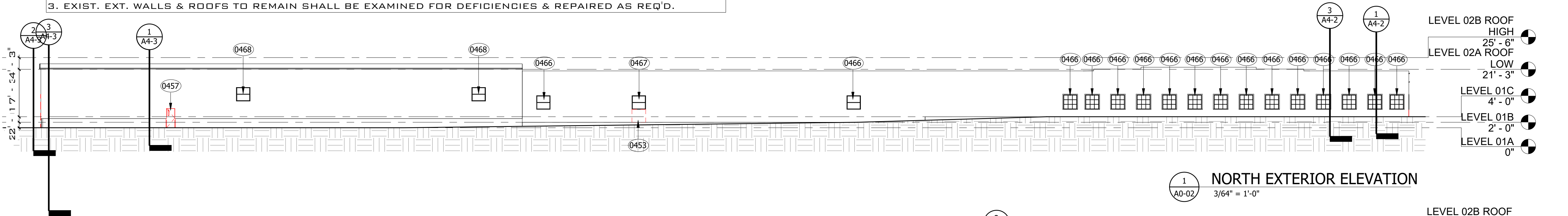
LEVEL 01
ARCHITECTURAL
DEMOLITION
FLOOR PLAN

A0-01

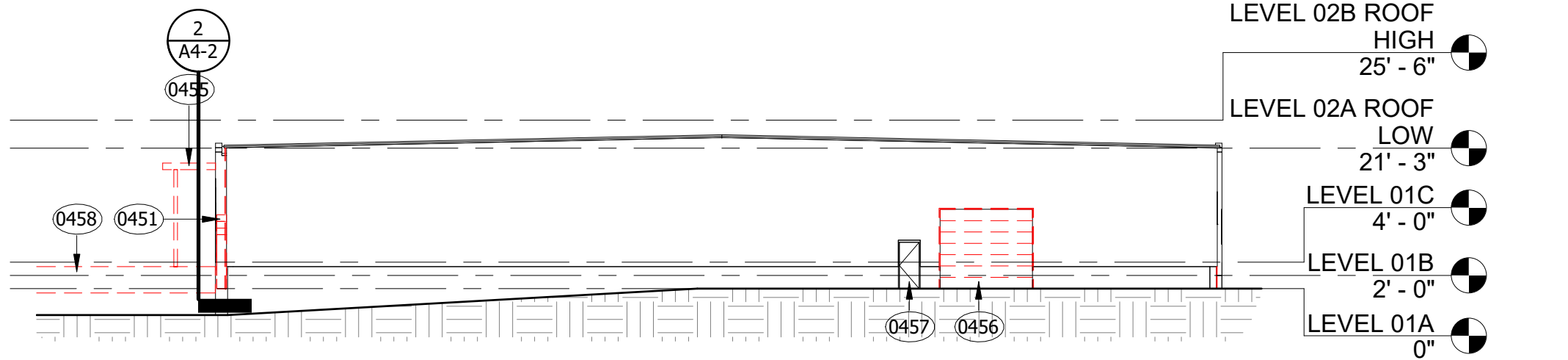
SCALE: $3/64'' = 1'-0''$



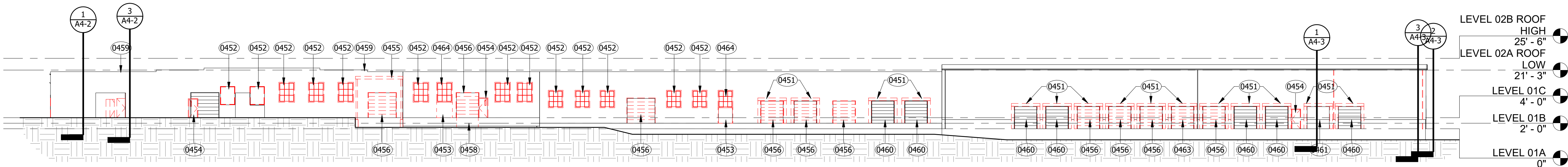
DEMOLITION NOTES:
1. EXT. EXIST. WINDOWS INDICATED ON ELEVATIONS SHALL REMAIN & BE COVERED UP W/ INT. & EXT. FINISH MATERIAL FRAMED, INSULATED & WEATHERIZED AS REQ'D.
2. ALL EXT. EXIST. RETAINING WALLS, FENCES & CONC. SLABS SHALL BE REMOVED IN PREP. FOR PROPOSED SITework
3. EXIST. EXT. WALLS & ROOFS TO REMAIN SHALL BE EXAMINED FOR DEFICIENCIES & REPAIRED AS REQ'D.



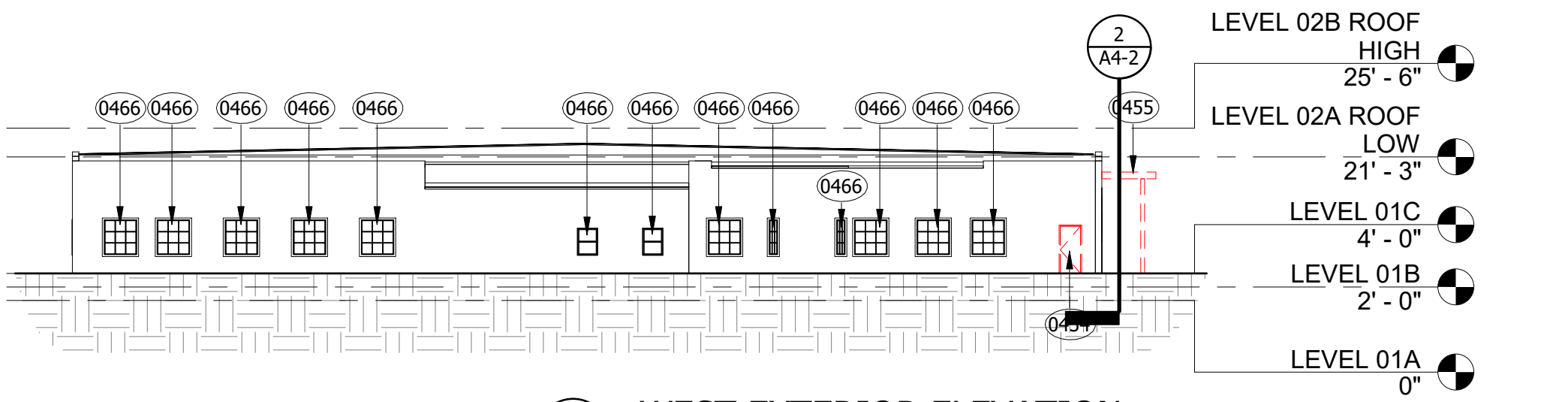
1 NORTH EXTERIOR ELEVATION
3/64" = 1'-0"



2 EAST EXTERIOR ELEVATION
3/64" = 1'-0"



3 SOUTH EXTERIOR ELEVATION
3/64" = 1'-0"



4 WEST EXTERIOR ELEVATION
3/64" = 1'-0"

DEMOLITION EXTERIOR ELEVATION
KEYNOTES

- 04 NEW OVERHEAD DOOR IN EXG. OPENING
- 0451 REMOVE OVERHEAD DOOR BUMBER
- 0452 REMOVE EXTER. WINDOWS& INFILL W/ NEW EIFS OVERLAY
- 0453 REMOVE PORTION OF BRICK & CMU MASONRY WALL BELOW WINDOW TO ALLOW FOR CONST. OF NEW EXTER. ALUM. FRAME/DOOR PANEL/HDWR UNIT
- 0454 REMOVE EXTER. FRAME/DOOR PANEL/HDWR UNIT & PREP. FOR WEATHER-RESIST. INFILL CONST.
- 0455 REMOVE OVERHEAD CANOPY & SUPPORTING STRUCT., REMOVE PIERS & FOOTINGS TO PREVENT INTERFERENCE WITH NEW CONST.
- 0456 REMOVE OVERHEAD DOOR & PREP FOR CONST. OF NEW AUTOMATIC OVERHEAD DOOR
- 0457 REMOVE EXTER. FRAME/DOOR PANEL/HDWR UNIT; PREP FOR CONST. OF NEW FRAME/DOOR PANEL/HDWR UNIT
- 0458 REMOVE EXIST. EXTER. CONC. LOADING DOCK PAD
- 0459 PREP EXIST. STEPPED WALL FOR EIFS INFILL TO LEVEL OFF PARAPET
- 0460 EXG. OVERHEAD DOOR TO REMAIN, PREP OPENING FOR EIFS OVERLAY
- 0461 REMOVE EXG. OVERHEAD DOOR & RAILS & ASSOCIATED OPERATOR
- 0463 REMOVE OVERHEAD DOOR RAILS & OPERATOR, PREP TO RECEIVE NEW ALUM. FULL-GLASS SLIDING DOOR UNIT
- 0464 REMOVE EXT. WINDOW & PREP TOP PORTION TO RECEIVE NEW WEATHER RESISTANT INFILL CONST. & EIFS OVERLAY
- 0466 REMOVE EXT. WINDOW & PREP EXG. MASONRY OPENING TO RECEIVE NEW MASONRY INFILL
- 0467 REMOVE EXT. WINDOW & PREP TO RECEIVE NEW DOOR
- 0468 REMOVE EXT. WINDOW & PREP OPENING TO BE INFILLED W/ MTL. SIDING OVER THERMAL INSULATION SUBSTRATE

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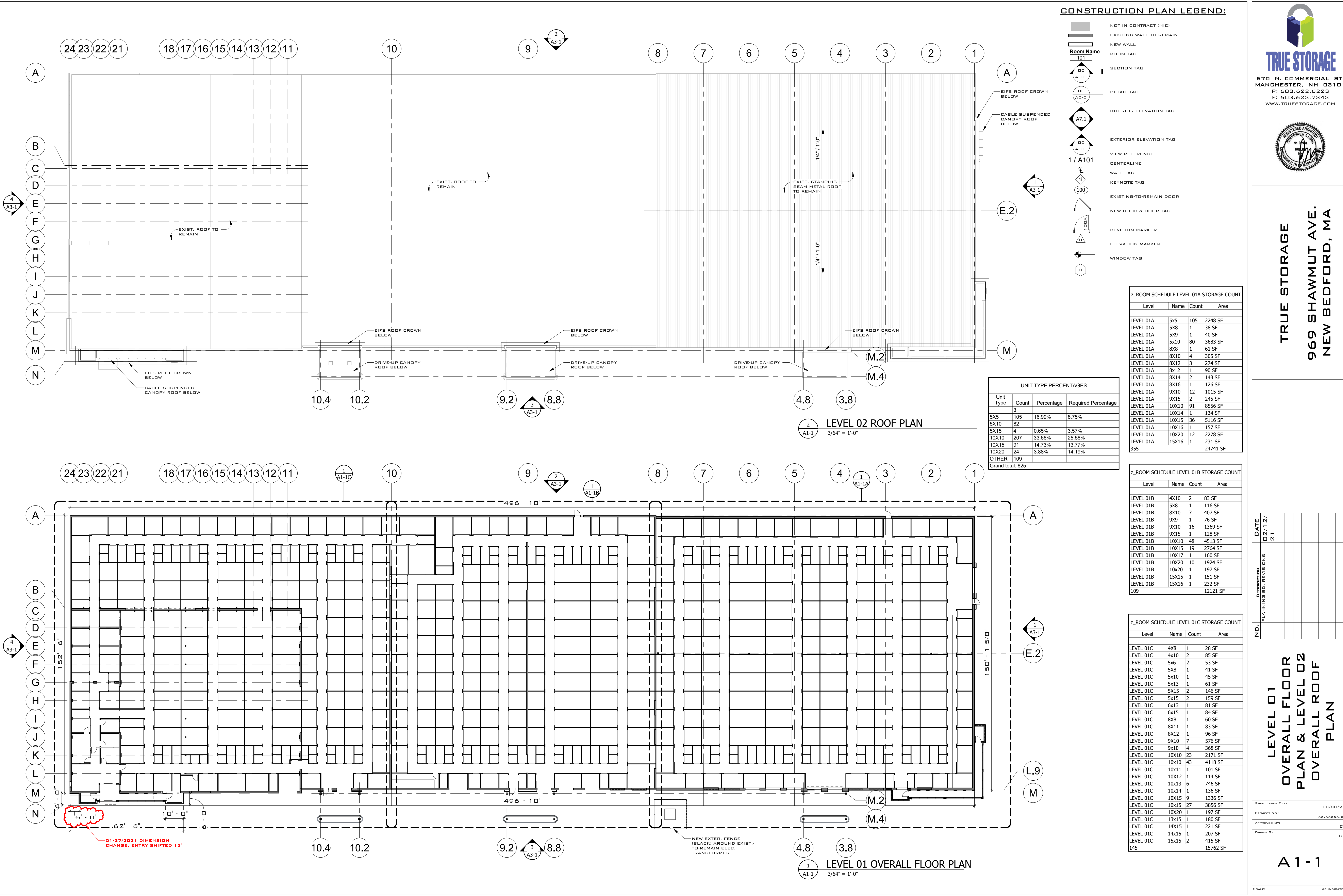
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OVERALL
EXTERIOR
DEMOLITION
ELEVATIONS

SHEET ISSUE DATE: 12/20/20
PROJECT NO.: XX.XXXXXX.XX
APPROVED BY: CL
DRAWN BY: DC

A0-02

SCALE: AS INDICATED



CONSTRUCTION PLAN LEGEND:

- NOT IN CONTRACT (NIC)
- EXISTING WALL TO REMAIN
- NEW WALL
- ROOM TAG
- SECTION TAG
- DETAIL TAG
- INTERIOR ELEVATION TAG
- EXTERIOR ELEVATION TAG
- VIEW REFERENCE
- CENTERLINE
- WALL TAG
- KEYNOTE TAG
- EXISTING-TO-REMAIN DOOR
- NEW DOOR & DOOR TAG
- REVISION MARKER
- ELEVATION MARKER
- WINDOW TAG

Z_ROOM SCHEDULE LEVEL 01A STORAGE COUNT

| Level | Name | Count | Area |
|-----------|-------|-------|----------|
| LEVEL 01A | 5x5 | 105 | 2248 SF |
| LEVEL 01A | 5X8 | 1 | 38 SF |
| LEVEL 01A | 5X9 | 1 | 40 SF |
| LEVEL 01A | 5x10 | 80 | 3683 SF |
| LEVEL 01A | 8X8 | 1 | 61 SF |
| LEVEL 01A | 8X10 | 4 | 305 SF |
| LEVEL 01A | 8X12 | 3 | 274 SF |
| LEVEL 01A | 8x12 | 1 | 90 SF |
| LEVEL 01A | 8X14 | 2 | 143 SF |
| LEVEL 01A | 8X16 | 1 | 126 SF |
| LEVEL 01A | 9X15 | 12 | 1015 SF |
| LEVEL 01A | 9X15 | 2 | 245 SF |
| LEVEL 01A | 10X10 | 91 | 8556 SF |
| LEVEL 01A | 10X14 | 1 | 134 SF |
| LEVEL 01A | 10X15 | 36 | 5116 SF |
| LEVEL 01A | 10X16 | 1 | 157 SF |
| LEVEL 01A | 10X20 | 12 | 2278 SF |
| LEVEL 01A | 15X16 | 1 | 231 SF |
| 355 | | | 24741 SF |

| UNIT TYPE PERCENTAGES | | | |
|-----------------------|-------|------------|---------------------|
| Unit Type | Count | Percentage | Required Percentage |
| 3 | | | |
| 5X5 | 105 | 16.99% | 8.75% |
| 5X10 | 82 | | |
| 5X15 | 4 | 0.65% | 3.57% |
| 10X10 | 207 | 33.66% | 25.56% |
| 10X15 | 91 | 14.73% | 13.77% |
| 10X20 | 24 | 3.88% | 14.19% |
| OTHER | 109 | | |
| Grand total: 625 | | | |

Z_ROOM SCHEDULE LEVEL 01B STORAGE COUNT

| Level | Name | Count | Area |
|-----------|-------|-------|----------|
| LEVEL 01B | 4X10 | 2 | 83 SF |
| LEVEL 01B | 5X8 | 1 | 116 SF |
| LEVEL 01B | 8X10 | 7 | 407 SF |
| LEVEL 01B | 9X9 | 1 | 76 SF |
| LEVEL 01B | 9X10 | 16 | 1369 SF |
| LEVEL 01B | 9X15 | 1 | 128 SF |
| LEVEL 01B | 10X10 | 48 | 4513 SF |
| LEVEL 01B | 10X15 | 19 | 2764 SF |
| LEVEL 01B | 10X17 | 1 | 160 SF |
| LEVEL 01B | 10X20 | 10 | 1924 SF |
| LEVEL 01B | 10x20 | 1 | 197 SF |
| LEVEL 01B | 15X15 | 1 | 151 SF |
| LEVEL 01B | 15X16 | 1 | 232 SF |
| 109 | | | 12121 SF |

Z_ROOM SCHEDULE LEVEL 01C STORAGE COUNT

| Level | Name | Count | Area |
|-----------|-------|-------|----------|
| LEVEL 01C | 4X8 | 1 | 28 SF |
| LEVEL 01C | 4x10 | 2 | 85 SF |
| LEVEL 01C | 5x6 | 2 | 53 SF |
| LEVEL 01C | 5X8 | 1 | 41 SF |
| LEVEL 01C | 5x10 | 1 | 45 SF |
| LEVEL 01C | 5x13 | 1 | 61 SF |
| LEVEL 01C | 5X15 | 2 | 146 SF |
| LEVEL 01C | 5X15 | 2 | 159 SF |
| LEVEL 01C | 6x13 | 1 | 81 SF |
| LEVEL 01C | 6x15 | 1 | 84 SF |
| LEVEL 01C | 8X8 | 1 | 60 SF |
| LEVEL 01C | 8X11 | 1 | 83 SF |
| LEVEL 01C | 8X12 | 1 | 96 SF |
| LEVEL 01C | 9X10 | 7 | 576 SF |
| LEVEL 01C | 9x10 | 4 | 368 SF |
| LEVEL 01C | 10X10 | 23 | 2171 SF |
| LEVEL 01C | 10x10 | 43 | 4118 SF |
| LEVEL 01C | 10x11 | 1 | 101 SF |
| LEVEL 01C | 10X12 | 1 | 114 SF |
| LEVEL 01C | 10x13 | 6 | 746 SF |
| LEVEL 01C | 10x14 | 1 | 136 SF |
| LEVEL 01C | 10X15 | 9 | 1336 SF |
| LEVEL 01C | 10X15 | 27 | 3856 SF |
| LEVEL 01C | 10X20 | 1 | 197 SF |
| LEVEL 01C | 13x15 | 1 | 180 SF |
| LEVEL 01C | 14X15 | 1 | 221 SF |
| LEVEL 01C | 14x15 | 1 | 207 SF |
| LEVEL 01C | 15x15 | 2 | 415 SF |
| 145 | | | 15762 SF |

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| NO. | DATE | DESCRIPTION |
|-----|----------|------------------------|
| | 02/12/21 | PLANNING BD. REVISIONS |

LEVEL 01
OVERALL FLOOR
PLAN & LEVEL 02
OVERALL ROOF
PLAN

SHEET ISSUE DATE: 12/20/20
PROJECT NO.: XX.XXXXX.XX
APPROVED BY: CL
DRAWN BY: DC

A1-1

SCALE: AS INDICATED



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OVERALL
EXTERIOR
ELEVATIONS

| | |
|-------------------|--------------|
| SHEET ISSUE DATE: | 12/20/20 |
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| APPROVED BY: | CL |
| DRAWN BY: | DC |

A3-1

SCALE: AS INDICATED

