



CITY OF NEW BEDFORD
**COMMUNITY PRESERVATION ACT FY26
PROJECT APPLICATION**

PROJECT INFORMATION			
PROJECT TITLE	105 Ashley Blvd Redevelopment	WARD	2
PROJECT LOCATION	105 Ashley BLVD New Bedford, MA 02746		
LEGAL PROPERTY OWNER OF RECORD	Green Miles Properties LLC		
CPA PROGRAM CATEGORY <i>(Select relevant categories for your project)</i>	<input type="checkbox"/> OPEN SPACE	<input type="checkbox"/> HISTORIC RESOURCE	
	<input type="checkbox"/> RECREATION	<input checked="" type="checkbox"/> HOUSING	
ESTIMATED START DATE		ESTIMATED COMPLETION DATE	

PROJECT APPLICANT			
APPLICANT ORGANIZATION NAME	Green Miles Properties LLC		
APPLICANT IS <i>(Check only one)</i>	<input type="checkbox"/> CITY DEPARTMENT	<input type="checkbox"/> NON-PROFIT	<input checked="" type="checkbox"/> PRIVATE GROUP/CITIZEN
CO-APPLICANT ORGANIZATION NAME <i>(If applicable)</i>	N/A		
CO-APPLICANT IS <i>(Check only one)</i>	<input type="checkbox"/> CITY DEPARTMENT	<input type="checkbox"/> NON-PROFIT	<input type="checkbox"/> PRIVATE GROUP/CITIZEN
PROJECT CONTACT PERSON	Audley Bodden		
MAILING ADDRESS <i>(INCLUDE ZIP CODE)</i>	124 Mount Pleasant st		
TELEPHONE NUMBER	508-542-1378	EMAIL:	

PROJECT FUNDING	
CPA FUNDING REQUEST <i>(must match CPA request-line 1 of Project Budget on page 8)</i>	\$150,000
TOTAL PROJECT BUDGET	\$1,983,780

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/we acknowledge and agree that a permanent restriction may be placed on the property as a condition of funding.		
APPLICANT NAME (printed) Audley Bodden	SIGNATURE	DATE 10-27-25
CO-APPLICANT NAME (printed)	SIGNATURE	DATE

Submission Checklist

The following items must be organized on your submitted flash drive in folders named for each applicable section below (e.g., Application, Financial, etc.). Please check each item on this list if it is included in your submission packet. **Note: not all items will apply to each project.**

APPLICATION – All items in this section are required	
<input checked="" type="checkbox"/>	Application Information (page 1)
<input checked="" type="checkbox"/>	Submission Checklist (this page)
<input checked="" type="checkbox"/>	Narrative/Project Management/Category Specific Section/Financial (pages 3-7)
<input checked="" type="checkbox"/>	Project Schedule – Project Budget – Funding Sources Summary (page 8)
<input checked="" type="checkbox"/>	Construction Budget Summary – to be complete for construction projects ONLY (page 9)
<input type="checkbox"/>	Certificate of Vote of Corporation and Tax Compliance Certification (page 10) must be completed by both applicant and co-applicant if non-municipal applicant. The form must be completed by authorized board member. *Certificate of Vote named person must be different person from signer of the certificate.
FINANCIAL	
<input checked="" type="checkbox"/>	One cost estimate from an architect OR two written vendor/contractor quotes (Quotes/cost estimates must be submitted with application – late submissions will not be accepted)
<input checked="" type="checkbox"/>	Proof of secured funding (commitment letters or bank statements), if applicable. Please redact account numbers and any sensitive information.
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. <i>Applications will not be reviewed without this documentation.</i>
<input type="checkbox"/>	Board of Directors listing
<input checked="" type="checkbox"/>	Certificate of Good Standing – available at MA Secretary of State website
<input type="checkbox"/>	501(c) certification (if operating as a non-profit) or corporate certificate
<input type="checkbox"/>	Purchase & Sale agreement or copy of current recorded deed, if applicable.
COMMUNITY SUPPORT	
<input checked="" type="checkbox"/>	Letters of support from residents, community groups, city departments, boards or commissions, etc.
PLANS & REPORTS <i>If applicable to your project, please submit in digital format only.</i>	
<input checked="" type="checkbox"/>	Renderings, site plans, engineering plans, design/bidding plans, specifications, and any MAAB variance requests.
<input checked="" type="checkbox"/>	Applicable reports (21E, Historic Structure Report, appraisals, survey plan, feasibility studies, etc.)
VISUAL <i>If applicable to your project, please submit in digital format only.</i>	
<input checked="" type="checkbox"/>	Photos of the project site (not more than four views per site) Digital copies <u>only</u> .
<input type="checkbox"/>	Catalog cuts (i.e. recreation equipment) if applicable.
FOR HISTORIC RESOURCE PROJECTS ONLY	
<input type="checkbox"/>	Documentation stating 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/resource. Digital copies <u>only</u> .
<input type="checkbox"/>	Report or condition assessment by a qualified professional describing the current condition of the property/resource, if available.
<input type="checkbox"/>	I/We have read the <i>U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties</i> and understand that planning for and execution of this project must meet these standards.

PROJECT NARRATIVE

1 GENERAL NARRATIVE (1000 Character Maximum)

- Describe the proposed scope of work including the project location, property involved, and the proposed use

105 Ashley Blvd is a \$2 million adapted rehabilitation repurpose development located in the Sawyer/Coggeshall neighborhood, across from Beetle St near CVS pharmacy. The site is the former Jerry's Bargain food shop that many local residents fondly remember. The project will partly be new construction while preserving the existing wood framing adaptively reusing the (former Jerry's) shop front portion to the street facing the facade that will maintain consistency of appearance with the neighborhood to create 9 spacious units of mixed low income rental housing targeted for households between 60% - 100% AMI. I'm a local resident and developer with diverse businesses who is applying for \$150,000 in CPA funds for this project. If awarded, these funds will be critical to leveraging over \$1.7 million in private funds that will support the completion of the project. The private lender views a strong local funding match as a positive contribution. The CPA funds requested in this application are to be used for Mechanical/Electrical/Plumbing (MEP) and other Construction Project needs.

2 COMMUNITY NEED (1000 Character Maximum)

- What community need(s) listed in the current CPA Plan 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.

The redevelopment project of 105 Ashley Blvd addresses a number of community needs outlined by the City of New Bedford. The project is consistent with New Bedford's outlined goal to promote creation of affordable housing through revitalization of abandoned/vacant properties that are blighted and underutilized. The project also addresses an important community need for new, sustainable, and accessible housing with ADA compliance (proposing handicap accessibility) on the first floor. In addition to these community needs, the CPA has objectives and to promote the development of different types of affordable housing and this project is creating a range from 60% - 100% AMI in a location that is conveniently on a public transportation main street corridor of (Rt6 and Whales Tooth) commuter line and (SRT stops 202 & 204) and many amenities for residents. The City of New Bedford Housing & Community Development office - Building Plan/Housing Policy that has been adopted seeks to create affordable apartments for a range of income and supporting diverse businesses that this project addresses emphatically.

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 current Community Preservation Plan?

The project has a number of goals and objectives that align with the Community Preservation Plan:

- The project will promote mixed-income development that can provide relief to residents while also breathing a new life into an vacant/abandoned and deteriorating property by revitalizing an older housing stock in the north end section of the City.
- The project creates community housing for a range of income.
- The project has two proposed handicap compliant units for renters with mobility impairments consistent with the CPC's goals in the Community Housing section of the CPA plan.
- The project will provide cleaner, safer, and greener energy levels by using efficient mechanical systems using less power but still creating a comfortable environment for residents.

These goals and objectives are consistent with the CPA Plan that has outlined the Community Housing Needs. In addition to this, I have maintained a close working relationship with the City's Housing and Community Department to align with City objectives.

4 MEASURING SUCCESS (1000 Character Maximum)

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

The success of this project will be measured by several factors ,including:

1. Trasforming a vacant ,blited and distressed property in New Bedford's North End District the Coggeshall/Sawyer neighborhood in wicht many residents live near,visitors pass by when entering and exiting the City,and businesses are proximent to.
2. preserving as much as safely feasible of the Jerry's retail shop when transforming the property to its new residential use.
3. Adding 9 units of new and spacious affordable housing to households with a range of incomes (60% - 100%AMI) to increase vibrancy in the neighborhood.
4. Bringing a multi-million dollar mixed -income project deliverd by a local resident and diverse business leader

5 COMMUNITY SUPPORT (1000 Character Maximum)

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

The 105 Ashley Blvd project has avhived multiple local CPA planning and wider City goals & ojectives that has earned the project community support. The project is bringing adaptive reusa solution to a long vacant/abandon and distressed site. The the project has obtained numerous letters of support from it abutting, neighbors and businesses. As the project owner, I personally door knocked on community members door to reach and inform them of my plans to revitalize the dilapidated building into mixed-income affordable housing. On a state level the project has received OneStop Grant Funds from MassDevelopment that is continuing to support the planning and engineering efforts. This funding came from the underutilized properties program with \$147,000 awarded. the evaluators of the Commonwealth's UPP program undertood how this project meets the housing needs of the City by reaching a range of income levels and accessibility.

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 only, is the property at risk for irreparable loss? If so, please include a condition assessment from a qualified professional if available.*

The \$ 150,000 in CPA funds requested in this application is critical to leveraging CPA funding , State and private lending funding to develop the project. Green Miles Properties is expected to finalize all constrution funding documents for the project in mid-late Novemberr 2025. The Lender like to see funding support and direct equity in the project wich this project has succesfully done. 105 ashley in control of Green Miles Properties, the applicant ,for CPA funds. The opportunity to leverage additional local CPA funding will demonstrate the capital commitments intended to bring affordable housing resources to the City of New Bedford.

PROJECT MANAGEMENT

1 APPLICANT INFORMATION (1000 Character Maximum)

- Describe applicant. Is applicant a public entity, private non-profit, private for-profit, an individual, a partnership, or another type of entity? What is the history and background of the applicant?
- Identify and describe the roles of all participants (applicants, architects, contractors, etc.) including the project manager.
- Describe any past projects of similar type and scale, or experience that demonstrates the applicant's ability to carry out this project.

The developer for the 105 project is Green Miles Properties LLC. This diverse business is minority owned real estate firm that extends experience in owning and managing rental property in New Bedford. Owner and developer of Green Miles Properties is, Audley a local resident and business owner in New Bedford. As a local resident, when Audley had the opportunity to purchase 105 Ashley Blvd and devise a plan to redevelop the abandoned long vacant building, he wanted to create a plan that would support his community. Green Miles Properties LLC is a sole member entity run by Audley and will be the developer and long-term owner of the property. Other team members include CDBS Design as the architect. who has been obtained in partnership with Masshousing to support the financing and planning of the project. In addition, structural and civil engineering firms Dan Bonardi (structural) and CAB Engineering Solutions (civilare a part of the design and permitting team. Green Miles Properties has acquired has aquired and manage another 6 unit property in New Bedford

2 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.

The 105 Ashley Blvd project has been in the planning 3+ years and is highly ready to proceed pending the award of final construction funding. the property was acquired in 2017, and extensive due diligence has been completed. There were easements to be resolved and after a few years of work, they are complete. the property went through Site Plan review for a couple of years and achieved a conditional approval in February of 2024. next steps include site prep work and finalizing the design set with the architect and engineering team to bring this design to full construction documents. The Site Plan Approval was a big milestone this year that will allow the team to begin environmental cleanup work, finalize design elements for construction, and begin on mechanical elements. With the approval all quoted work for environmental hazards, fire suppression, and light demolition are prepared to begin if awarded.

3 PROJECT MAINTENANCE (1000 Character Maximum)

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

The 105 Ashley Blvd project will be self-managed by Green Miles properties LLC by audley Bodden who is an experienced property owner and manager of residents in New Bedford. If any maintenance related items come up for the completed project, Green Miles Properties will handle them. As an experienced owner/operator, Green Miles Properties keeps replacement reserves as part of the financial structuring of the project.

COMPLETE FOR HISTORIC RESOURCE PROJECTS ONLY

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, i.e., hiring of a consultant.

COMPLETE FOR PROJECTS WITH ACCESSIBILITY REQUIREMENTS ONLY

CPA Compliance (500 Character Maximum)

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

COMPLETE FOR COMMUNITY HOUSING PROJECTS ONLY

CPA Compliance (500 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).

The proposed 105 Ashley Blvd project will create 9 new mixed-income rental housing units. The program includes 2 units to be handicapped compliant by providing first floor access and utility. there is estimated to be ten off street vehicle parking spaces, five motorbike spaces, and six bicycle parking spaces. The project will target households with a broad range of incomes from 60% AMI to 100% AMI, which mets the CPA affordability requirements. The unit mix will be one bedroom and two bedroom units with the potential for one three bedroom unit. A detailed development and operating budget is provided within this application.

PROJECT FINANCIAL INFORMATION

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. A bullet point list is acceptable.
- Will the project require CPA funding over multiple years? If so, provide estimated 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 receives a reduced amount?

The 105 Ashley Blvd project submitted for NSP funding in FY2025 as a project partner with a local non profit. his application was not funded. Since the las funding round for NSP, green Miles Properties has made the strategic descion to phase the project where design, environmental and light demolition is handled first. The project will be financed as one projecting a phased appraoch rather than trying to peice-mail funding together. To show how phasing has moved forward, a UPP grant of \$147,000 was awarded last year to finalize the architecture and engineering desgin work folled by \$100K in the CPA funding timeline of FY25 for light demo and mechanicals. The project will not seek additional CPA funding in FY27 if awarded this FY26 request year as funding needs would be satisfied. The basis for this secound round CPA funding request of 150,000 has been derived from the total cost to develop the project receiving cost estimates, and insuring that the project meets the eligibility requirements of CPA to be funded and is to be mindful of other projects across the City that also need funding just as much. as note elsewhere in the application, the CPA funding is cretical in order to leverage the estimated \$1.9 million dollars in CPA, State and Private funding groups by showing the local commitment and direct equity already contributed to the project. the additional CPA funding becomes the final desiding piece to the captial stack. the property has already been acquired by Green Miles Properties in 2017 and does not need funding for this milestone.

PROJECT SCHEDULE – PROJECT BUDGET – FUNDING SOURCE SUMMARY

PROJECT SCHEDULE

Please provide a project timeline below, noting all project milestones. Please note the City Council must approve all appropriations of CPA funds. Grant funding will not be available for disbursement until after July 1, 2022.

	ACTIVITY	ESTIMATED DATE
PROJECT START DATE:	Final A&E Design	October 2025
PROJECT MILESTONE:	Construction Start	December 2025
50% COMPLETION STAGE:	50% Completion	July 2026
PROJECT MILESTONE:	100% Construction Completion	March 2027
PROJECT COMPLETION DATE:	Closrout/Stabilization/Occupancy	May 2027

PROJECT BUDGET

Please include an **itemized budget** of all project expenses. Note: CPA funds cannot be used for maintenance. If the project received CPA funds in another fiscal year, please include this amount on a separate line, not on line 1.

FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA FY26***	\$	\$	\$	\$ 100,000	\$ 100,000
2	Equity (property)	\$	\$	\$	\$100,000	\$100,000
3	UPP Award	\$	\$147,000	\$	\$	\$147,000
4	New Bedford CPA FY26	\$	\$	\$	\$150,000	\$150,000
5	Owner direct funds	\$	\$	\$	\$201,000	\$201,000
6	Permanent Debt	\$	\$	\$	\$1,285,000	\$1,285,000
7		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$ 147,000	\$	\$ 1,836,000	\$ 1,983,000

* 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.

***New Bedford CPA (Line 1) amount should match the amount requested on the application cover page.

ANTICIPATED FUNDING SOURCE SUMMARY

Please explain the current 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	New bedford CPA FY25	funds awarded FY25
2	Underutilized properties program (UPP)	funds awarded FY25
3	Equity	As previously stated property owned
4	Owner direct additional funds	Owners additional funds to leverage
5	permanant debt	Application pending other additional funding sources
6		
7		

CONSTRUCTION BUDGET

To be completed for construction projects only

If you have a construction budget, it may be submitted in lieu of this page.

ACTIVITY	CPA FUNDS	OTHER FUNDS	TOTAL
Acquisition Costs			
Land	\$	\$	\$
Existing Structures	\$	\$	\$
Other acquisition costs	\$	\$	\$
Site Work (not in construction contract)			
Demolition/clearance	\$50,00	\$	\$50,00
Other site costs	\$23,450	\$50,00	\$73,450
Construction/Project Improvement Costs			
New Construction	\$126,550	\$900,000	\$1,026,550
Rehabilitation	\$	\$605,500	\$605,500
Performance bond premium	\$	\$50,000	\$50,000
Construction contingency	\$	\$211,000	\$211,000
Other		\$	\$
Architectural and Engineering (See Designer Fee Schedule for guidance): https://www.mass.gov/files/design_fee_schedule- dsb_2015_2007.pdf			
Architect fees	\$	\$	\$
Engineering fees	\$	\$	\$
Other A & E fees	\$	\$147,000	\$147,00
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	\$	\$10,000	\$
Operating/Maintenance	\$	\$	\$
Taxes	\$	\$7,000	\$
Insurance	\$	\$3,500	\$
Other	\$	\$	\$
TOTAL	\$	\$1,983,500	\$1,983,780

**CERTIFICATE OF VOTE OF CORPORATION AUTHORIZING
EXECUTION OF CORPORATE AGREEMENTS**

At a meeting of the Board of Directors of _____(organization) duly called and held on _____, 20____ at which a quorum was present and acting throughout, the following vote was duly adopted.

VOTED: That _____(person), the _____(title) of the corporation, be and hereby is authorized to affix the Corporate Seal, sign and deliver in the name and on behalf of the corporation, contract documents with the City of New Bedford, the above mentioned documents to include but not be limited to Bids, Proposals, Deeds, Purchase and Sales Agreements, Agreements, Contracts, Leases, Licenses, Releases and Indemnifications; and also to seal and execute, as above, surety company bonds to secure bids and proposals and the performance of said contract and payment for labor and materials, all in such form and on such terms and conditions as he/she, by the execution thereof, shall deem proper.

A TRUE COPY, ATTEST:

Name (printed)

Signature (Affix Corporate Seal)

Title

Date

=====

TAX COMPLIANCE CERTIFICATION

Pursuant to Chapter 62C of the Massachusetts General Laws, Section 49A(b), I, the undersigned, authorized signatory for the below named contractor, do hereby certify under the pains and penalties of perjury that said contractor has complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Signature

Print Name

Organization name

Federal Tax ID #

Date



MAYOR
JON MITCHELL

DIRECTOR OF CITY PLANNING
JENNIFER CARLONI

City of New Bedford Department of City Planning

133 William Street • Room 303 • New Bedford, Massachusetts 02740
Telephone: (508) 979.1488 • Facsimile: (508) 979.1576

COMMUNITY PRESERVATION COMMITTEE

SENT VIA EMAIL

April 22, 2025

RE: FY25 CPA PROJECT FUNDING FOR **105 Ashley Boulevard Redevelopment**

Dear Mr. Bodden:

The Community Preservation Committee is pleased to confirm that the New Bedford City Council approved on April 10, 2025 the CPC recommendation to appropriate \$100,000 of Community Preservation Act (CPA) funds for your project, **105 Ashley Boulevard Redevelopment**. A copy of the City Council vote awarding the grant is attached to this email.

Please note the award and acceptance of CPA funding is subject to project conditions set forth by the Community Preservation Committee as well as your organization entering into a Grant Agreement with the City, which will govern the use and disbursement of the funds. The grant agreement will be sent to you via DocuSign by mid-June.

Prior to project commencement, a **project start-up meeting** must be scheduled with Jessica Bailey, CPA Coordinator. Upon receipt of this letter, please contact Ms. Bailey by May 30th to schedule a Zoom meeting. She may be reached either by email at Jessica.Bailey@newbedford-ma.gov or by phone at 508-979-1488.

At this meeting, your grant agreement, project phases, budget, and other funding requirements will be reviewed and discussed. In addition, the Disbursement Schedule will be reviewed as this document serves as a starting point to determine project milestones and phase dates. An example of the Disbursement Guidelines will be provided for your review prior to the project start-up meeting. All communication with the City regarding your CPA project should be directed to Ms. Bailey.

Thank you for working in partnership with the Community Preservation Committee. We look forward to the positive contribution your project will make to the community.

Sincerely,

Janine da Silva
Chair



99 High Street
Boston, MA 02110

Main: 617-330-2000

Fax: 617-330-2001

massdevelopment.com

VIA Electronic Mail

October 15, 2024

Audley Bodden
Owner/Founder
Green Miles Properties, LLC
124 Pleasant Street
New Bedford, Massachusetts 02740

RE: FY25 Underutilized Properties Program Grant Award

Dear Audley Bodden:

Maura Healey
Governor

Kim Driscoll
Lieutenant Governor

Yvonne Hao, Chair
*Secretary of Economic
Development*

Congratulations on Green Miles Properties, LLC's successful application to the FY25 Round of the Community One Stop for Growth. On behalf of the Healey-Driscoll Administration, I am pleased to inform you that a grant in the amount of \$147,000 from the Underutilized Property Program (UPP) has been approved to support the 105 Ashley Blvd Redevelopment. This funding will be used for Pre-Construction: Architectural and Engineering Plans, located at 105 Ashley Blvd, New Bedford.

If this project is located in an MBTA Community, please note that a Grant Agreement will not be executed if the community is noncompliant with Section 3A of M.G.L. Chapter 40A as determined by the Executive Office of Housing and Livable Communities.

To receive your award, you must enter into a Grant Agreement with MassDevelopment which requires providing the information listed in Attachment A of this letter by no later than December 31, 2024.

Please be advised that this letter does not constitute an agreement or contract with MassDevelopment or the Commonwealth of Massachusetts, and the grant award is not final until the organization has executed a Grant Agreement with MassDevelopment. No MassDevelopment funds will be disbursed until the Grant Agreement is fully executed and all disbursement conditions are met. You should not proceed with any grant activities until a contract is in place.

Your primary contact during this process will be Dottie Fulginiti, Vice President, Community Development and UPP Program Manager. She can be reached at Dfulginiti@massdevelopment.com.

MassDevelopment's primary mission is to help build the communities of the Commonwealth by stimulating economic development. We look forward to working with you to make your project a reality for the benefit of New Bedford and all of the people of Massachusetts.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marcos Marrero', with a stylized flourish at the end.

Marcos Marrero

Deputy Director & Senior Executive Vice President

Attachment A

*This information must be provided to MassDevelopment
no later than December 31, 2024*

1. A copy of your incorporation listing which confirms your organization's name and corporate address. This can be found by searching the Massachusetts' Secretary of State's Corporations Search database. Please note this should be the same name as the grant applicant and is the entity that will be receiving the grant award.
2. Form W-9
3. Copy of the property record card from the City or Town's Assessors Office or the property title from the Registry of Deeds confirming site ownership; if site control is a long-term lease, a fully executed copy of the lease should be submitted.
4. Scope(s) of work detailing all activities outlined in your Award Letter that will be completed using grant funds. Any changes from the listed work must be approved in advance by MassDevelopment and may impact your award.
5. A completed, updated budget template that will be provided following receipt of your Award Letter.
6. Evidence of all other funding necessary to make the project viable.
7. Estimated timeline for grant funded work completion.
8. Name, title and email address of the person authorized to sign the Grant Agreement.
9. Name, title and email address of the project contact.



The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

September 19, 2025

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

GREEN MILES PROPERTIES, LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **June 29, 2022.**

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation; that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156C, § 70 for said Limited Liability Company's dissolution; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are: **AUDLEY ANTONY GREEN BODDEN, ANNE AKINYI GREENBODDEN**

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **AUDLEY ANTONY GREEN BODDEN, ANNE AKINYI GREENBODDEN**

I also certify that the names of all persons authorized to act with respect to real property listed in the most recent filing are: **AUDLEY ANTONY GREEN BODDEN, ANNE AKINYI GREENBODDEN**

In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

William Francis Galvin

Secretary of the Commonwealth



Processed by: QL

QC by: *KM*



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Certificate of Organization

(General Laws, Chapter)

Identification Number: 001591870

1. The exact name of the limited liability company is: GREEN MILES PROPERTIES, LLC

2a. Location of its principal office:

No. and Street: 105 ASHLEY BOULEVARD
 City or Town: NEW BEDFORD State: MA Zip: 02746 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 105 ASHLEY BOULEVARD
 City or Town: NEW BEDFORD State: MA Zip: 02746 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

THE GENERAL CHARACTER OF THE BUSINESS OF THE LLC IS TO ENGAGE IN THE HOLDING, BUYING, SELLING AND DEVELOPMENT OF REAL ESTATE, AS WELL AS THE MANAGING, LEASING AND RENTING OF SAID REAL PROPERTY, AND TO ENGAGE IN ANY LAWFUL ACTIVITIES DIRECTLY OR INDIRECTLY RELATED OR INCIDENTAL THERETO, INCLUDING THE LENDING AND BORROWING OF MONEY, AND TO ENGAGE IN ANY OTHER ACTIVITY IN WHICH A LIMITED LIABILITY COMPANY ORGANIZED UNDER THE LAWS OF THE COMMONWEALTH OF MASSACHUSETTS MAY LAWFULLY ENGAGE.

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: AUDLEY ANTONY GREEN BODDEN
 No. and Street: 105 ASHLEY BOULEVARD
 City or Town: NEW BEDFORD State: MA Zip: 02746 Country: USA

I, AUDLEY ANTONY GREEN BODDEN resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	AUDLEY ANTONY GREEN BODDEN	105 ASHLEY BOULEVARD NEW BEDFORD, MA 02746 USA
MANAGER	ANNE AKINYI GREENBODDEN	105 ASHLEY BOULEVARD NEW BEDFORD, MA 02746 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
SOC SIGNATORY	ANNE AKINYI GREENBODDEN	105 ASHLEY BOULEVARD NEW BEDFORD, MA 02746 USA
SOC SIGNATORY	AUDLEY ANTONY GREEN BODDEN	105 ASHLEY BOULEVARD NEW BEDFORD, MA 02746 USA

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	AUDLEY ANTONY GREEN BODDEN	105 ASHLEY BOULEVARD NEW BEDFORD, MA 02746 USA
REAL PROPERTY	ANNE AKINYI GREENBODDEN	105 ASHLEY BOULEVARD NEW BEDFORD, MA 02746 USA

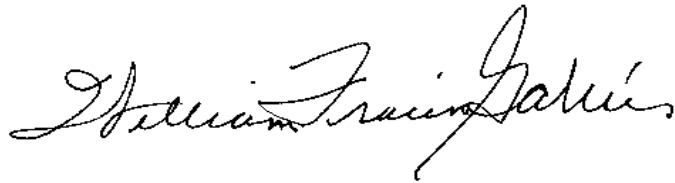
9. Additional matters:

SIGNED UNDER THE PENALTIES OF PERJURY, this 29 Day of June, 2022,
AUDLEY ANTONY GREEN BODDEN, AS TRUSTEE OF THE NEW HORIZON TRUST
(The certificate must be signed by the person forming the LLC.)

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

June 29, 2022 12:28 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, stylized 'G' at the end.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth



Massachusetts Housing Finance Agency
One Beacon Street Boston, MA 02108

Tel: 617-854-1000 Relay 711
Fax: 617-854-1091 www.masshousing.com

November 15, 2024

To: New Bedford Community Preservation Committee
City Hall
133 William Street 3rd Floor
New Bedford, MA 02740

RE: Green Miles Properties and 105 Ashley Blvd New Bedford Redevelopment

Dear Committee Members,

Audley Bodden, owner of Green Miles Properties LLC, project at 105 Ashley Blvd New Bedford, MA (the “property”) has participated in MassHousing’s Neighborhood Hub Pilot Program for Emerging Developers. The program initially began in November 2023 to support the redevelopment of the property. The Neighborhood Hub Pilot Program for Emerging Developers provides technical assistance to Gateway Cities to support neighborhood stabilization and revitalization. As part of this work, the Neighborhood Hub, in conjunction with municipalities, contracts with consultants to provide technical assistance with the goal of building capacity to emerging developers working in Gateway Cities to support redevelopment projects. Audley’s project is consistent with these guiding principles of the Hub program.

The technical assistance provided through the program included the following work:

- Proforma review and evaluation
- Permitting assistance
- Identifying and applying appropriate grant funding (OneStop, CPA, NSP)
 - Success was found in securing \$147,000 in Underutilized Property Program Funding.
- Developing a core development team to push design forward

The Hub program fosters investment in Emerging Developers like Audley, to promote advancement opportunities for diverse businesses. The Hub program sees these opportunities as a way to create wealth building and leveraging a more wholistic housing ecosystem. Audley’s vision to redevelop the long-vacant commercial warehouse into 9 units of affordable housing with 2 proposed accessible units is a great match for the technical assistance it received. Thank you for your time and consideration.

Sincerely,

Paul McMorrow
Director of Communications & Policy

Maura Healey, Governor
Kim Driscoll, Lt. Governor

Jeanne Pinado, Chair
Carolina Avellaneda, Vice Chair

Chrystal Kornegay,
Chief Executive Officer



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

December 6, 2023

Chrystal Kornegay, Executive Director
MassHousing
One Beacon Street
Boston, MA 02108

RE: 105 Ashley Blvd New Bedford Redevelopment

Dear Ms. Kornegay:

I write in support of Audley Bodden and Green Mile Properties in their application for funding from MassHousing's Neighborhood Stabilization Program for their development at 105 Ashley Boulevard.

In March 2023, the City of New Bedford issued *Building New Bedford: Strategies to Promote Attainable Housing for All in a Thriving New Bedford*, a new plan that articulates our focus on addressing a housing shortage by collaborating with residents, developers, business owners, non-profit organizations, and others to support thoughtful housing opportunities. This principle aligns with the proposed project, which creates new attainable rental housing opportunities for our residents in what has been a long-vacant, abandoned, and blighted property.

All 9 units will be affordable to local residents, and my administration supports the use of Neighborhood Stabilization Program funding and the ensuing restriction of three of the units at the 80% AMI level. Removing this distressed commercial building will improve quality of life in the neighborhood and bring nine new units of much-needed rental housing. This project is "shovel ready" as soon as early 2024, and the core development team is established and looking for financial support to execute their vision.

We urge your consideration for fully funding the grant request.

Sincerely,

Jon Mitchell
Mayor

Joyce Pote
141 Green St.
Karl Zure
109 Ashley Blvd Unit 3

ELTO M
116 ASHLEY BLVD
NEW BEDFORD

Kamela Cardoso
99 Ashley Blvd unit 3



Fire Protection Estimate

6 Canterbury Lane
Dartmouth, MA 02347
508-998-3031

105 Ashley blvd
New Bedford, MA 02740

August 16, 2024

Dartmouth Fire Protection is pleased to submit this proposal to install a Wet sprinkler system as per NFPA 13R. Also a NFPA 13 Dry sprinkler system in unheated garage area. Work will begin at the flange inside the building done by others. New sprinkler piping and heads will be installed as per room layouts from a Fire protection engineering. New black steel sprinkler piping, will be installed in the basement with hangers and sprinkler heads, CPVC piping will be installed on other levels. This price is based on a Sq Ft basis. Any changes in architectural/Fire protection engineering design may add additional cost. All engineering will be done by Freedom Fire Protection LLC.

All work to be performed by a MA licensed Journeyman Sprinkler Fitters
All work to be done during normal business hours. Mon-Fri (7:00am to 4:00pm)
A Fire sprinkler permit is included in the proposal from the NB F.D
No Fire alarm work is included in this proposal
No Painting of pipe or building fire rated soffits
No Above ceiling protection included
No under ground piping is included in proposal
No Coring through cement or brick / Fire sealing floors or walls for sprinkler pipes
Not responsible for utilities inside walls that need to be moved or repaired for pipe penetrations .
All work will be installed as per NFPA 13-13R and local building codes

Our proposal includes the following:

1. Design based on NFPA 13-13R and MSBC
2. Wet System Design, Calculations
3. Dry System Design , Calculations
4. Building survey to generate AutoCAD files
5. Electronic PE stamp
6. General notes and necessary details
7. Hydraulic Calculations
8. Affidavit's

Our proposal excludes the following:

1. Flow Testing
2. Standpipe design
3. Fire Pump design
4. Seismic calculations

MA Fire Protection Contractor's LLC. SC-210082



Fire Protection Estimate

6 Canterbury Lane
Dartmouth, MA 02347
508-998-3031

Installation
Engineering
Permits
\$45,500.00

Forty Five Thousand Five Hundred 00/100

Price is valid for 30 day and 25% deposit is required at signing of proposal. Our quote is based upon our current understanding of the scope of work. Should the actual scope of work be greater than our understanding, or if additional work is required, we reserve the right to renegotiate a fair increase in our fee. We can provide a hydrant flow test if needed for an additional fee of \$1200.00. Price includes all permits and fees from the city of New Bedford to obtain hydrant flow data.

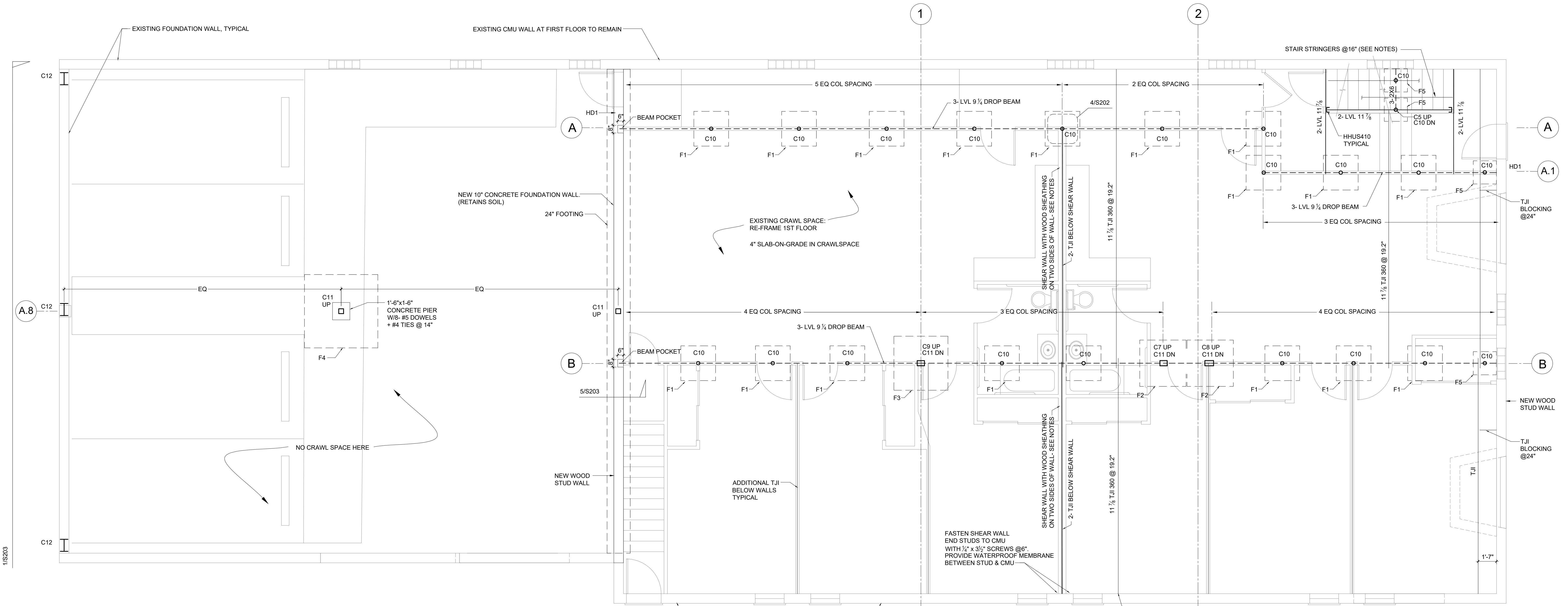
Sincerely,

Shane Collins

Dartmouth Fire Protection

I understand and agree to the terms of the above proposal.

Signature _____ Print _____ Date: _____



COLUMN SCHEDULE:

- C1- 2- 2X4
- C2- 3- 2X4
- C3- 4- 2X4
- C4- 2- 2X6
- C5- 3- 2X6
- C6- 4- 2X6
- C7- 5- 2X6
- C8- 6- 2X6
- C9- PSL 5 1/4 x 7 1/4 - BEAR DIRECTLY ON BEAM OR COLUMN BELOW
- C10- 4\"/>

NOTE:

1. COLUMNS NOTED ABOVE FOR HEADERS ARE MINIMUM NUMBER OF JACK STUDS
2. PROVIDE MINIMUM 1 JACK STUD AT ENDS OF HEADERS WITHOUT COLUMN MARK
3. PROVIDE MINIMUM 1 KING STUD IN ADDITION TO JACK STUDS AT EACH END OF HEADERS

FOOTING SCHEDULE:

- F1- 3'-0\"/>

HOLD-DOWN SCHEDULE:

- HD1- HDU4 WITH 5/8\"/>

1 FIRST FOOR FRAMING PLAN / FOUNDATION PLAN
SCALE: 1/4"=1'-0"

NOTE: FRAMING IS SHOWN OVER FIRST FLOOR ARCHITECTURAL PLAN

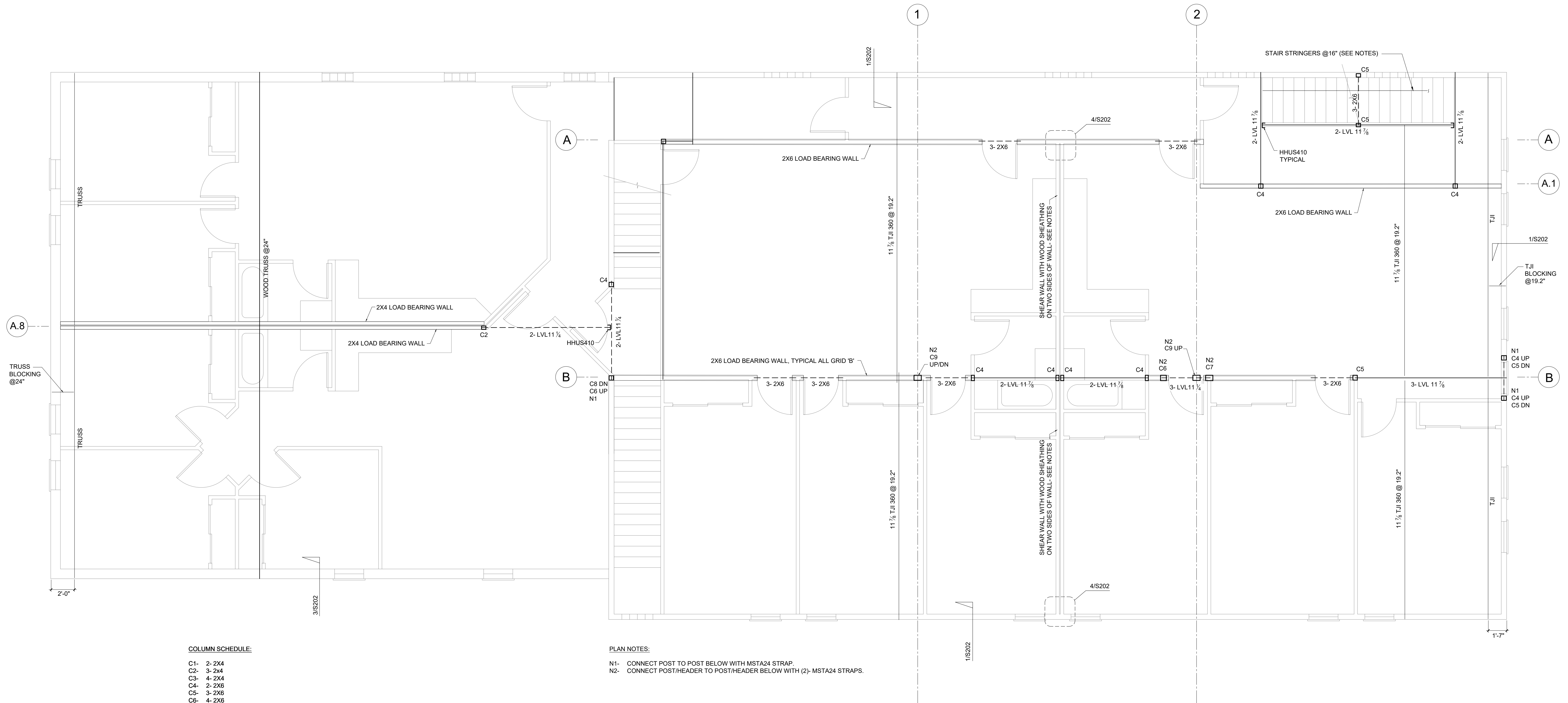
105 ASHLEY BOULEVARD
NEW BEDFORD, MA

9/26/2025 FIRST FLOOR FRAMING PLAN
FOUNDATION PLAN

Dan Bonardi
Consulting Engineers
108 Summer Street
Arlington, MA 02474
t 781 483 3336



S101



COLUMN SCHEDULE:

- C1- 2- 2X4
C2- 3- 2X4
C3- 4- 2X4
C4- 2- 2X6
C5- 3- 2X6
C6- 4- 2X6
C7- 5- 2X6
C8- 6- 2X6
C9- PSL 5 1/4 x 7 1/4 - BEAR DIRECTLY ON BEAM OR COLUMN BELOW
C10- 4\"/>

NOTE:

1. COLUMNS NOTED ABOVE FOR HEADERS ARE MINIMUM NUMBER OF JACK STUDS
2. PROVIDE MINIMUM 1 JACK STUD AT ENDS OF HEADERS WITHOUT COLUMN MARK
3. PROVIDE MINIMUM 1 KING STUD IN ADDITION TO JACK STUDS AT EACH END OF HEADERS

PLAN NOTES:

- N1- CONNECT POST TO POST BELOW WITH MSTA24 STRAP.
N2- CONNECT POST/HEADER TO POST/HEADER BELOW WITH (2)- MSTA24 STRAPS.

1 3RD FOOR FRAMING PLAN / LOW ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

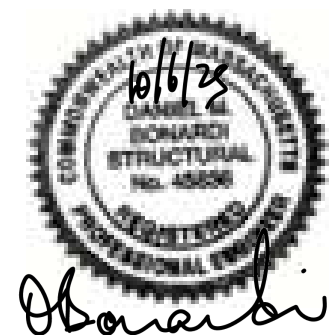
NOTE: FRAMING IS SHOWN OVER 2ND FLOOR ARCHITECTURAL PLAN

105 ASHLEY BOULEVARD
NEW BEDFORD, MA

9/16/2025 3RD FLOOR FRAMING PLAN

Dan Bonardi
Consulting Engineers
108 Summer Street
Arlington, MA 02474
t 781 483 3336

S103



STRUCTURAL NOTES

Design Live Loads
Living areas 40 psf
Stairs and Corridors 100 psf
Roof snow 28 psf + drift

Risk Category II

Wind Load Criteria
Wind speed V=129 mph
Exposure B
Importance factor I=1.0

Seismic Load Criteria
Ss=0.19
S1=0.053
Site class D
R=6.5 Light framed shear walls with wood sheathing / R=3.0 Steel Moment Frame
Importance factor I=1.0
Seismic design category B

General

1. All work shall conform to the 10th edition of Massachusetts State Building Code, structural notes and specifications.

Foundations

1. Footings and slab on grade shall be supported on natural soil or compacted structural fill.
2. Foundations have been designed based on an available soil bearing capacity of 2000psf.

Concrete

1. Prepare design mixes, proportioned according to ACI 301, as follows:
Exterior slabs, steps and retaining walls: f'_c = 5000 psi; normal weight; 1" maximum aggregate size, 5%-7% air entrainment.
Foundation walls and footings: f'_c = 4000 psi; normal weight; 1" maximum aggregate size.
Interior slabs: f'_c = 3000 psi; normal weight; 1" maximum aggregate size.
2. Reinforcing steel minimum yield strength: 60 ksi.
3. Provide saw-cut control joints at slabs-on-grade at a maximum spacing of 10'-0" on center, each way.

Structural Steel

1. Conform to AISC Code of Standard Practice.
2. Members shall conform to the following material specifications:
Beams - A992
Channels, Plates, Rods - A36
HSS - A500 grade B
Bolts - A325
3. All steel components at exterior of building shall be hot-dipped galvanized.
4. Welding shall conform to AWS D1.1 and D1.6.
5. Welders shall be licensed in the State of Massachusetts.
6. Bolt Diameter - $\frac{3}{4}$ " unless noted otherwise.

Wood Framing- General

1. All members (except wall plates) shall be SPF, Douglas Fir-Larch or Southern Pine no. 2 or better unless otherwise noted.
2. Wall plates shall be Douglas Fir-Larch no. 2 or Southern Pine no. 2 Dense.
3. TJI, LSL & LVL members shall conform to Trusjoist specifications or approved alternate.
4. Connect all members according to table 2304.10.1 of the International Building Code unless otherwise noted.
5. Provide hangers at all beams and joists framing to side of supporting member.
6. All connection hardware shall conform to Simpson Strong-Tie specifications or approved alternate.
7. Beams consisting of multiple plies shall be fastened through each ply with three rows of nails at 12" on center. Column plies shall be fastened together with nails at 12" on center staggered along each edge. Use 10d nails at 2x members and 16d nails at LVL members.
8. Provide blocking below columns at each floor and sill.
9. Locate joists within 3" of studs.
10. Provide web fill plate at double TJI joists. Fasten with 3 rows 10d at 6", clinched.

Exterior Walls, Interior Bearing Walls & Shear Walls

1. Studs: See architectural drawings for stud size. Stud spacing: 19.2" oc.
2. Provide 3 studs at corners.
3. Continuous top plate: Double 2x4 or 2x6 at Floors. Provide Triple plate below roof Trusses.
4. Bottom plate: single 2x4 or 2x6.
5. Provide sill plate anchors at all exterior walls and interior shear walls. Anchor spacing shall not exceed 5'-0". Provide a minimum of two anchors per sill member. End anchors shall be located 4"-12" from end of sill. Anchors at exterior walls shall be Simpson Cast-in-Place MASAP / MASB anchors.
6. Provide 2x blocking between studs at all sheathing panel edges.

Exterior Wall Sheathing and Interior Shear Wall Sheathing

1. Sheathing: $\frac{1}{2}$ " structural 1 wood sheathing, exposure 1.
2. Fasten all panel edges as follows with 8d at 6" on center.
3. Fasten interior of panels to all studs with 8d at 12" on center.

Floor and Roof Sheathing

1. Sheathing: $\frac{3}{4}$ " wood sheathing, 24" min span rating, exposure 1.
2. Long direction of panels shall be perpendicular to joists and rafters.
3. Nails at all panel edges over support: 8d nails at 6" on center / 4" on center at roof edges.
4. Nails at interior of panels: 8d nails at 12" on center at each joist.
5. Floor sheathing shall be glued and nailed to supporting members.
6. Sheathing shall have tongue-and-groove edges. Sheathing clips between supporting members may be used at roof sheathing in lieu of tongue-and-groove edges.

Stair Framing

1. Stair stringers shall consist of notched 2X12 + continuous 5 $\frac{1}{2}$ " LVL below treads. Fasten with 12d @12".
2. Connect stringers to header with LSCZ.

Prefabricated Wood Trusses

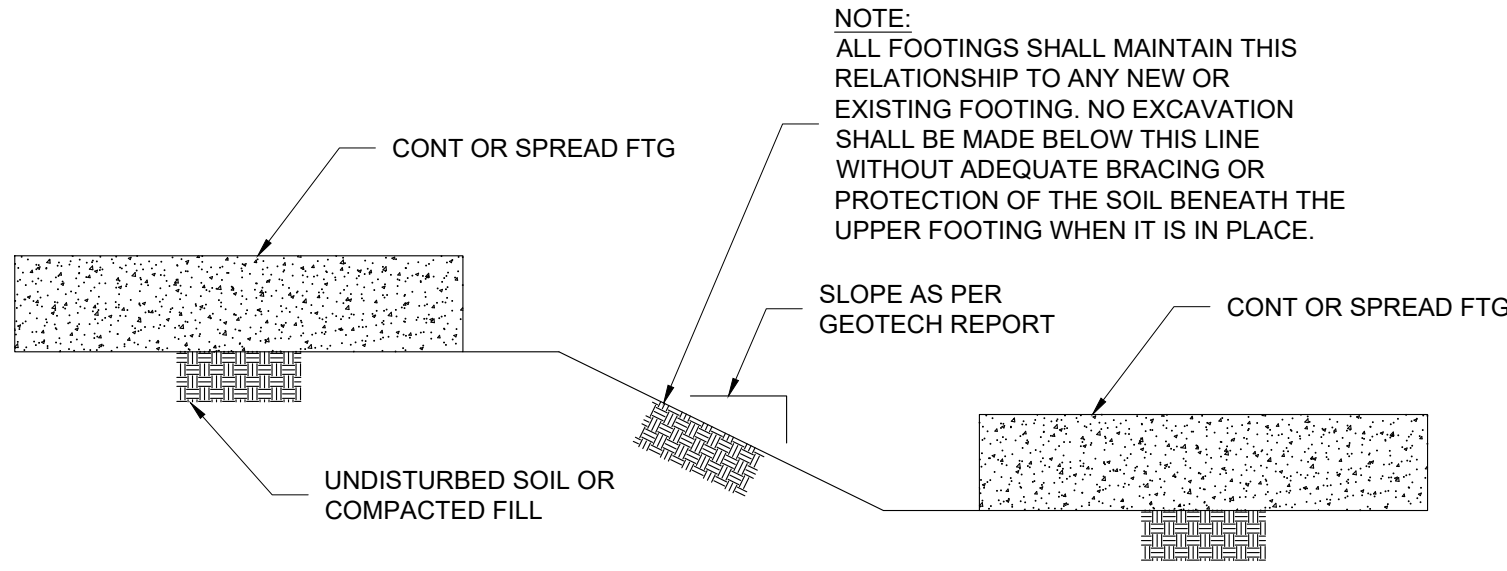
1. Design trusses for loads shown below with load combinations specified by the IBC.
2. Design shall be completed or supervised by a professional engineer licensed in Massachusetts.
Submit sealed design calculations for approval prior to fabrication.
3. Snow load deflection of trusses shall not exceed Span/240 or $\frac{3}{8}$ "

TRUSS DESIGN LOADS (LBS/SQ FT)

TOP CHORD DEAD LOAD	6
TOP CHORD SNOW LOAD	30
BOTTOM CHORD DEAD LOAD	7
WIND UPLIFT	Per ASCE 7-10

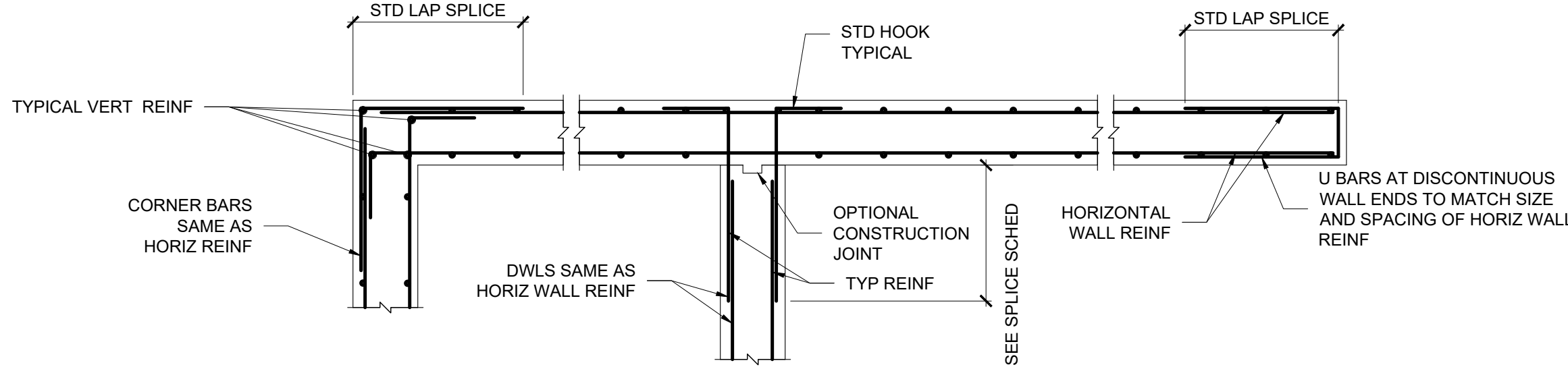
Note:

1. Truss self-weight must be added to the above loads.
2. All loads are unfactored service loads.



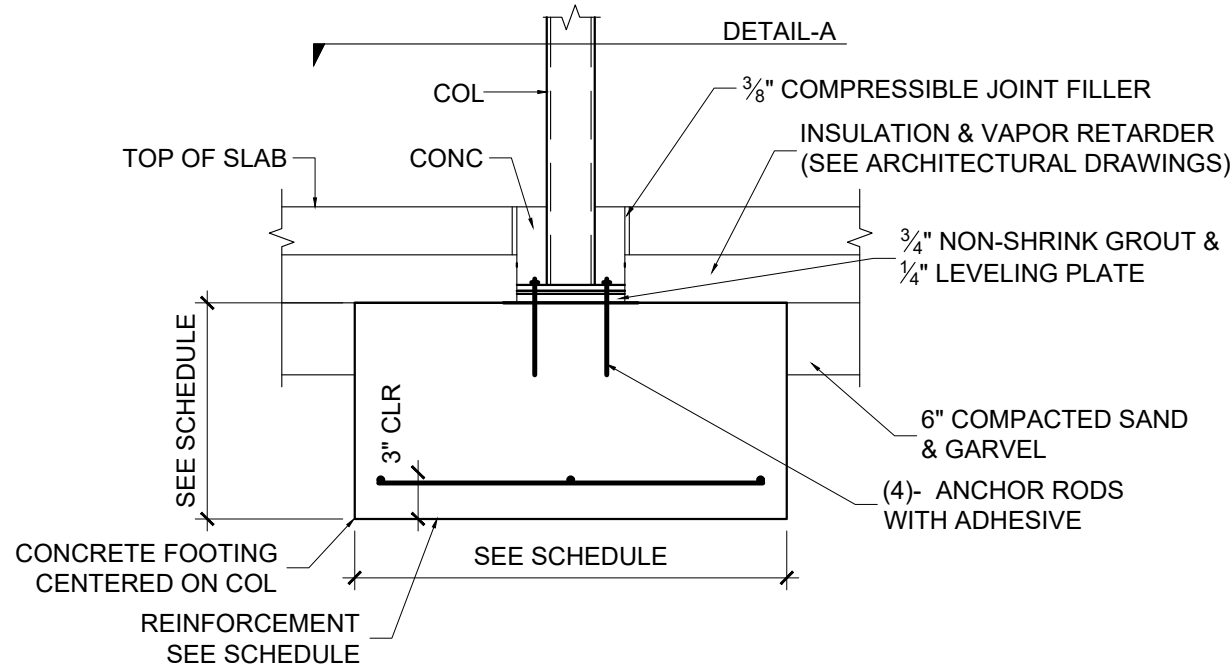
TYPICAL DETAIL OF ADJACENT FOOTINGS
AT DIFFERENT ELEVATIONS ON SOILS

$\frac{1}{2}$ " = 1' - 0"



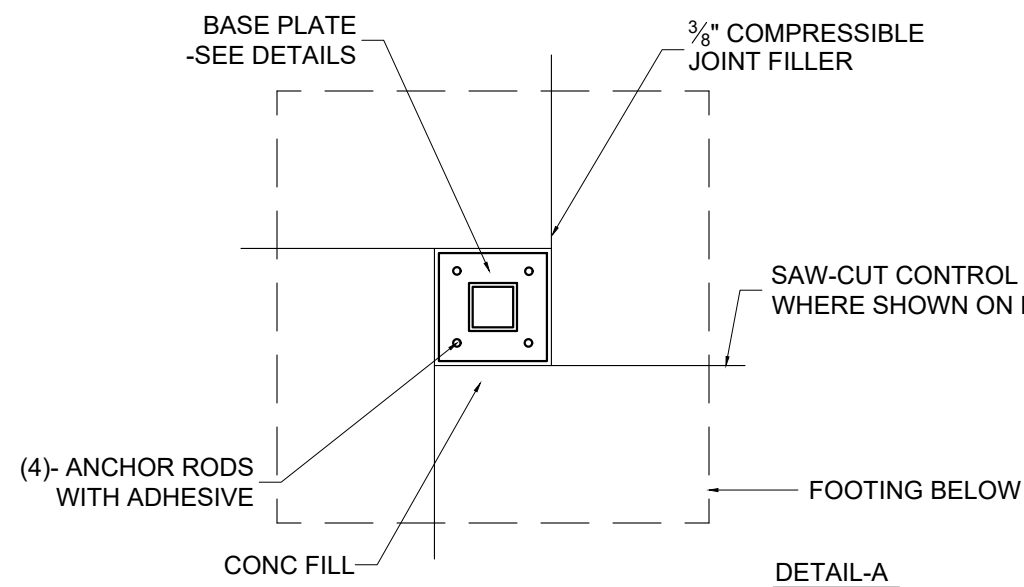
TYPICAL WALL REINFORCEMENT DETAIL

$\frac{1}{2}$ " = 1' - 0"



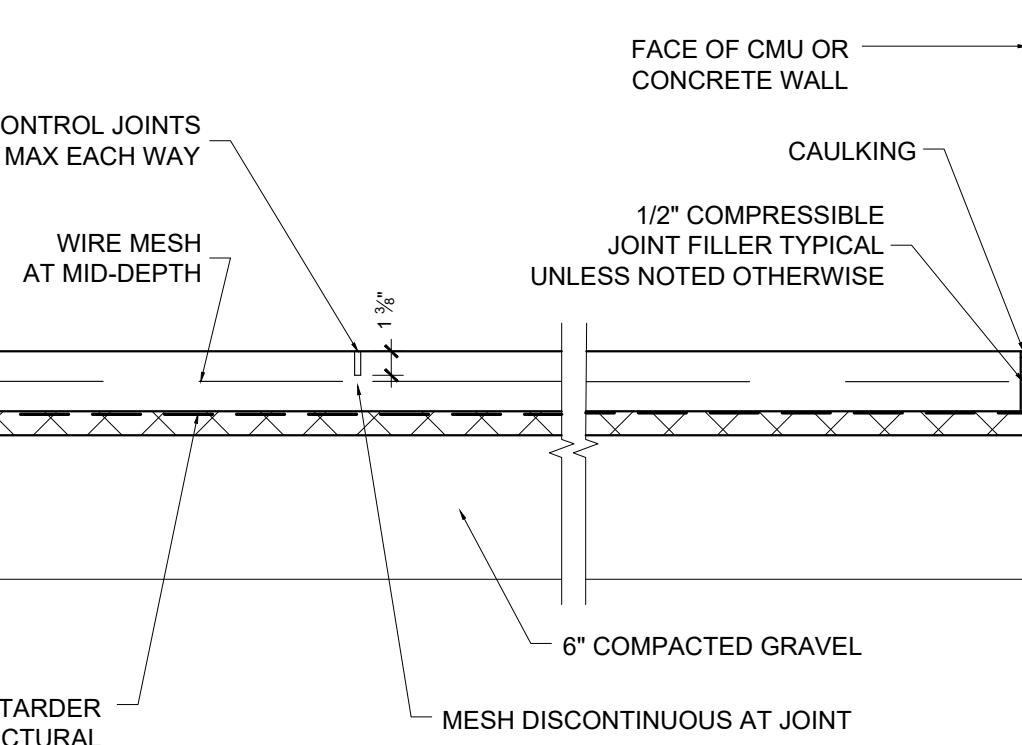
COLUMN FOOTING

SCALE: 3/4" = 1' - 0"



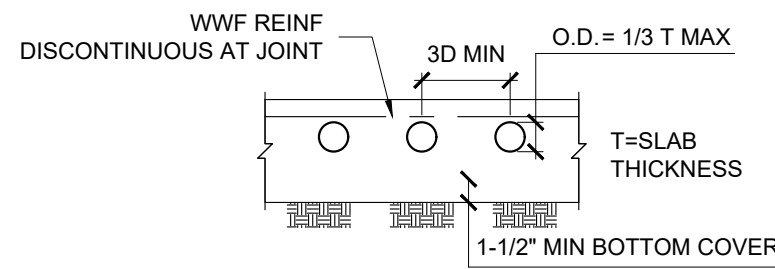
COLUMN FOOTING DETAIL - A

SCALE: 3/4" = 1' - 0"



SLAB-ON-GRADE

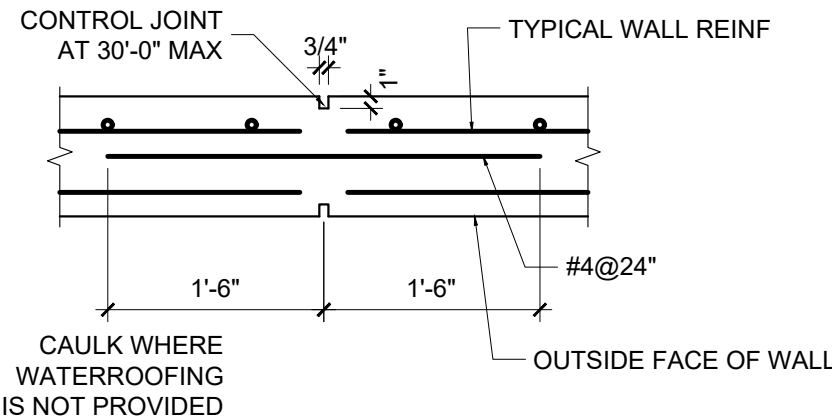
SCALE: 3/4" = 1' - 0"



NOTES:
1. ALUMINUM PIPES SHALL BE EFFECTIVELY COATED TO PREVENT ALUMINUM CONCRETE REACTION

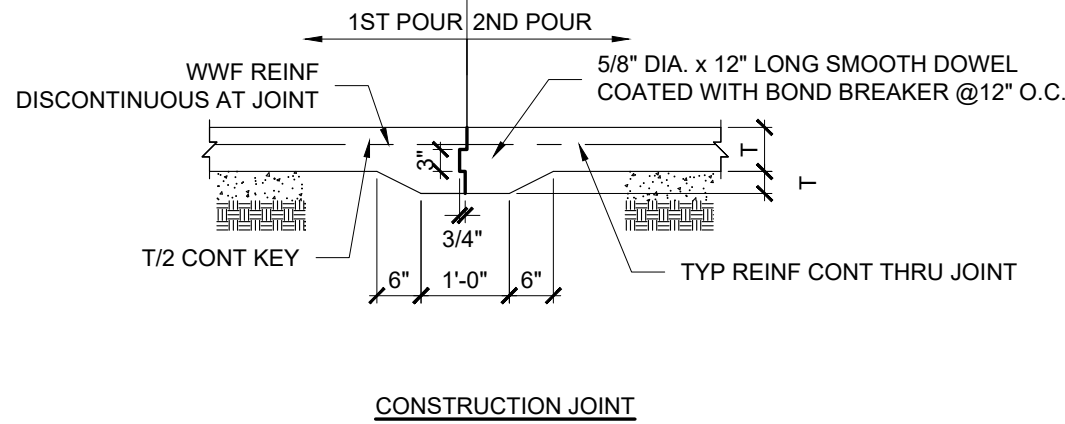
CONDUITS IN SLAB ON GRADE

$\frac{1}{2}$ " = 1' - 0"



WALL CONTROL JOINT

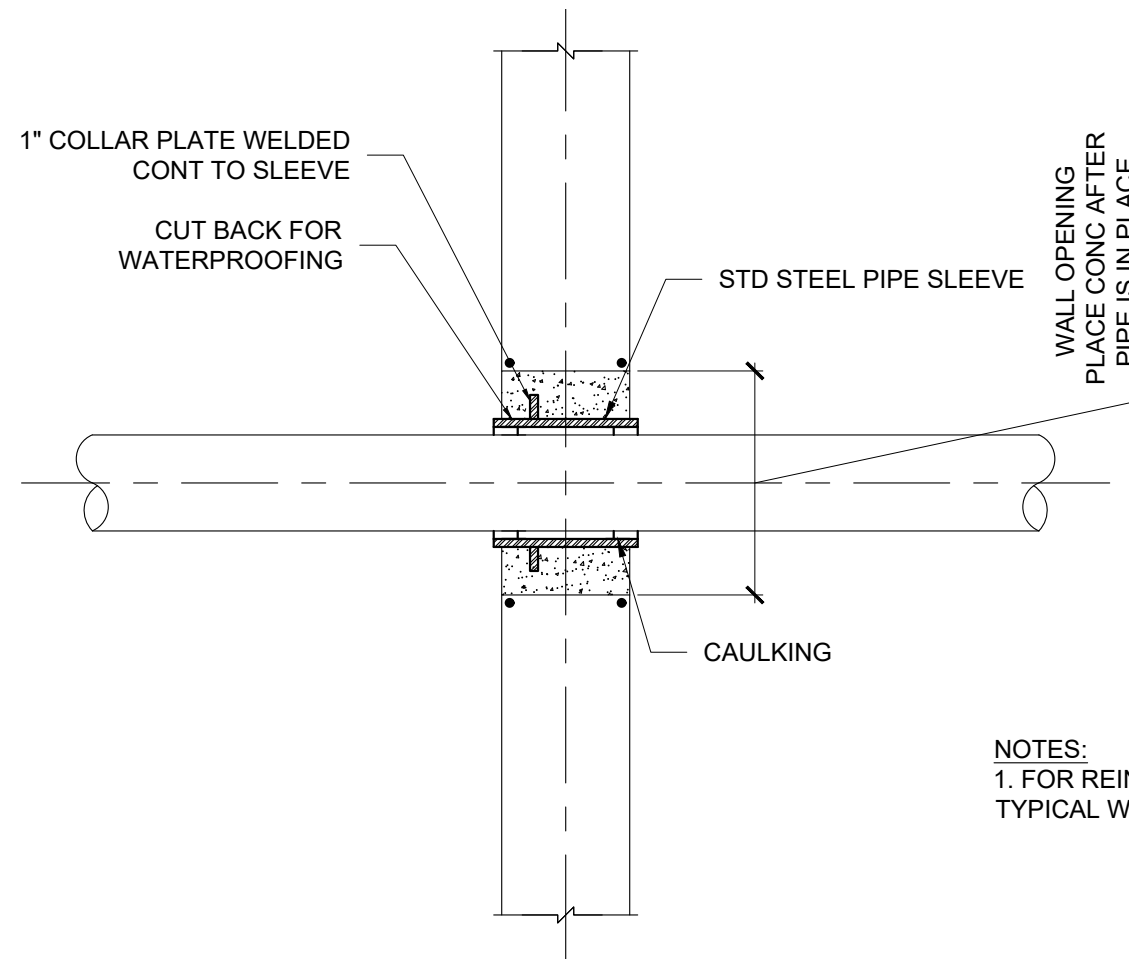
SCALE: 3/4" = 1' - 0"



NOTES:
1. FILL SAW CUTS WITH RIGID OR SEMI RIGID JOINT FILLER WHERE REQUIRED BY ARCHITECT TO HIDE OR PROTECT THE JOINT.
2. SEE LAYOUT DETAIL FOR LOCATIONS OF SLAB ON GRADE JOINTS
3. WWF REINFORCEMENT SHALL BE LOCATED WITHIN UPPER THIRD OF SLAB THICKNESS OR 2" MAX FROM TOP PF SLAB.

SLAB ON GRADE JOINTS

$\frac{1}{2}$ " = 1' - 0"



SLEEVE THROUGH WALL

$\frac{1}{2}$ " = 1' - 0"

NOTES:
1. FOR REINF AROUND OPENINGS SEE TYPICAL WALL ELEVATION



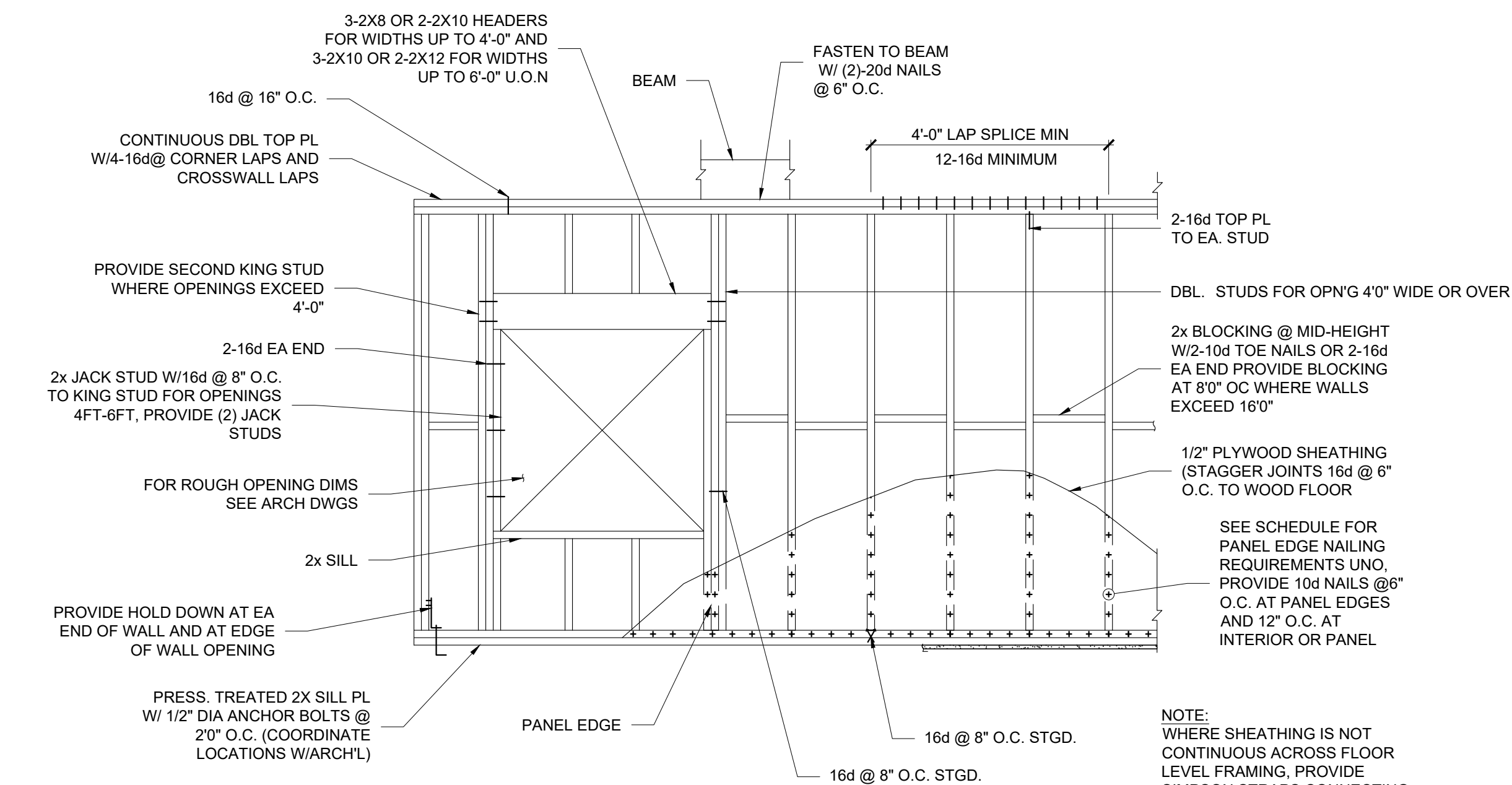
105 ASHLEY BOULEVARD
NEW BEDFORD, MA

9/26/2025

STRUCTURAL NOTES
& TYPICAL DETAILS

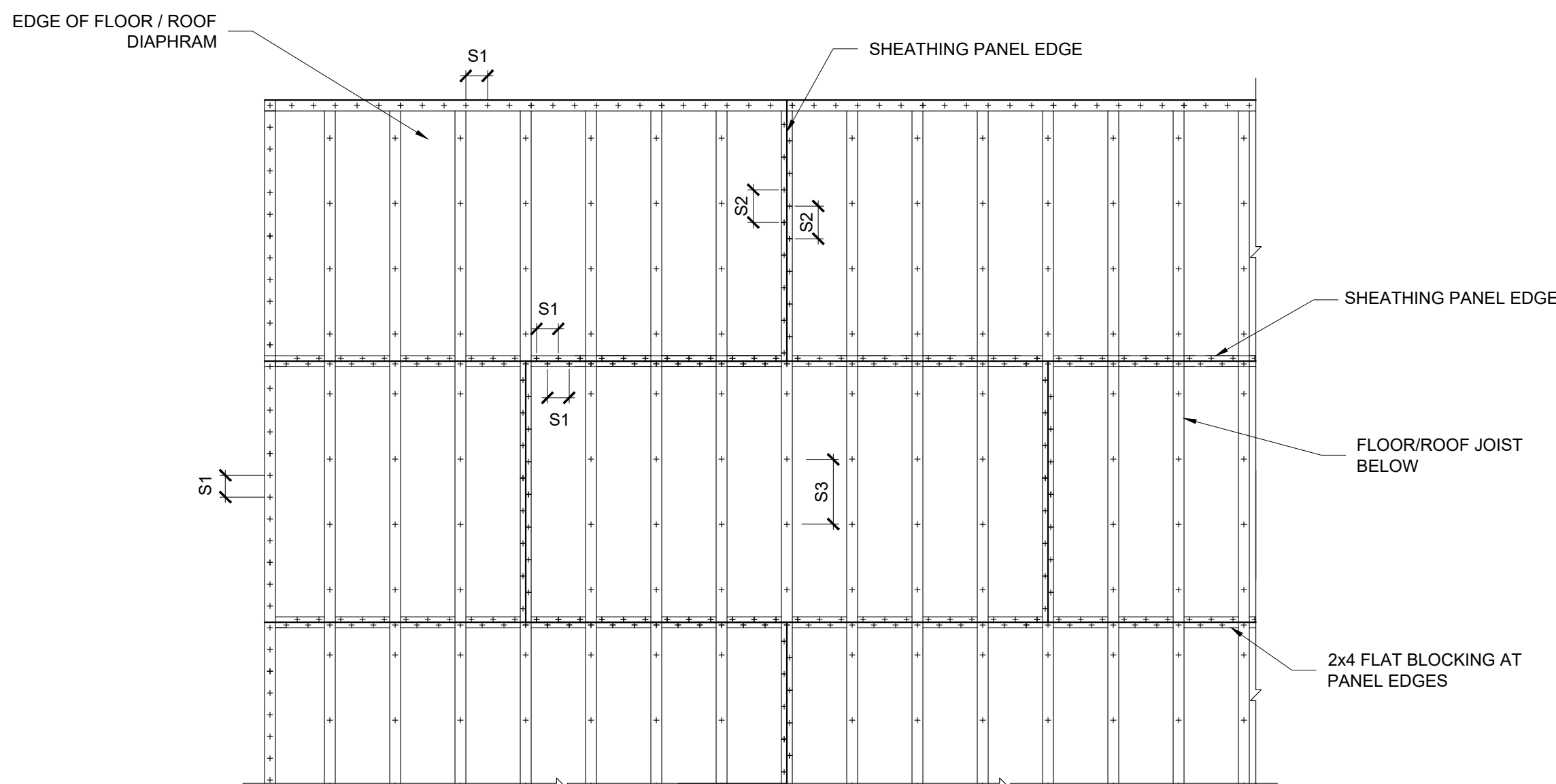
Dan Bonardi
Consulting Engineers
108 Summer Street
Arlington, MA 02474
t 781 483 3336

S200



TYPICAL SHEAR WALL AND EXTERIOR WALL FRAMING ELEVATION

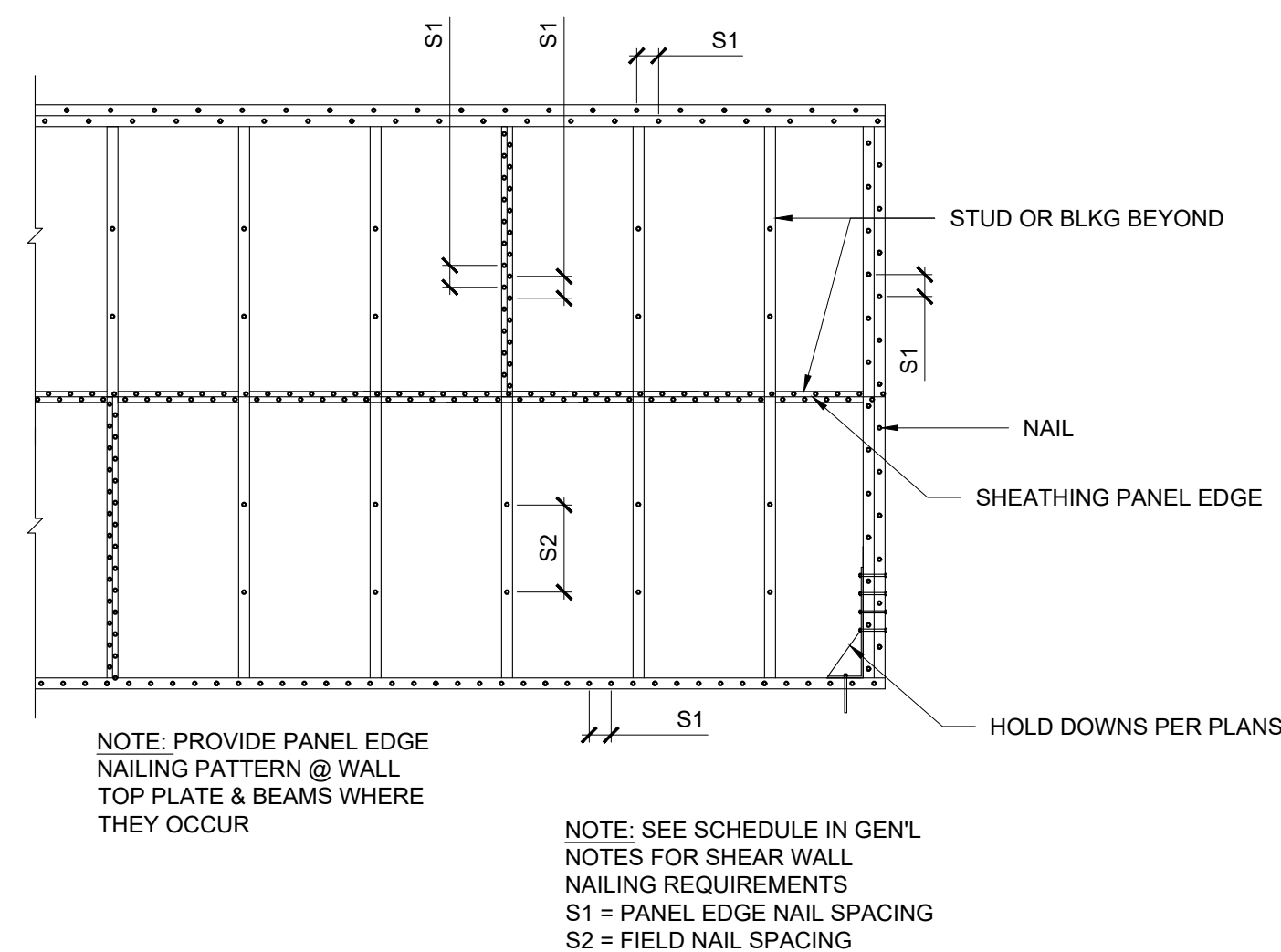
1/2" = 1' - 0"



- NOTES:
- SEE GENERAL NOTES FOR SHEATHING THICKNESS
 - FASTENERS SHALL BE 8d NAILS.
 - FASTENER SPACING SHALL BE AS FOLLOWS:
- S1 = 6 IN (AT DIAPHRAGM BOUNDARIES AND CONTINUOUS PANEL EDGES)
S2 = 6 IN (AT ALL OTHER PANEL EDGES)
S3 = 12 IN (AT INTERMEDIATE FRAMING MEMBERS)

TYPICAL FLOOR AND ROOF DIAPHRAGM LAYOUT

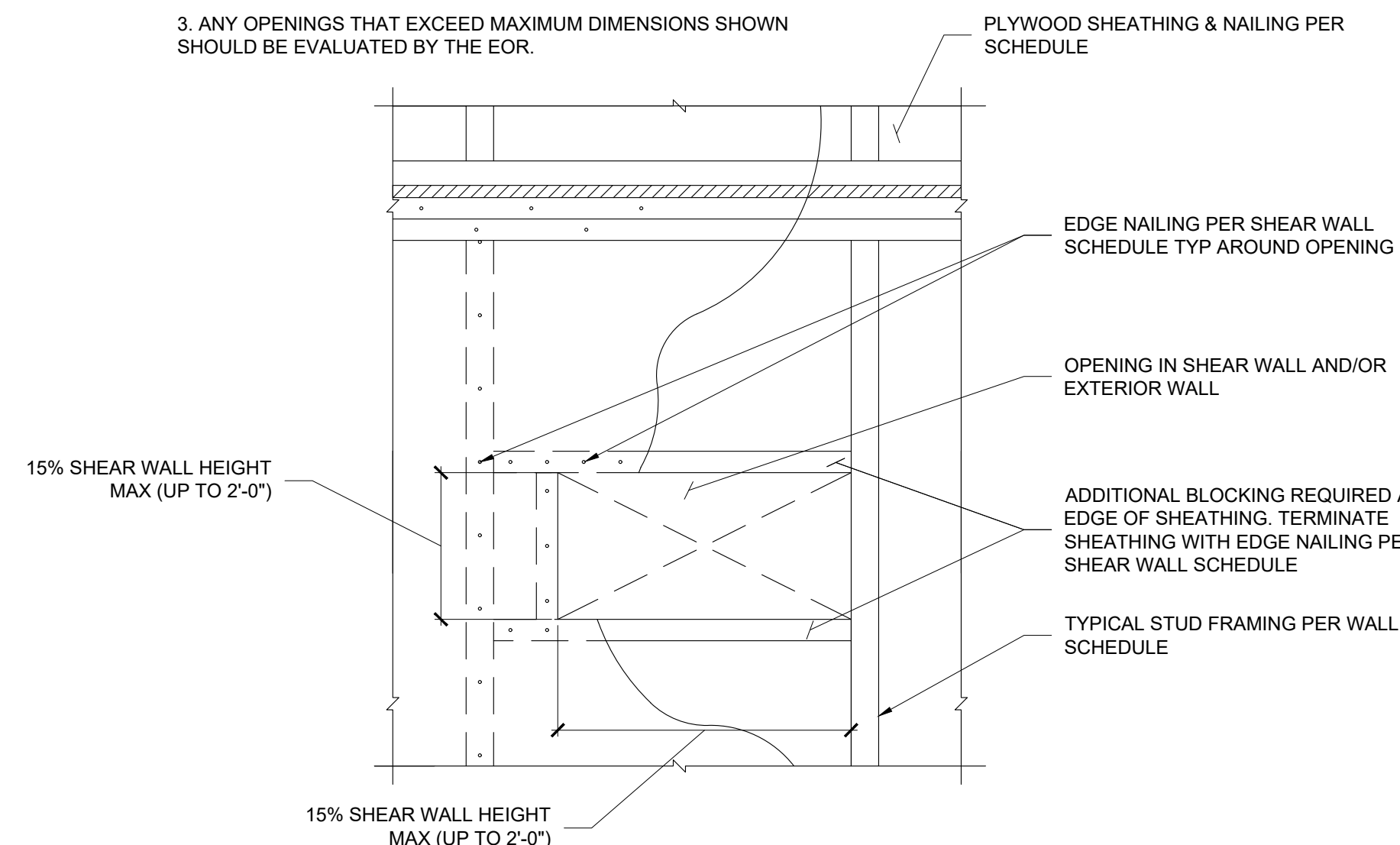
1/2" = 1' - 0"



TYPICAL SHEAR WALL NAILING LAYOUT

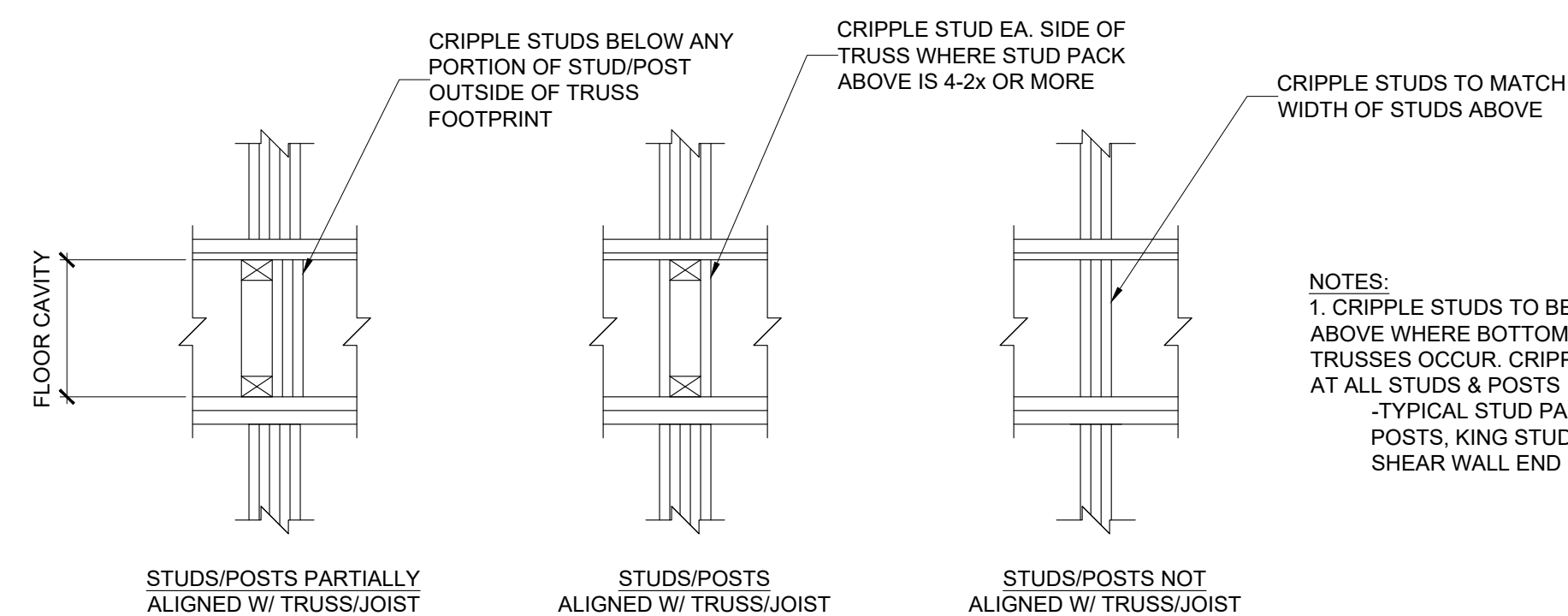
1/2" = 1' - 0"

- NOTES:
- MINIMUM DIMENSION FROM EDGE OF OPENING TO THE END, TOP, BOTTOM, OR ANOTHER OPENING IN THE SHEAR WALL IS 3X MAXIMUM OPENING DIMENSION.
 - ACCUMULATED LENGTH OF OPENINGS SHALL NOT EXCEED 20% OF THE SHEAR WALL LENGTH.
 - ANY OPENINGS THAT EXCEED MAXIMUM DIMENSIONS SHOWN SHOULD BE EVALUATED BY THE EOR.



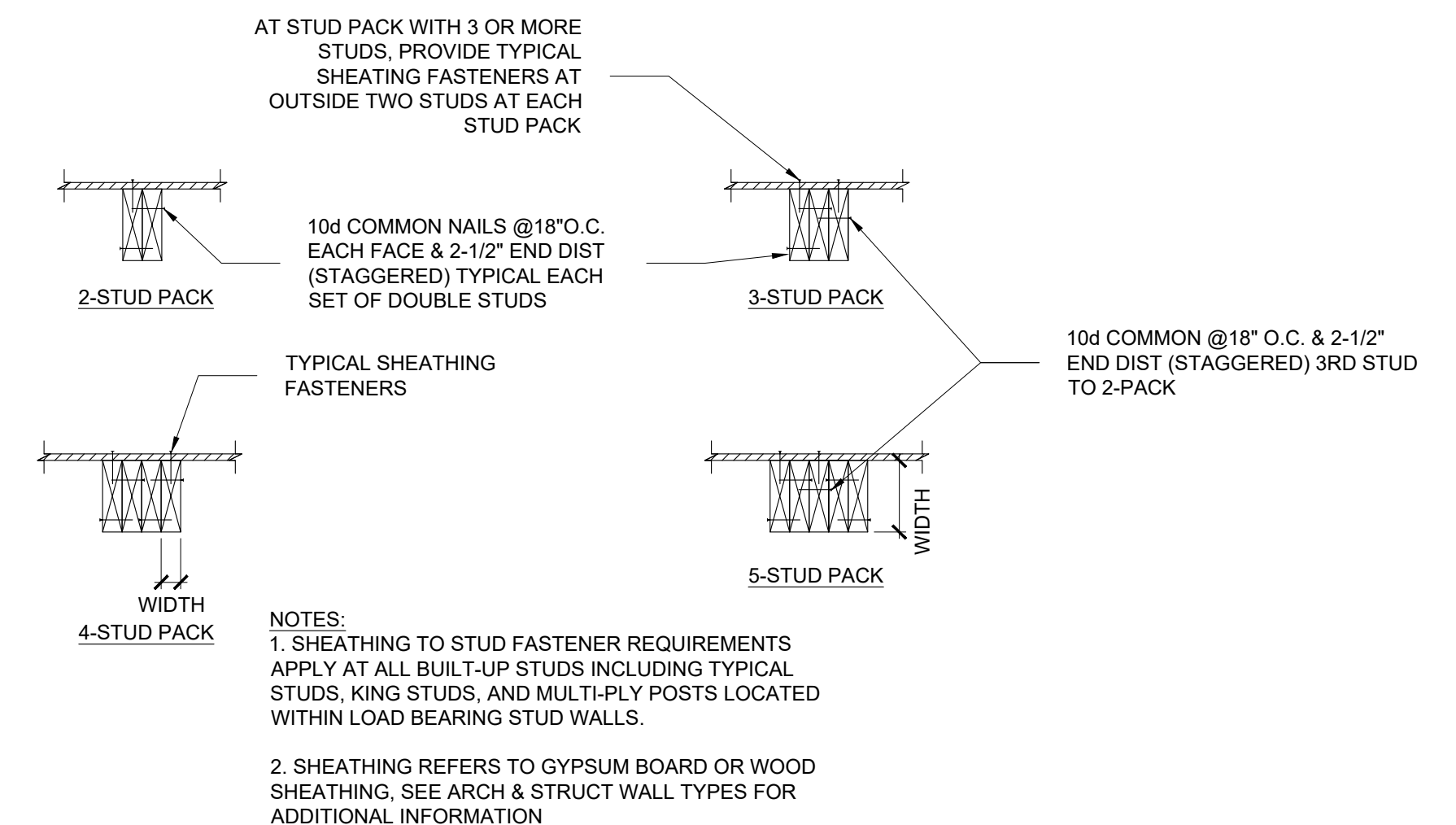
OPENING AT WOOD SHEAR WALL

1/2" = 1' - 0"



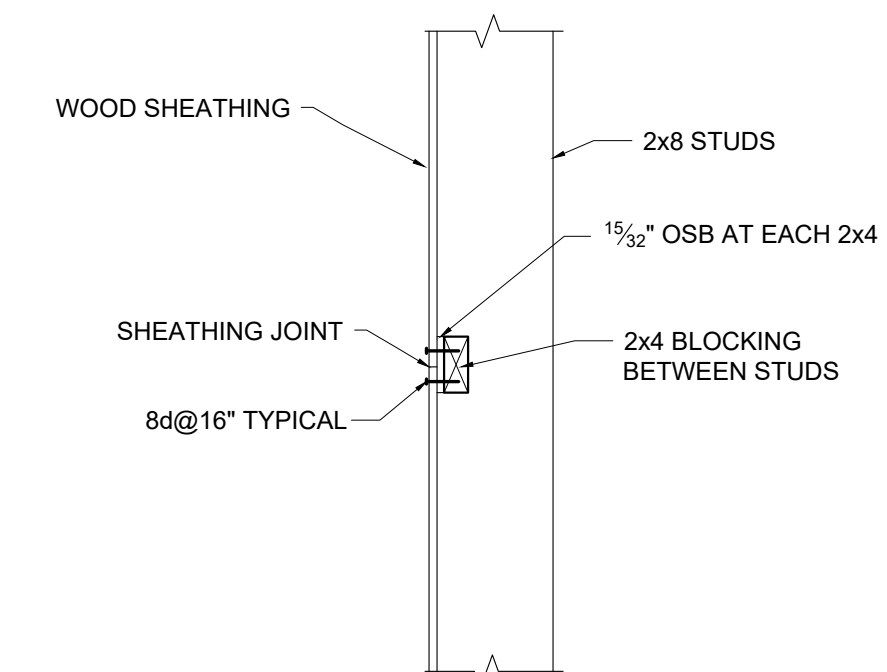
CRIPPLE STUDS AT POSTS

1" = 1' - 0"



BUILT UP STUD / POST IN WALL

1" = 1' - 0"



TYPICAL SHEATHING JOINT AT EXTERIOR WALL

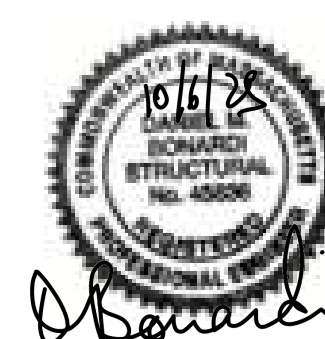
SCALE: 1" = 1' - 0"

105 ASHLEY BOULEVARD
NEW BEDFORD, MA

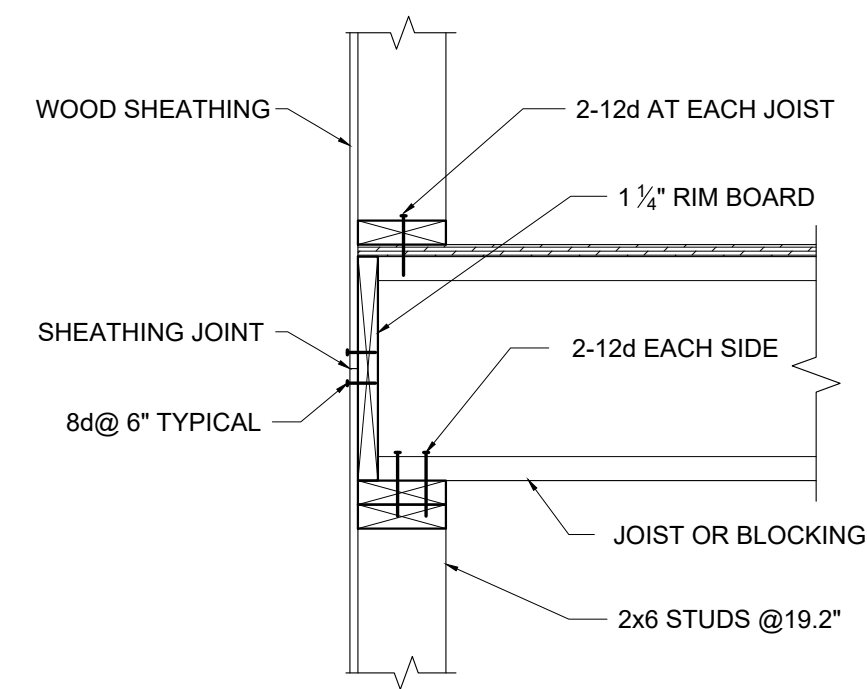
9/26/2025

STRUCTURAL
TYPICAL DETAILS

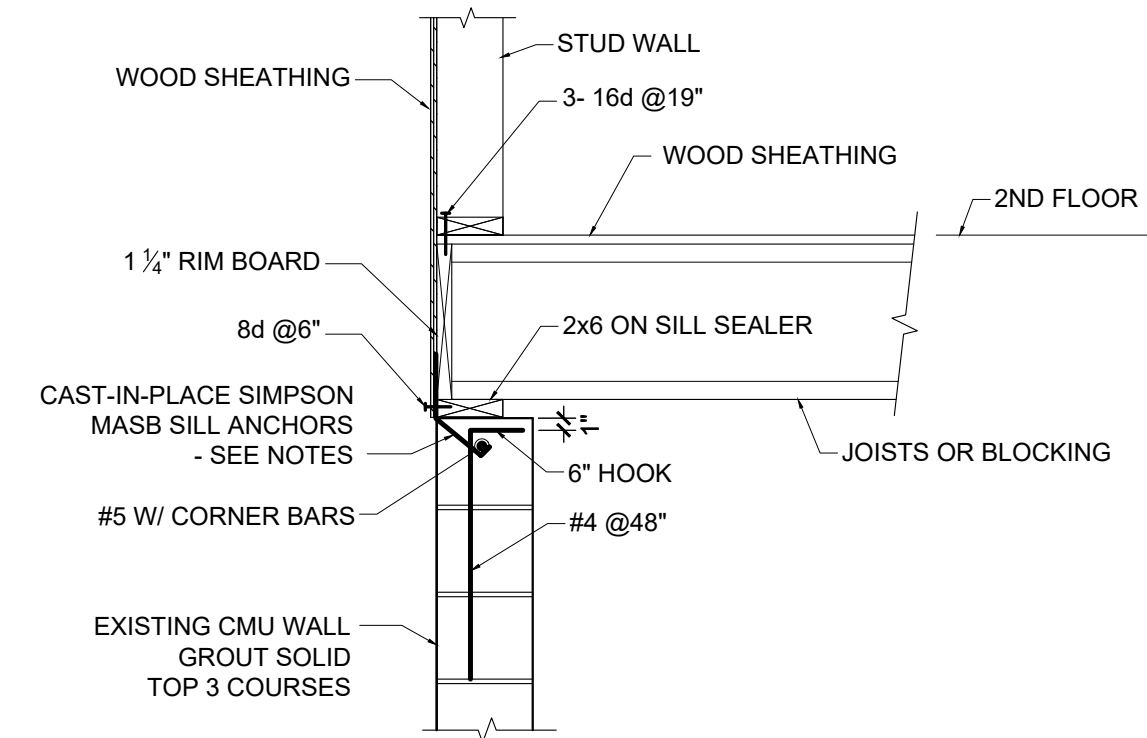
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Arlington, MA 02474
t 781 483 3336



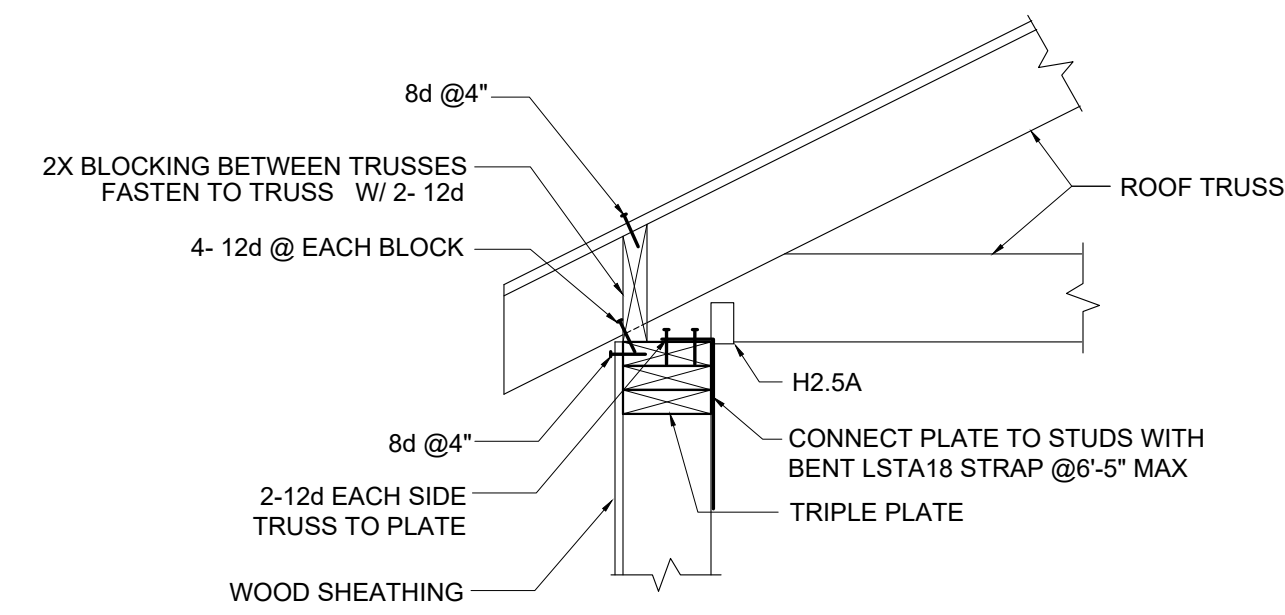
S201



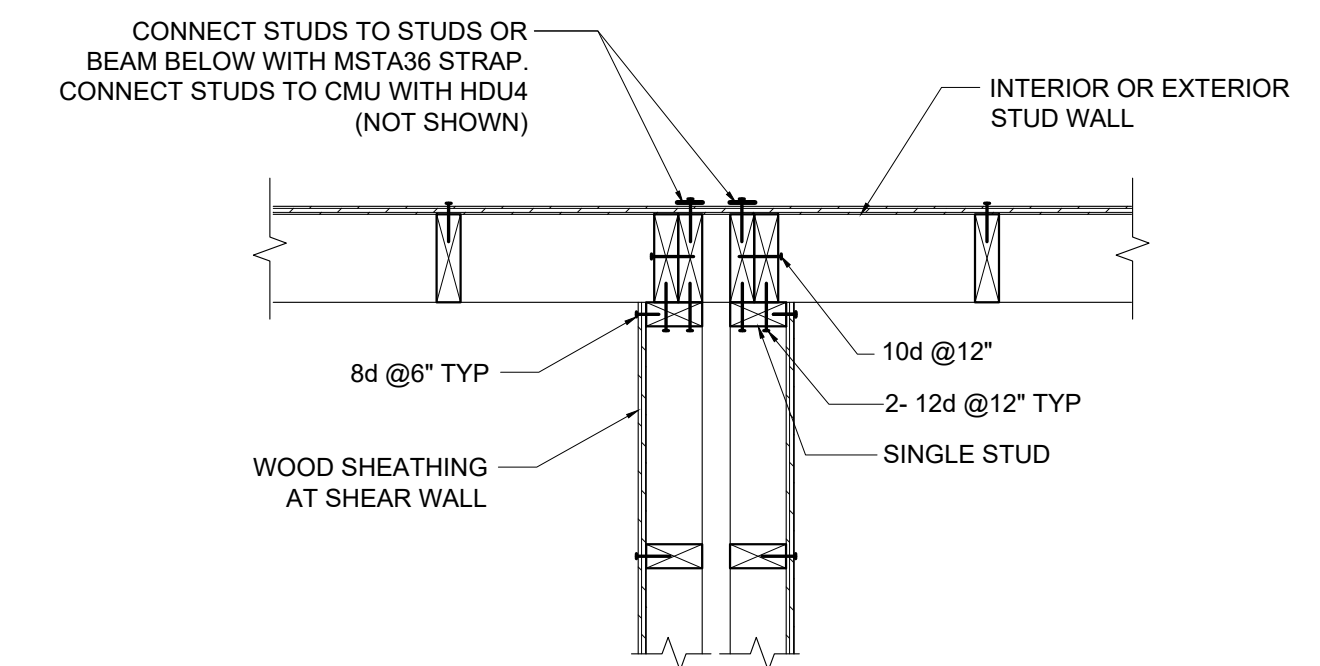
1 EXTERIOR WALL
SCALE: 1" = 1'-0"



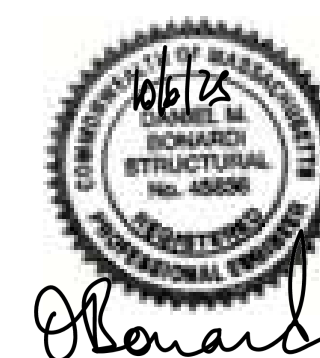
2 EXTERIOR WALL ON CMU
SCALE: 3/4" = 1'-0"



3 EXTERIOR WALL AT ROOF
SCALE: 1" = 1'-0"



4 SHEAR WALL DETAIL
SCALE: 1" = 1'-0"



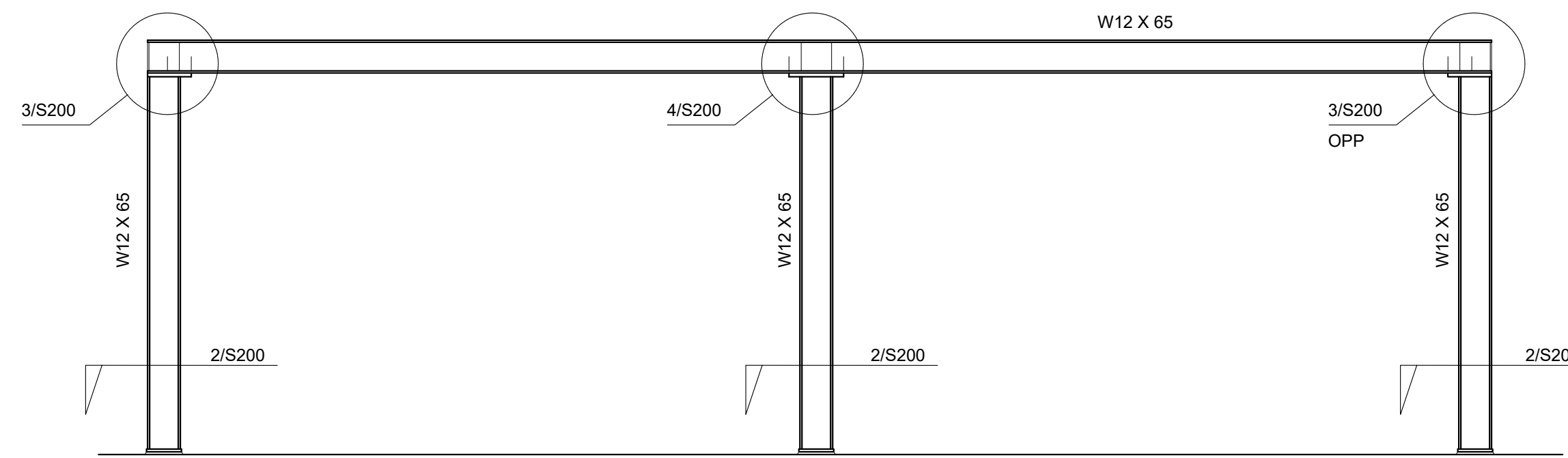
105 ASHLEY BOULEVARD
NEW BEDFORD, MA

9/26/2025

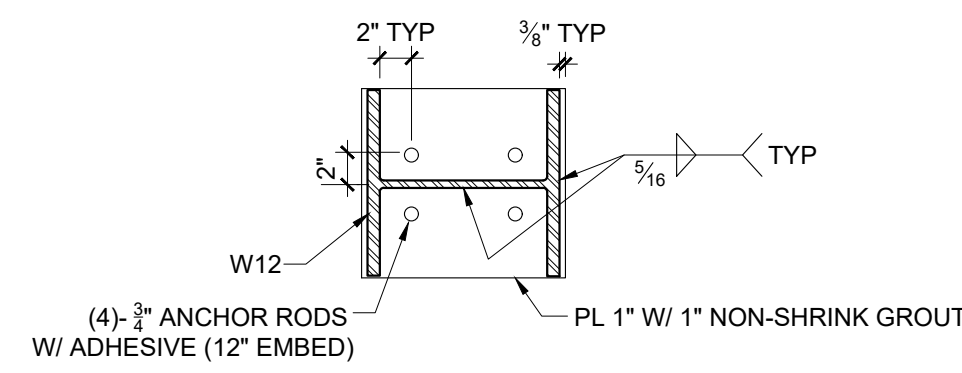
STRUCTURAL DETAILS

Dan Bonardi
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108 Summer Street
Arlington, MA 02474
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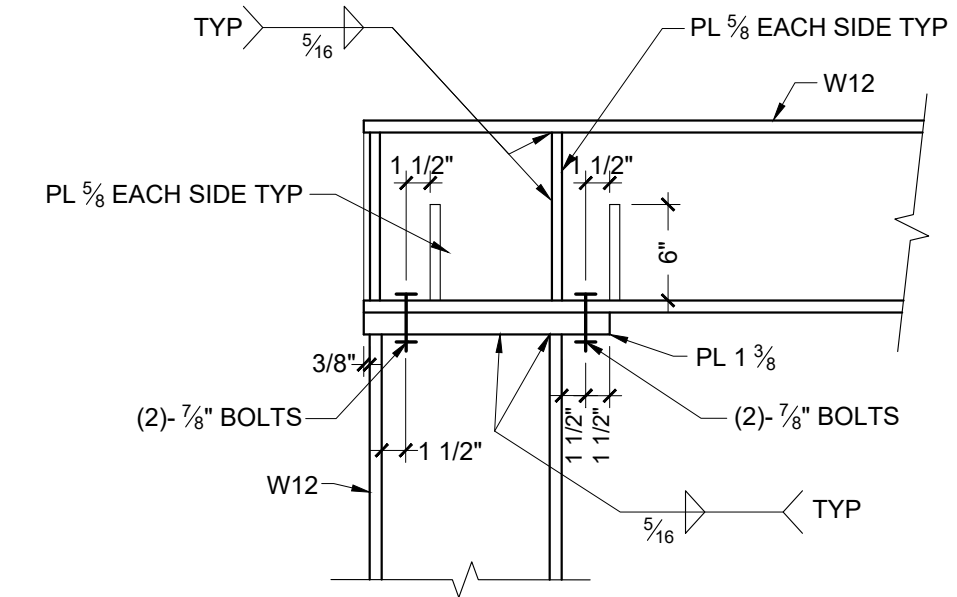
S202



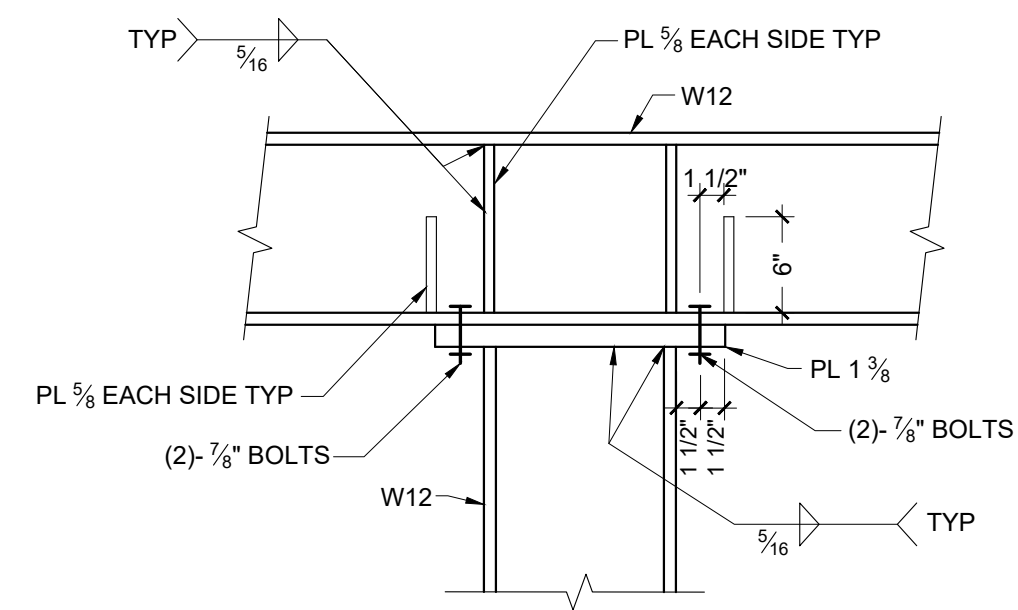
1 MOMENT FRAME ELEVATION
SCALE: 1/4"=1'-0"



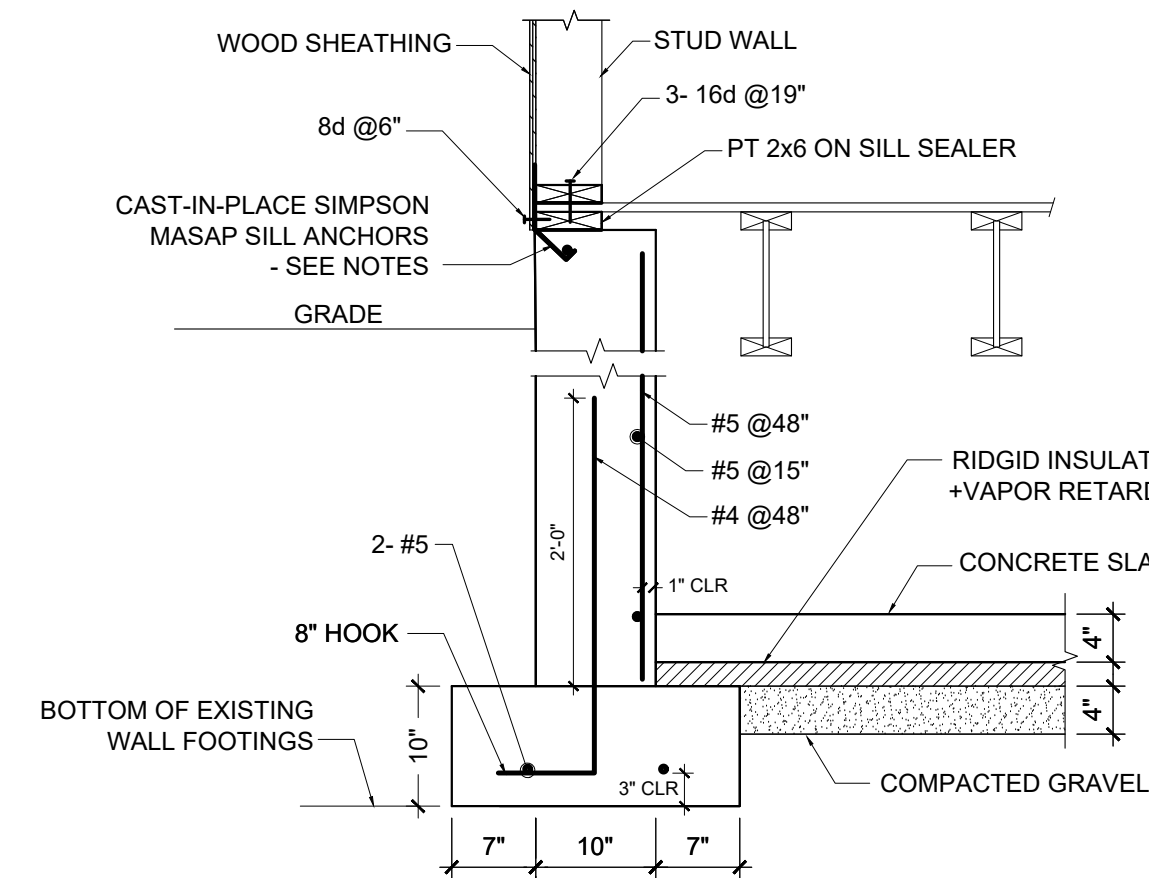
2 COLUMN BASE PLATE
SCALE: 1"=1'-0"



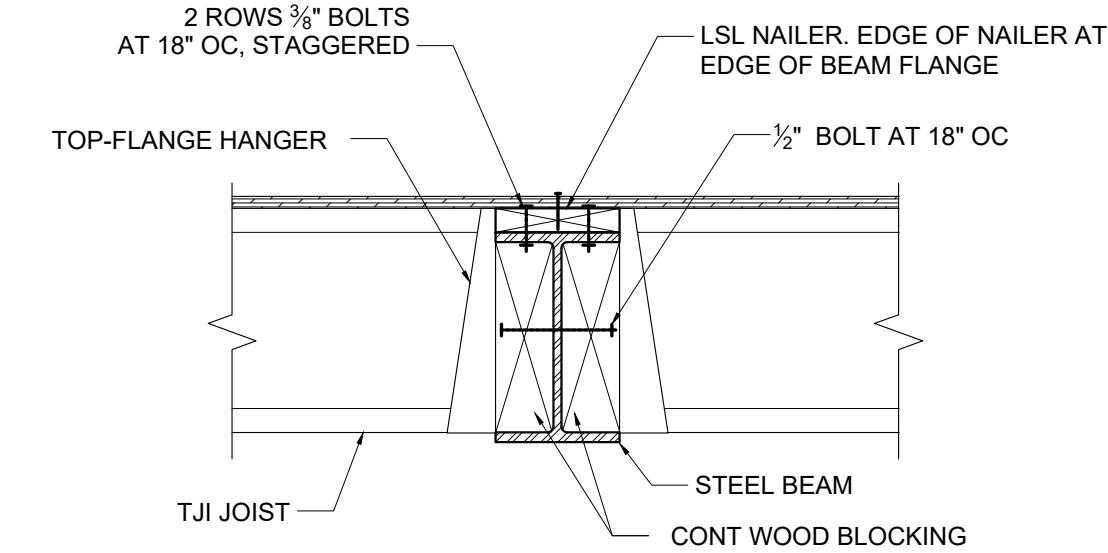
3 CONNECTION DETAIL
SCALE: 1"=1'-0"



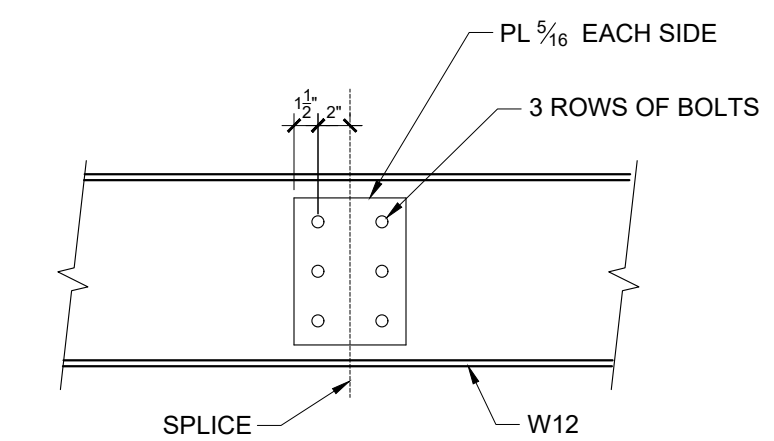
4 CONNECTION DETAIL
SCALE: 1"=1'-0"



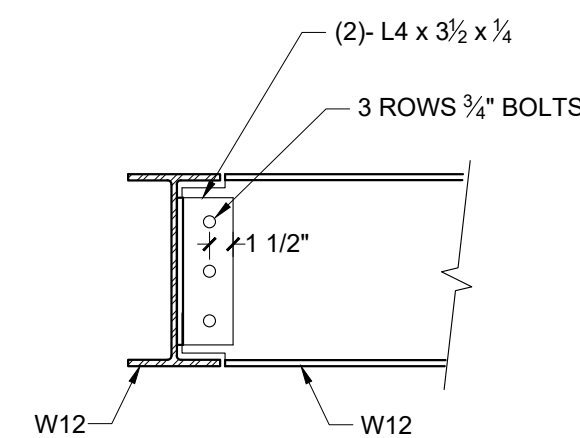
5 FOUNDATION DETAIL
SCALE: 3/4"=1'-0"



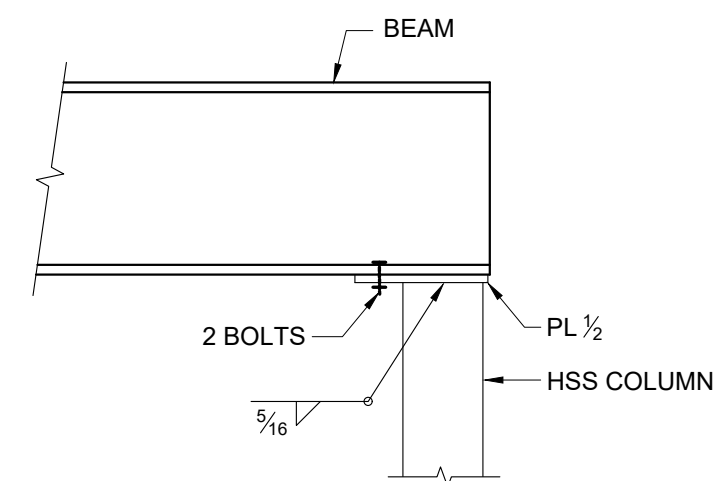
6 STEEL BEAM AT WOOD FLOOR
SCALE: 1"=1'-0"



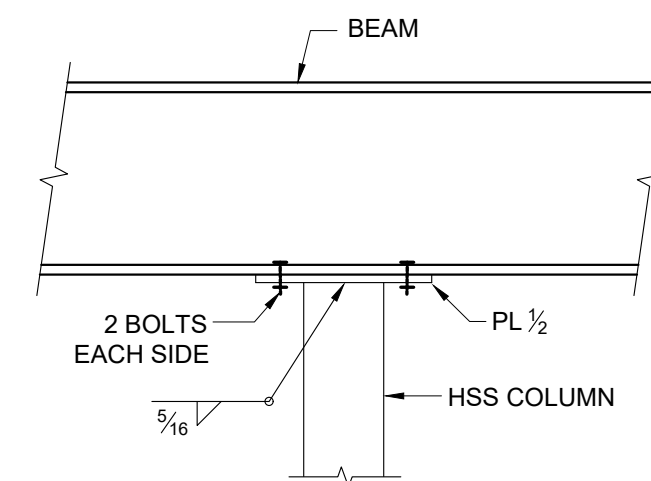
7 BEAM SHEAR SPLICE
SCALE: 1"=1'-0"



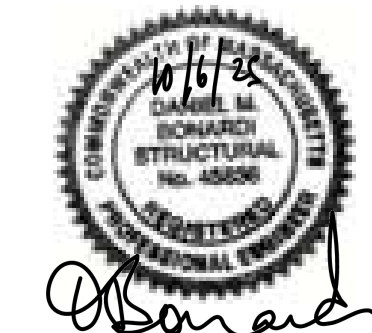
8 W12 BEAM CONNECTION
SCALE: 1"=1'-0"



9 BEAM ON COLUMN
SCALE: 1"=1'-0"



10 BEAM ON COLUMN
SCALE: 1"=1'-0"



105 ASHLEY BOULEVARD
NEW BEDFORD, MA

9/26/2025

STRUCTURAL DETAILS

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S203

PROPOSED 9 UNIT RESIDENTIAL BUILDING AT: 105 ASHLEY BLVD NEW BEDFORD, MA



BUILDING CODE INFORMATION/REVIEW (1) 200 MASSACHUSETTS STATE BUILDING CODE (NTH EDITION) (2) 200 MASSACHUSETTS ACCESS BOARD BYLAW

(3) 200 MASSACHUSETTS ACCESS BOARD BYLAW

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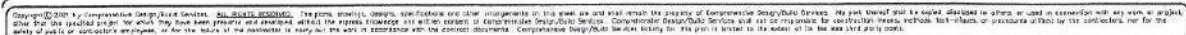
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321 CMR: ARCHITECTURAL ACCESS BOARD

44.00: GROUP 2 BATHROOMS

- b. Mainroom floor area: A floor area 30 inches (762mm) wide and unless 72 inches (1829mm) long shall be provided adjacent to the tub. At least 12 inches (305mm) of the floor area length shall extend beyond the drain end of the tub if the tub is 60 inches (1524mm) long.
- c. Wall reinforcement: All walls of the tub shall have structural reinforcement to allow the future installation of grab bars at any location from the rim of the tub to a height of 60 inches (1524mm) above the tub bottom.
- d. In Group 2B bathrooms, post-grab bars, 48 inches (1219mm) long, shall be installed centered on the long wall and parallel to the floor. One shall be mounted at a height of 21 inches (533mm) and one at a height of 36 inches (914mm) above the floor.
- e. Tub material: Plastic or fiberglass tubs shall be structurally capable of accepting the installation of a lift that dumps into the rim.
- f. Hardware: Faucets shall be operable with a closed fist and shall not require grasping, pinching, or twisting of the wrist.
- g. Hardware location: Faucets and mixing valves shall be centered horizontally on the long wall of the tub, 24 inches (610mm) above the floor. The tub spout shall be located on the short wall above the drain and a shower head may be located on either the short wall or long wall. If hardware is installed in locations other than those specified, piping shall also be provided and capped in the wall.
- h. (44) - hold shower: A hand-held shower head with a flow regulator, attached to a 60 inch (1524mm) long flexible hose and an adjustable mounting bar, shall be provided or be capable of being attached to the long wall of the tub.
- i. In Group 2B bathrooms, a tub seat which is portable or permanent shall be provided.
- j. In Group 2B bathrooms, a hand-held shower head attached to a 60 inch (1524mm) long flexible hose and an adjustable mounting bar, 24 inches (610mm) long, shall be provided on the long wall of the tub. The bottom of the mounting bar shall be located at 48 inches (1219mm) above the tub bottom.
- k. Door enclosures: Tracks for sliding doors or enclosures shall not be mounted on the rim of the bathtub unless they can be removed.
- l. Soap trays: Soap trays shall not have a hand-held feature and shall be installed or be capable of being relocated with a centerline no higher than 48 inches (1219mm) above the floor.
- m. In Group 2B bathrooms, soap trays shall be installed no higher than 48 inches (1219mm) above the floor to the centerline of the soap tray.



321 CMR: ARCHITECTURAL ACCESS BOARD

44.00: GROUP 2 BATHROOMS

- 44.5.3 Height: The sink shall be capable of being relocated vertically, in the future, without requiring structural change to the walls of the bathroom. A sink with knee-space shall be installed or be capable of being installed, with at least 27 inches (688mm) of clearance from the floor to the bottom of the sink or counter tops.
- 44.5.4 In Group 2B bathrooms, the sink rim or counter surface shall be installed at a height of 24 inches (610mm) from the floor and there shall be at least 28 inches (711mm) of clearance from the floor to the bottom of the sink or counter tops.
- 44.5.5 Knee-space width: The sink shall have or be capable of having, without structural change, a knee space of 30 inches (762mm) in width, centered on the sink.
- 44.5.6 In Group 2B bathrooms, a knee-space of 30 inches (762mm) in width must be provided.
- 44.5.7 Knee-space length: The front edge of the sink or the front edge of the countertop in which a sink is located, shall be a minimum of 22 inches (559mm) from the back wall or be capable of being relocated to create a space 22 inches (559mm) deep from the back wall to the front edge of the sink.
- 44.5.8 In Group 2B bathrooms, the front edge of the sink or the front edge of the countertop in which a sink is located, shall be a minimum of 22 inches (559mm) from the back wall.
- 44.5.9 Piping: All piping for the sink shall be offset to the back wall so that persons in wheelchairs have maximum possible knee-space.
- 44.5.10 In Group 2B bathrooms, the hot water and waste pipes under the sink shall be offset to the back wall and low level.
- 44.5.11 Hardware: Faucets shall be operable with a closed fist and shall not require grasping, pinching, or twisting of the wrist.
- 44.6 BATHING FIXTURES: If more than one bathing fixture is provided in a dwelling unit, one shall be a shower unit complying with 321 CMR 44.6.5. If a jacuzzi or whirlpool tub is the only bathing facility, it must meet the requirements of 321 CMR 44.6.1. Where one bathing fixture is provided, it may be either a shower unit or a bathtub.
- 44.6.1 Bathtubs shall comply with the following:
 - a. Fixtures: Bathtubs shall be a minimum, nominal diameter of 60 inches (1524mm) long. The rim shall be between 16 and 18 inches (407 and 457mm) above the floor.

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44.00: GROUP 2 BATHROOMS

- 44.8 MIRRORS: Shall comply with the following:
 - 44.8.1 A mirror over a sink shall be installed at or be capable of being relocated to a height of 40 inches (1016mm) from the floor to the bottom edge of the mirror's reflecting surface.
 - 44.8.2 The top of the mirror shall be at least 72 inches (1829mm) above the floor.
- 44.9 MEDICINE CABINETS: If medicine cabinets are provided, one medicine cabinet shall be installed or be capable of being relocated so that the inside bottom surface is at a height of 40 inches (1016mm) above the floor. If the medicine cabinet is also the only mirror, the bottom of the mirror shall be no higher than 40 inches (1016mm) above the floor.
- 44.9.1 In Group 2B bathrooms, the medicine cabinet shall be installed with its inside bottom surface at a height of 40 inches (1016mm) above the floor.
- 44.10 OUTLETS AND CONTROLS: Shall comply with 321 CMR 39.00: CONTROLS.
- 44.11 ALARMS: Shall comply with 321 CMR 41.00: ALARMS.

321 CMR: ARCHITECTURAL ACCESS BOARD

44.00: GROUP 2 BATHROOMS

- 44.4.2 Height: The top of the water closet seat shall be 15 inches to 19 inches (381mm to 483mm) above the floor.
- 44.4.3 In Group 2B bathrooms, the water closet seat shall be 17 inches to 19 inches (430mm to 483mm) above the floor.
- 44.4.4 Operation: The flush actuator shall be operable with a closed fist and shall not require grasping, pinching, or twisting of the wrist. Water closet flush control shall be located on the accessible side of the water closet.
- 44.4.5 Wall Reinforcement: Walls adjacent to and behind the water closet shall be capable of structurally supporting the future installation of grab bars from 32 to 38 inches (813mm to 965mm) above the floor. The back wall shall have reinforcement from the interior corner to a distance of 18 inches (457mm) beyond the widest part of the water closet. The side wall shall have reinforcement from the interior corner to a distance of 18 inches (457mm) beyond the front edge of the water closet, unless interrupted by a door or other fixture, then the reinforcement shall be installed as far as possible.
- 44.4.6 In Group 2B bathrooms, two grab bars, one 42 inches (1067mm) long and one 36 inches (914mm) long shall be installed at the water closet between 33 inches (838mm) and 36 inches (914mm) above the floor. The 42 inch (1067mm) grab bar shall be mounted on the side wall closest to the water closet, no more than 12 inches (305mm) from the back wall. The 36 inch (914mm) grab bar shall be mounted on the back wall 18 inches (457mm) from the interior corner and it shall be located up to three inches (76mm) above the top of the water closet tank.
- 44.4.7 Toilet Paper Dispensers: The toilet paper dispenser shall be located on the side wall closest to the water closet. The centerline of the roll shall be set at a minimum height of 19 inches (483mm) above the floor. Dispensers that conceal delivery or that do not permit continuous paper flow are not allowed.
- 44.5 SINKS: Shall comply with the following:
 - 44.5.1 Accessibility: The sink, its plumbing, and the wall adjacent to the sink shall be designed so that the sink can be relocated vertically and so that the sink installation means the definition of structural strength.
 - 44.5.2 Vanity Cabinets: Where a cabinet or vanity is provided under a sink, it shall be removable or replaceable to provide a knee space that complies with 321 CMR 44.5.4 and 44.5.8.
- 44.6 In Group 2B bathrooms, vanities can be used only if knee-space is also provided.

321 CMR: ARCHITECTURAL ACCESS BOARD

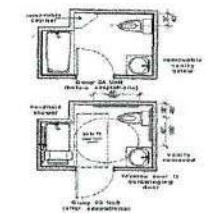
44.00: GROUP 2 BATHROOMS

- b. Wall reinforcement: All walls of the shower shall have structural reinforcement to allow the future installation of a seat and grab bars, at any location from the floor to a height of 60 inches (1524mm) above the floor.
- 44.6.1 In Group 2B bathrooms, one grab bar 28 inches (711mm) long shall be installed on the long wall, at a height of 36 inches (914mm) above the floor.
- 44.6.2 Seat: A hinged, padded shower seat shall be installed or be capable of being installed on a wall adjacent to the opening. The seat shall be mounted with the edge as close as possible to the opening to provide a side transfer. The top of the seat shall be 17 to 19 inches (430mm to 483mm) above the shower floor.
- 44.6.3 In Group 2B bathrooms, a hinged, padded shower seat shall be installed and mounted at specified above. The seat shall be a minimum of 18 inches (457mm) deep by 24 inches (610mm) long. Grab bars shall not be located behind the seat.
- 44.6.4 Hardware: Faucets shall be operable with a closed fist and shall not require grasping, pinching, or twisting of the wrist.
- 44.6.5 Hardware location: Mixing valves shall be centered horizontally on the long wall. The centerline of the control shall be mounted 38 inches (965mm) above the shower floor.
- 44.6.6 Hand-held shower: A hand-held shower head attached to a 60 inch (1524mm) long flexible hose and an adjustable mounting bar shall be provided or be capable of being installed in the shower.
- 44.6.7 In Group 2B bathrooms, a hand-held shower head attached to a 60 inch (1524mm) long flexible hose and an adjustable mounting bar, 24 inches (610mm) long, shall be installed in the shower on the long wall adjacent to the seat. The bottom of the mounting bar shall be located at 48 inches (1219mm) above the shower floor.
- 44.6.8 Soap trays: Shall not have a hand-held feature unless it can support 250 lbs. for five minutes. If provided, it shall be capable of being relocated with a centerline no higher than 48 inches (1219mm) above the shower floor.
- 44.6.9 In Group 2B bathrooms, soap trays shall be installed no higher than 48 inches (1219mm) above the floor to the centerline of the soap tray.
- 44.7 GRAB BARS: Grab bars shall be not sliding and self-retaining, shall be between 15 inches and 16 inches (381mm to 407mm) in outside diameter, and shall be located 15 inches (381mm) clear from the wall. Grab bars shall also meet the definition of structural strength.

321 CMR: ARCHITECTURAL ACCESS BOARD

321 CMR: ARCHITECTURAL ACCESS BOARD

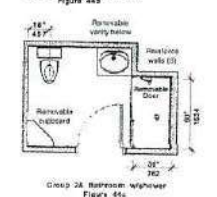
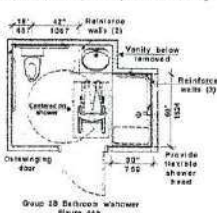
- 44.1 GENERAL: In all dwelling units required to be Group 2B units, (see 321 CMR 3.4 Group 2B Dwelling Units), all bathrooms and half-bathrooms shall comply with 321 CMR 44, exclusive of the bold and italicized text which refer to Group 2B units. In facilities required to have Group 2B bathrooms, such as hotels, motels, town and health facilities, the bathroom shall comply with 321 CMR including the bold and italicized text which refer to Group 2B units.
- 44.2 WHEELCHAIR TURNING SPACE: Bathrooms shall have or be capable of having wheelchair turning space which complies with 321 CMR 43, Wheelchair Turning Space without entering into contact with any fixtures. See Fig. 44a.
- 44.3 DOORS: Shall comply with 321 CMR 26.5, Width through 321 CMR 16.11, Door Hardware. Doors shall swing out, fold or slide. Doors may swing into the bathroom only if the door does not impede the wheelchair turning space.
- 44.4 WATER CLOSETS: Shall comply with the following:
 - 44.4.1 Location: The centerline of the water closet shall be located 18 inches (457mm) from the nearest side wall and at least 42 inches (1067mm) from the farthest side wall or the closest edge of an adjacent fixture. There shall be 42 inches (1067mm) clear from the front edge of the water closet to the nearest wall or fixture.



321 CMR: ARCHITECTURAL ACCESS BOARD

44.00: GROUP 2 BATHROOMS

- 44.6.1 Showers shall comply with the following:
 - a. Fixture size: The shower shall be the wheel-in type with a minimum, nominal size of 30 inches by 60 inches (762mm x 1524mm). The long side shall be fully open. In the alternative, the stall may be 36 by 60 inches (914mm x 1524mm) with a 24 inch (610mm) wing wall on the 60 inch (1524mm) side. The slope of the shower floor shall not exceed 2%. The curb shall have no more than a 1/4 inch (6mm) maximum lip, beveled at a slope no steeper than 1:2. See Fig. 44b and 44c.
- 44.6.2 In Group 2B bathrooms, a hinged, padded shower seat shall be installed and mounted at specified above. The seat shall be a minimum of 18 inches (457mm) deep by 24 inches (610mm) long. Grab bars shall not be located behind the seat.
- 44.6.3 Hardware: Faucets shall be operable with a closed fist and shall not require grasping, pinching, or twisting of the wrist.
- 44.6.4 Hardware location: Mixing valves shall be centered horizontally on the long wall. The centerline of the control shall be mounted 38 inches (965mm) above the shower floor.
- 44.6.5 Hand-held shower: A hand-held shower head attached to a 60 inch (1524mm) long flexible hose and an adjustable mounting bar shall be provided or be capable of being installed in the shower.
- 44.6.6 In Group 2B bathrooms, a hand-held shower head attached to a 60 inch (1524mm) long flexible hose and an adjustable mounting bar, 24 inches (610mm) long, shall be installed in the shower on the long wall adjacent to the seat. The bottom of the mounting bar shall be located at 48 inches (1219mm) above the shower floor.
- 44.6.7 Soap trays: Shall not have a hand-held feature unless it can support 250 lbs. for five minutes. If provided, it shall be capable of being relocated with a centerline no higher than 48 inches (1219mm) above the shower floor.
- 44.6.8 In Group 2B bathrooms, soap trays shall be installed no higher than 48 inches (1219mm) above the floor to the centerline of the soap tray.
- 44.7 GRAB BARS: Grab bars shall be not sliding and self-retaining, shall be between 15 inches and 16 inches (381mm to 407mm) in outside diameter, and shall be located 15 inches (381mm) clear from the wall. Grab bars shall also meet the definition of structural strength.



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TABLE 10.1.1.1
MINIMUM DESIGN STRENGTHS FOR CONCRETE AND MASONRY

DESIGN STRENGTH (MPa)	DESIGN STRENGTH (ksi)	CONCRETE		MASONRY	
		DESIGN STRENGTH (MPa)	DESIGN STRENGTH (ksi)	DESIGN STRENGTH (MPa)	DESIGN STRENGTH (ksi)
4	5.8	20.7	3.0	1.0	1.0
5	7.2	27.6	4.0	1.3	1.3
6	8.6	34.5	5.0	1.7	1.7
7	10.0	41.4	6.0	2.1	2.1
8	11.4	48.3	7.0	2.5	2.5
9	12.8	55.2	8.0	2.9	2.9
10	14.2	62.1	9.0	3.3	3.3
11	15.6	69.0	10.0	3.7	3.7
12	17.0	75.9	11.0	4.1	4.1
13	18.4	82.8	12.0	4.5	4.5
14	19.8	89.7	13.0	4.9	4.9
15	21.2	96.6	14.0	5.3	5.3
16	22.6	103.5	15.0	5.7	5.7
17	24.0	110.4	16.0	6.1	6.1
18	25.4	117.3	17.0	6.5	6.5
19	26.8	124.2	18.0	6.9	6.9
20	28.2	131.1	19.0	7.3	7.3
21	29.6	138.0	20.0	7.7	7.7
22	31.0	144.9	21.0	8.1	8.1
23	32.4	151.8	22.0	8.5	8.5
24	33.8	158.7	23.0	8.9	8.9
25	35.2	165.6	24.0	9.3	9.3
26	36.6	172.5	25.0	9.7	9.7
27	38.0	179.4	26.0	10.1	10.1
28	39.4	186.3	27.0	10.5	10.5
29	40.8	193.2	28.0	10.9	10.9
30	42.2	200.1	29.0	11.3	11.3
31	43.6	207.0	30.0	11.7	11.7
32	45.0	213.9	31.0	12.1	12.1
33	46.4	220.8	32.0	12.5	12.5
34	47.8	227.7	33.0	12.9	12.9
35	49.2	234.6	34.0	13.3	13.3
36	50.6	241.5	35.0	13.7	13.7
37	52.0	248.4	36.0	14.1	14.1
38	53.4	255.3	37.0	14.5	14.5
39	54.8	262.2	38.0	14.9	14.9
40	56.2	269.1	39.0	15.3	15.3
41	57.6	276.0	40.0	15.7	15.7
42	59.0	282.9	41.0	16.1	16.1
43	60.4	289.8	42.0	16.5	16.5
44	61.8	296.7	43.0	16.9	16.9
45	63.2	303.6	44.0	17.3	17.3
46	64.6	310.5	45.0	17.7	17.7
47	66.0	317.4	46.0	18.1	18.1
48	67.4	324.3	47.0	18.5	18.5
49	68.8	331.2	48.0	18.9	18.9
50	70.2	338.1	49.0	19.3	19.3
51	71.6	345.0	50.0	19.7	19.7
52	73.0	351.9	51.0	20.1	20.1
53	74.4	358.8	52.0	20.5	20.5
54	75.8	365.7	53.0	20.9	20.9
55	77.2	372.6	54.0	21.3	21.3
56	78.6	379.5	55.0	21.7	21.7
57	80.0	386.4	56.0	22.1	22.1
58	81.4	393.3	57.0	22.5	22.5
59	82.8	400.2	58.0	22.9	22.9
60	84.2	407.1	59.0	23.3	23.3
61	85.6	414.0	60.0	23.7	23.7
62	87.0	420.9	61.0	24.1	24.1
63	88.4	427.8	62.0	24.5	24.5
64	89.8	434.7	63.0	24.9	24.9
65	91.2	441.6	64.0	25.3	25.3
66	92.6	448.5	65.0	25.7	25.7
67	94.0	455.4	66.0	26.1	26.1
68	95.4	462.3	67.0	26.5	26.5
69	96.8	469.2	68.0	26.9	26.9
70	98.2	476.1	69.0	27.3	27.3
71	99.6	483.0	70.0	27.7	27.7
72	101.0	489.9	71.0	28.1	28.1
73	102.4	496.8	72.0	28.5	28.5
74	103.8	503.7	73.0	28.9	28.9
75	105.2	510.6	74.0	29.3	29.3
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77	108.0	524.4	76.0	30.1	30.1
78	109.4	531.3	77.0	30.5	30.5
79	110.8	538.2	78.0	30.9	30.9
80	112.2	545.1	79.0	31.3	31.3
81	113.6	552.0	80.0	31.7	31.7
82	115.0	558.9	81.0	32.1	32.1
83	116.4	565.8	82.0	32.5	32.5
84	117.8	572.7	83.0	32.9	32.9
85	119.2	579.6	84.0	33.3	33.3
86	120.6	586.5	85.0	33.7	33.7
87	122.0	593.4	86.0	34.1	34.1
88	123.4	600.3	87.0	34.5	34.5
89	124.8	607.2	88.0	34.9	34.9
90	126.2	614.1	89.0	35.3	35.3
91	127.6	621.0	90.0	35.7	35.7
92	129.0	627.9	91.0	36.1	36.1
93	130.4	634.8	92.0	36.5	36.5
94	131.8	641.7	93.0	36.9	36.9
95	133.2	648.6	94.0	37.3	37.3
96	134.6	655.5	95.0	37.7	37.7
97	136.0	662.4	96.0	38.1	38.1
98	137.4	669.3	97.0	38.5	38.5
99	138.8	676.2	98.0	38.9	38.9
100	140.2	683.1	99.0	39.3	39.3
101	141.6	690.0	100.0	39.7	39.7
102	143.0	696.9	101.0	40.1	40.1
103	144.4	703.8	102.0	40.5	40.5
104	145.8	710.7	103.0	40.9	40.9
105	147.2	717.6	104.0	41.3	41.3
106	148.6	724.5	105.0	41.7	41.7
107	150.0	731.4	106.0	42.1	42.1
108	151.4	738.3	107.0	42.5	42.5
109	152.8	745.2	108.0	42.9	42.9
110	154.2	752.1	109.0	43.3	43.3
111	155.6	759.0	110.0	43.7	43.7
112	157.0	765.9	111.0	44.1	44.1
113	158.4	772.8	112.0	44.5	44.5
114	159.8	779.7	113.0	44.9	44.9
115	161.2	786.6	114.0	45.3	45.3
116	162.6	793.5	115.0	45.7	45.7
117	164.0	800.4	116.0	46.1	46.1
118	165.4	807.3	117.0	46.5	46.5
119	166.8	814.2	118.0	46.9	46.9
120	168.2	821.1	119.0	47.3	47.3
121	169.6	828.0	120.0	47.7	47.7
122	171.0	834.9	121.0	48.1	48.1
123	172.4	841.8	122.0	48.5	48.5
124	173.8	848.7	123.0	48.9	48.9
125	175.2	855.6	124.0	49.3	49.3
126	176.6	862.5	125.0	49.7	49.7
127	178.0	869.4	126.0	50.1	50.1
128	179.4	876.3	127.0	50.5	50.5
129	180.8	883.2	128.0	50.9	50.9
130	182.2	890.1	129.0	51.3	51.3
131	183.6	897.0	130.0	51.7	51.7
132	185.0	903.9	131.0	52.1	52.1
133	186.4	910.8	132.0	52.5	52.5
134	187.8	917.7	133.0	52.9	52.9
135	189.2	924.6	134.0	53.3	53.3
136	190.6	931.5	135.0	53.7	53.7
137	192.0	938.4	136.0	54.1	54.1
138	193.4	945.3	137.0	54.5	54.5
139	194.8	952.2	138.0	54.9	54.9
140	196.2	959.1	139.0	55.3	55.3
141	197.6	966.0	140.0	55.7	55.7
142	199.0	972.9	141.0	56.1	56.1
143	200.4	979.8	142.0	56.5	56.5
144	201.8	986.7	143.0	56.9	56.9
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146	204.6	1000.5	145.0	57.7	57.7
147	206.0	1007.4	146.0	58.1	58.1
148	207.4	1014.3	147.0	58.5	58.5
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150	210.2	1028.1	149.0	59.3	59.3
151	211.6	1035.0	150.0	59.7	59.7
152	213.0	1041.9	151.0	60.1	60.1
153	214.4	1048.8	152.0	60.5	60.5
154	215.8	1055.7	153.0	60.9	60.9
155	217.2	1062.6	154.0	61.3	61.3
156	218.6	1069.5	155.0	61.7	61.7
157	220.0	1076.4	156.0	62.1	62.1
158	221.4	1083.3	157.0	62.5	62.5
159	222.8	1090.2	158.0	62.9	62.9
160	224.2	1097.1	159.0	63.3	63.3
161	225.6	1104.0	160.0	63.7	63.7
162	227.0	1110.9	161.0	64.1	64.1
163	228.4	1117.8	162.0	64.5	64.5
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165	231.2	1131.6	164.0	65.3	65.3
166	232.6	1138.5	165.0	65.7	65.7
167	234.0	1145.4	166.0	66.1	66.1
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170	238.2	1166.1	169.0	67.3	67.3
171	239.6	1173.0	170.0	67.7	67.7
172	241.0	1179.9	171.0	68.1	68.1
173	242.4	1186.8	172.0	68.5	68.5
174	243.8	1193.7	173.0	68.9	68.9
175	245.2	1200.6	174.0	69.3	69.3
176	246.6	1207.5	175.0	69.7	69.7
177	248.0	1214.4	176.0	70.1	70.1
178	249.4	1221.3	177.0	70.5	70.5
179	250.8	1228.2	178.0	70.9	70.9
180	252.2	1235.1	179.0	71.3	71.3
181	253.6	1242.0	180.0	71.7	71.7
182	255.0	1248.9	181.0	72.1	72.1
183	256.4	1255.8	182.0	72.5	72.5
184	257.8	1262.7	183.0	72.9	72.9
185	259.2	1269.6	184.0	73.3	73.3
186	260.6	1276.5	185.0	73.7	73.7
187	262.0	1283.4	186.0	74.1	74.1
188	263.4	1290.3	187.0	74.5	74.5
189	264.8	1297.2	188.0	74.9	74.9
190	266.2	1304.1	189.0	75.3	75.3
191	267.6	1311.0	190.0	75.7	75.7
192	269.0	1317.9	191.0	76.1	76.1
193	270.4	1324.8	192.0	76.5	76.5
194	271.8	1331.7	193.0	76.9	76.9
195	273.2	1338.6	194.0	77.3	77.3
196	274.6	1345.5	195.0	77.7	77.7
197	276.0	1352.4	196.0	78.1	78.1
198	277.4	1359.3	197.0	78.5	78.5
199	278.8	1366.2	198.0	78.9	78.9
200	280.2	1373.1	199.0	79.3	79.3
201	281.6	1380.0	200.0	79.7	79.7
202	283.0	1386.9	201.0	80.1	80.1
203	284.4	1393.8	202.0	80.5	80.5
204	285.8	1400.7	203.0	80.9	80.9
205					

**A PORTAL FRAME WITH HOLD-DOWNS
 FOR ENGINEERED APPLICATIONS**

Engineered Design (See)

This is the 2D portal frame design, as shown in Figure 1, with no internal bracing for wind or seismic. In conventional design, a portal frame is used as a rigid frame. The portal frame is not actually a rigid frame, but it is designed to act as one. The portal frame is designed to resist the lateral loads in the direction of the portal frame. The portal frame is designed to resist the lateral loads in the direction of the portal frame. The portal frame is designed to resist the lateral loads in the direction of the portal frame.

Maximum and minimum design values for the APA portal frame design (APA 2002 and 2007). Recommended design values for the APA portal frame design (APA 2002 and 2007). Recommended design values for the APA portal frame design (APA 2002 and 2007). Recommended design values for the APA portal frame design (APA 2002 and 2007).

These design values are based on the design values for the APA portal frame design (APA 2002 and 2007). Recommended design values for the APA portal frame design (APA 2002 and 2007). Recommended design values for the APA portal frame design (APA 2002 and 2007).

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- APA, 2002. "Wind Evaluation of APA Portal Frames for Engineered Design." APA Report TNC-02-01. APA - The Engineered Wood Association, Tacoma, WA.
- APA, 2007. "Wind Evaluation of APA Portal Frames for Engineered Design." APA Report TNC-07-01. APA - The Engineered Wood Association, Tacoma, WA.
- APA, 2002. "Wind Evaluation of APA Portal Frames for Engineered Design." APA Report TNC-02-01. APA - The Engineered Wood Association, Tacoma, WA.

APA 2002, "Wind Evaluation of APA Portal Frames for Engineered Design." APA Report TNC-02-01. APA - The Engineered Wood Association, Tacoma, WA.

Table 1. Recommended allowable design values for APA portal frame used on a rigid base foundation for wind or seismic loading.

Uplift Wind (psf)	Maximum Height (ft)	Ultimate Load (psf)	ASD Allowable Design Values (psf)	Load Factor
15	5	2,750	1,000	2.75
15	10	2,750	1,000	2.75
20	5	4,750	1,750	2.75
20	10	3,000	1,000	3.00

For design values for the APA portal frame design (APA 2002 and 2007). Recommended design values for the APA portal frame design (APA 2002 and 2007). Recommended design values for the APA portal frame design (APA 2002 and 2007).

Technical Services Division
 For additional information, please contact the APA Technical Services Division. The APA Technical Services Division is located at 1000 1st Avenue, Tacoma, WA 98401. The APA Technical Services Division is located at 1000 1st Avenue, Tacoma, WA 98401.

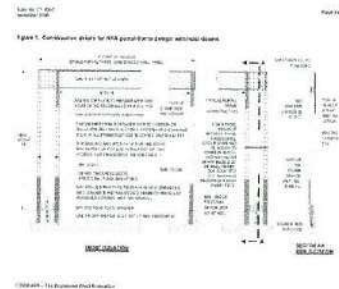


Figure 1. Construction plan for APA portal frame design.



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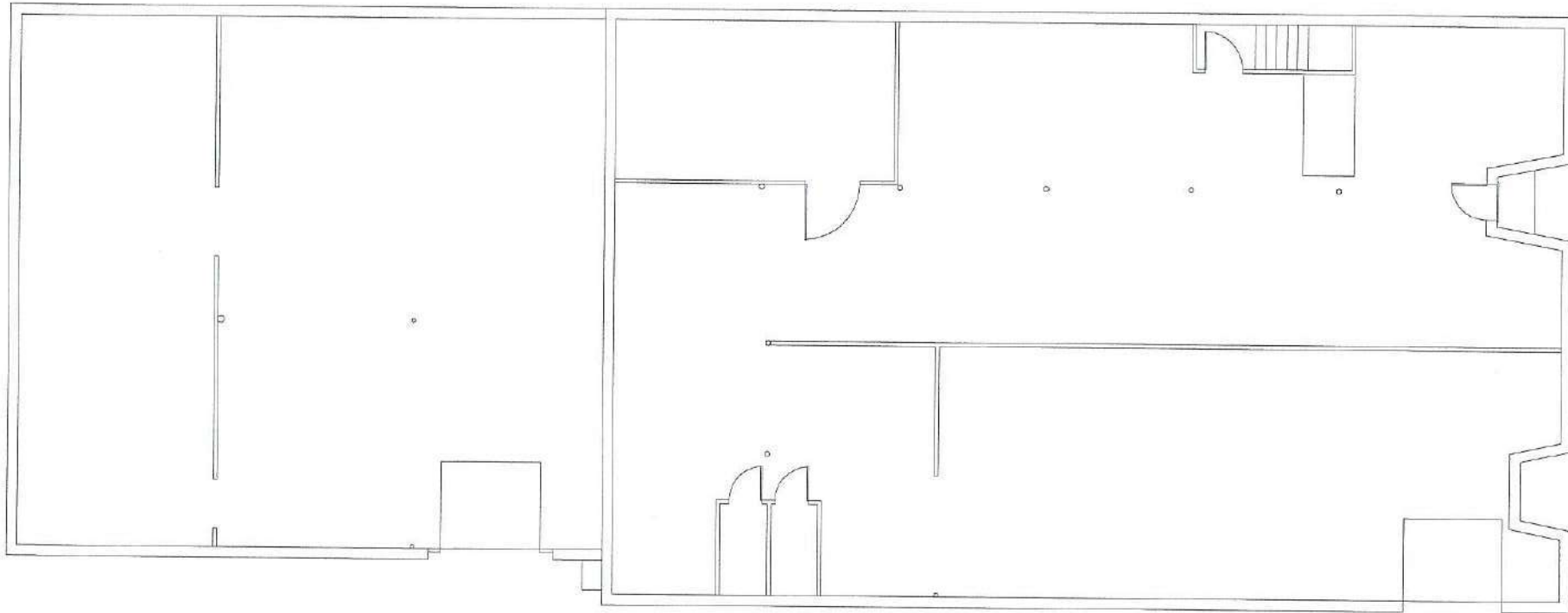
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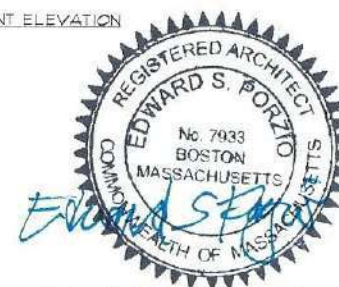


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Title #PCP05011 #PCN0100N	
Abstract #PCP05011 #PCN0100N	
Notes #PCP05011 #PCN0100N	
Comments #PCP05011 #PCN0100N	

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the "new" and "old" world. The "new" world is the world of the future, the world of the 21st century. The "old" world is the world of the past, the world of the 20th century. The "new" world is the world of the future, the world of the 21st century. The "old" world is the world of the past, the world of the 20th century.

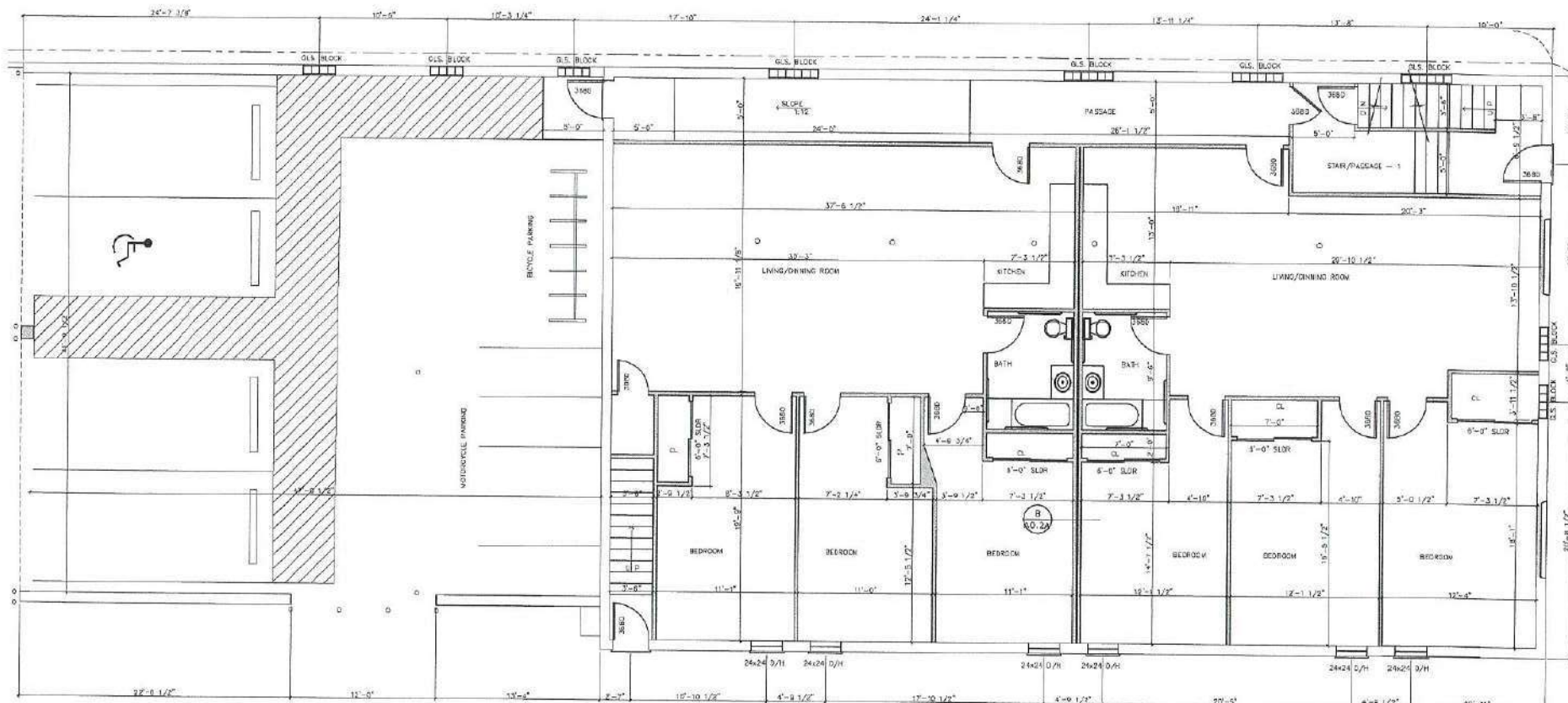
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Page 1

FORWARDED
VENTNATION
AL
JING AUSTIN ELLIOT
NEW BEDFORD, MA



- NOTE:
1. ALL WALLS SHALL HAVE 5/8" FIRE CODE TYPE "X" GYPSUM BOARD ON BOTH SIDES. BATHROOMS AND KITCHENS SHALL BE WITH MOISTURE RESISTANT GYPSUM BOARD.
 2. PARTY WALLS BETWEEN APARTMENTS SHALL HAVE 1-LAYER OF MINERAL WOOL FIBER INSULATION ON EITHER SIDE OF CONTINUOUS 5/8" FIRE CODE TYPE "X" GYPSUM BOARD WITH 1-LAYER OF 5/8" FIRE CODE GYPSUM BOARD ON APARTMENT SIDE.
 3. APARTMENT/PASSAGE WAY WALLS SHALL HAVE 1-LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON BOTH SIDES WITH MINERAL-WOOL FIBER INSULATION IN STUD CAVITIES.
 4. ALL APARTMENT ENTRANCE DOORS SHALL BE 90 MINUTE RATED FIRE DOORS.
 5. ALL PASSAGE WAY DOOR SHALL BE 90 MINUTE FIRE RATED DOORS.
 6. ALL BEDROOM WINDOWS SHALL BE EGRESS WINDOWS.

WALL LEGEND
EXISTING TO REMAIN
EXISTING TO BE REMOVED
NEW WALL, SEE WALL TYPES

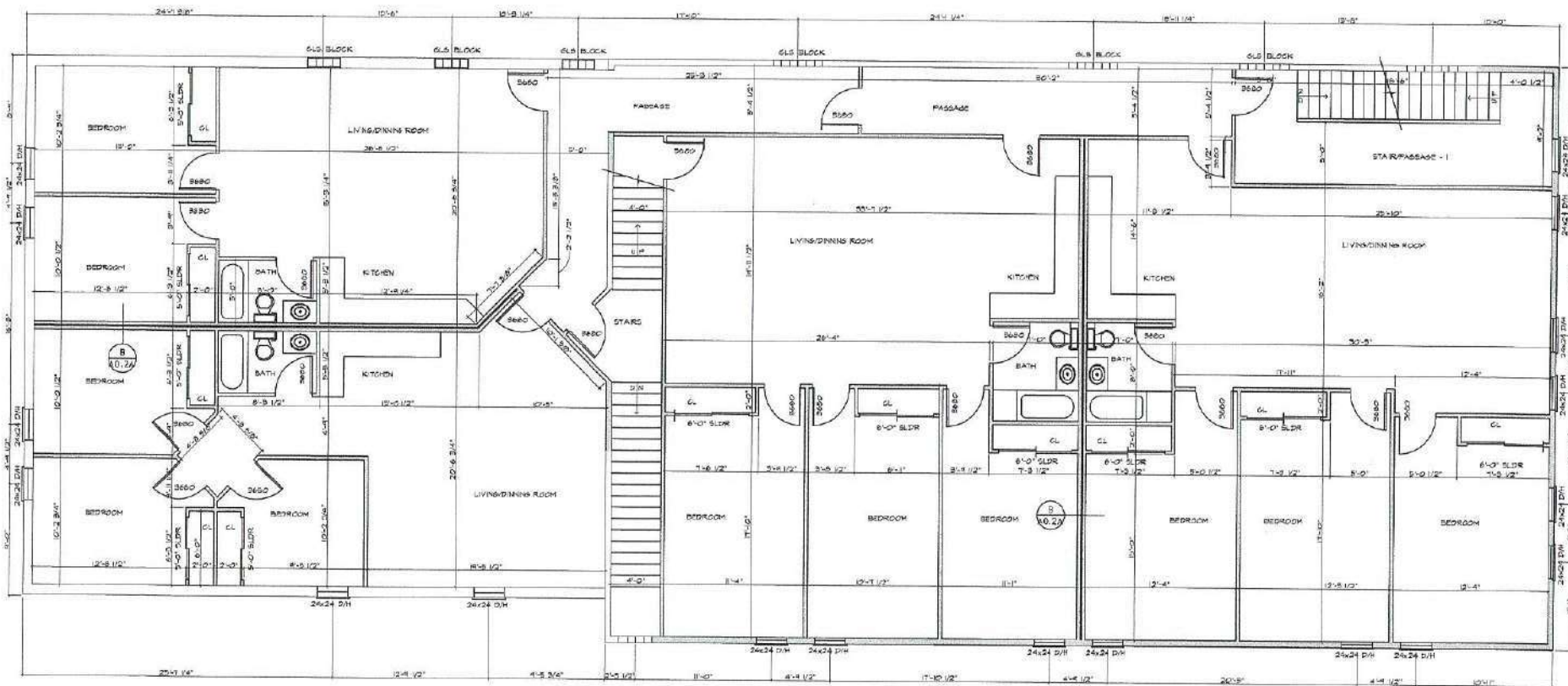
PROPOSED FIRST FLOOR PLAN
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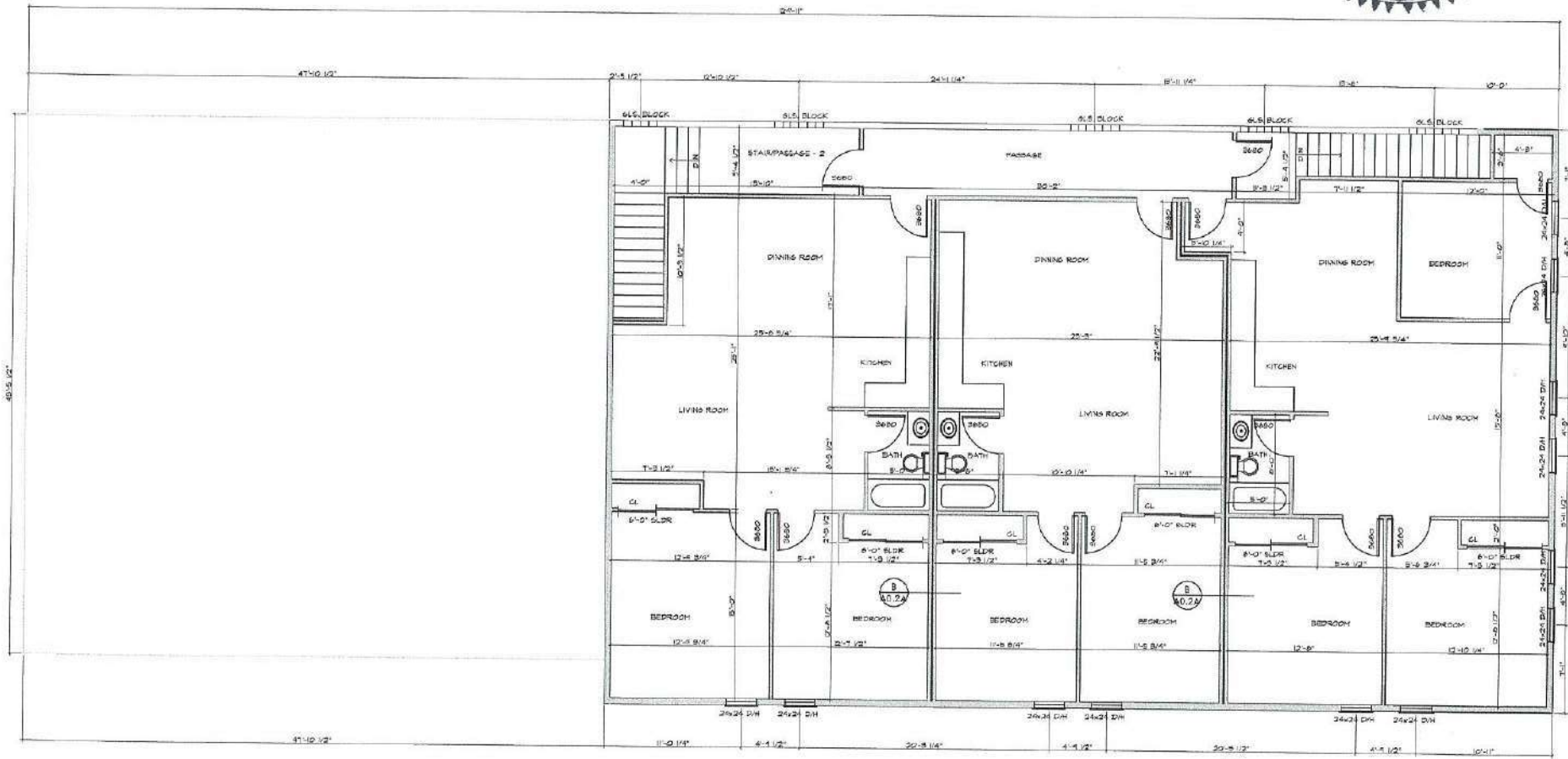
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PROPOSED RENOVATION	2/1/20
145 ASHLEY BLVD	
NEW BEDFORD, MA	

DESIGNED BY	EDWARD S. PORZIO
DRAWN BY	EDWARD S. PORZIO
CHECKED BY	EDWARD S. PORZIO
DATE	2/1/20

REVISIONS	DATE
1. REVISED FOR PERMIT	2/1/20



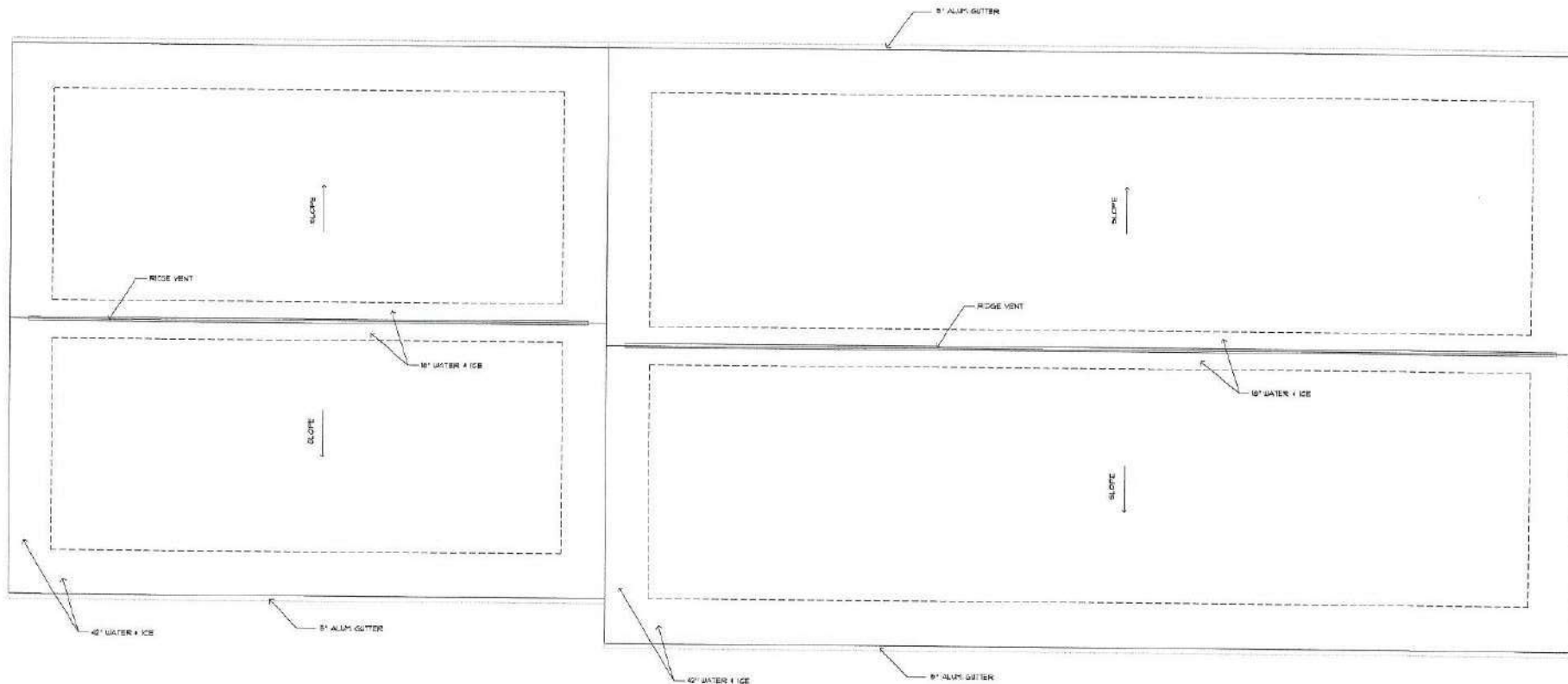
PROPOSED
RENOVATION
ALL
106 ASHLEY BLVD
NEW BEDFORD, MA



- NOTE: ALL WALLS SHALL HAVE 5/8" FIVE GORGE TYPE "X" GYPSUM BOARD ON EXTERIOR WALLS, BATHROOMS AND KITCHENS SHALL BE WITH MOISTURE RESISTANT GYPSUM BOARD.
2. PARTY WALLS BETWEEN APARTMENTS SHALL HAVE 1-LAYER OF MAJORA GYPSUM BOARD (1/2") ON EACH SIDE OF THE WALL. CONTIGUOUS 5/8" FIVE GORGE TYPE "X" GYPSUM BOARD WITH 1-LAYER OF MAJORA GYPSUM BOARD ON APARTMENT SIDE.
3. ALL INTERIOR WALLS SHALL HAVE 1-LAYER OF "X" TYPE "X" GYPSUM BOARD ON BOTH SIDES WITH MINERAL WOOL FIBER INSULATION IN BILD CAVITIES.
4. ALL INTERIOR PARTITION DOORS SHALL BE 10 MINUTE RATED FIRE DOORS.
5. PASSAGE WAY DOOR SHALL BE 10 MINUTE FIRE RATED DOORS.
6. ALL BEDROOM HALLWAYS SHALL BE 15 MINUTE RATING.

PROPOSED THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"

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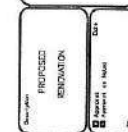


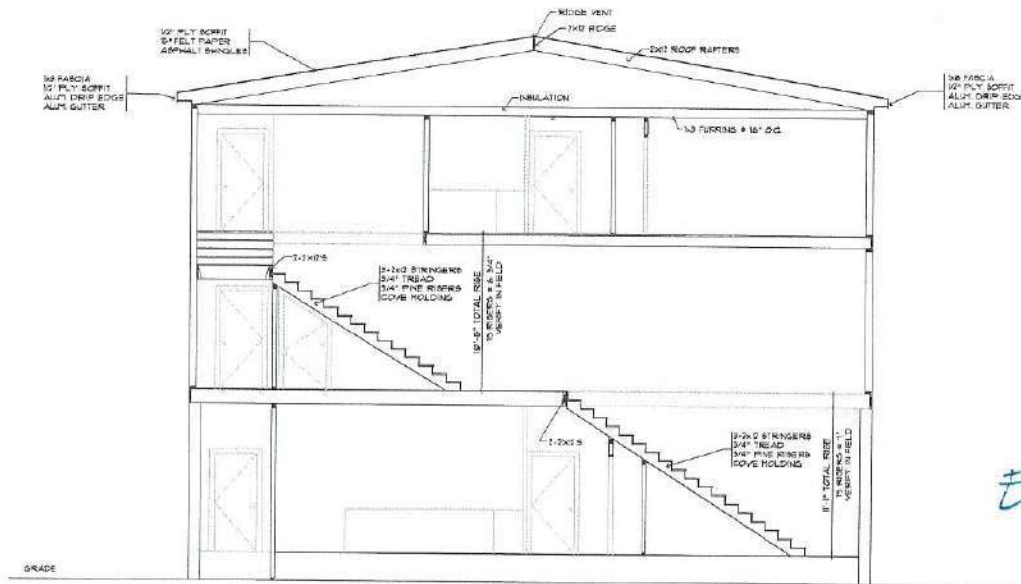
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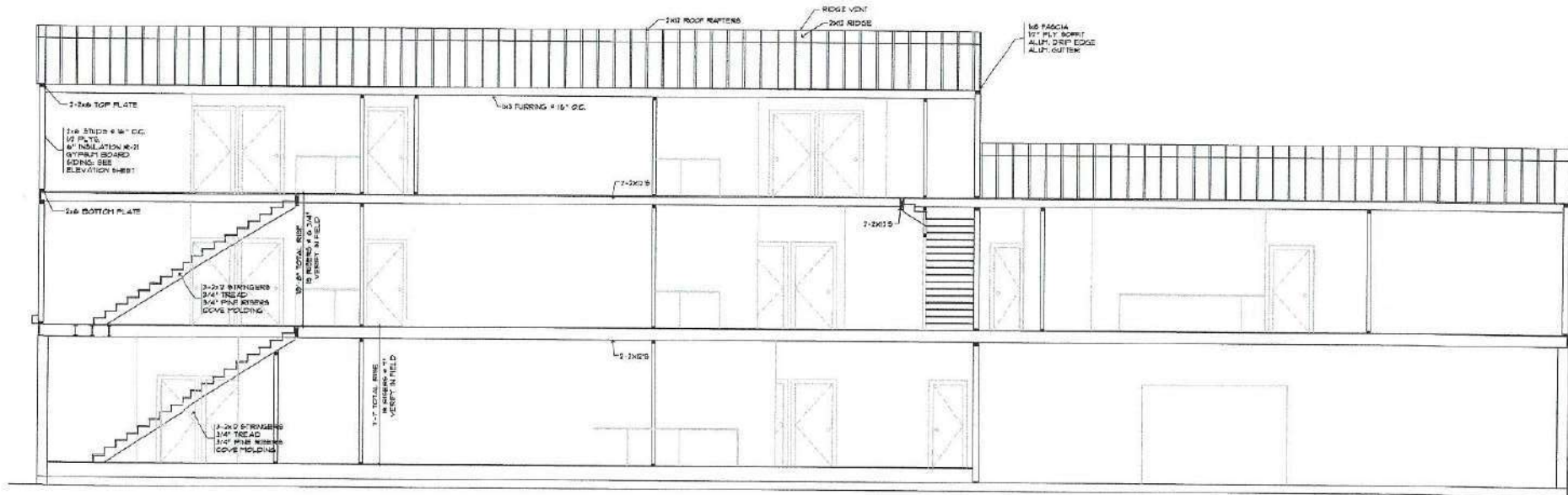
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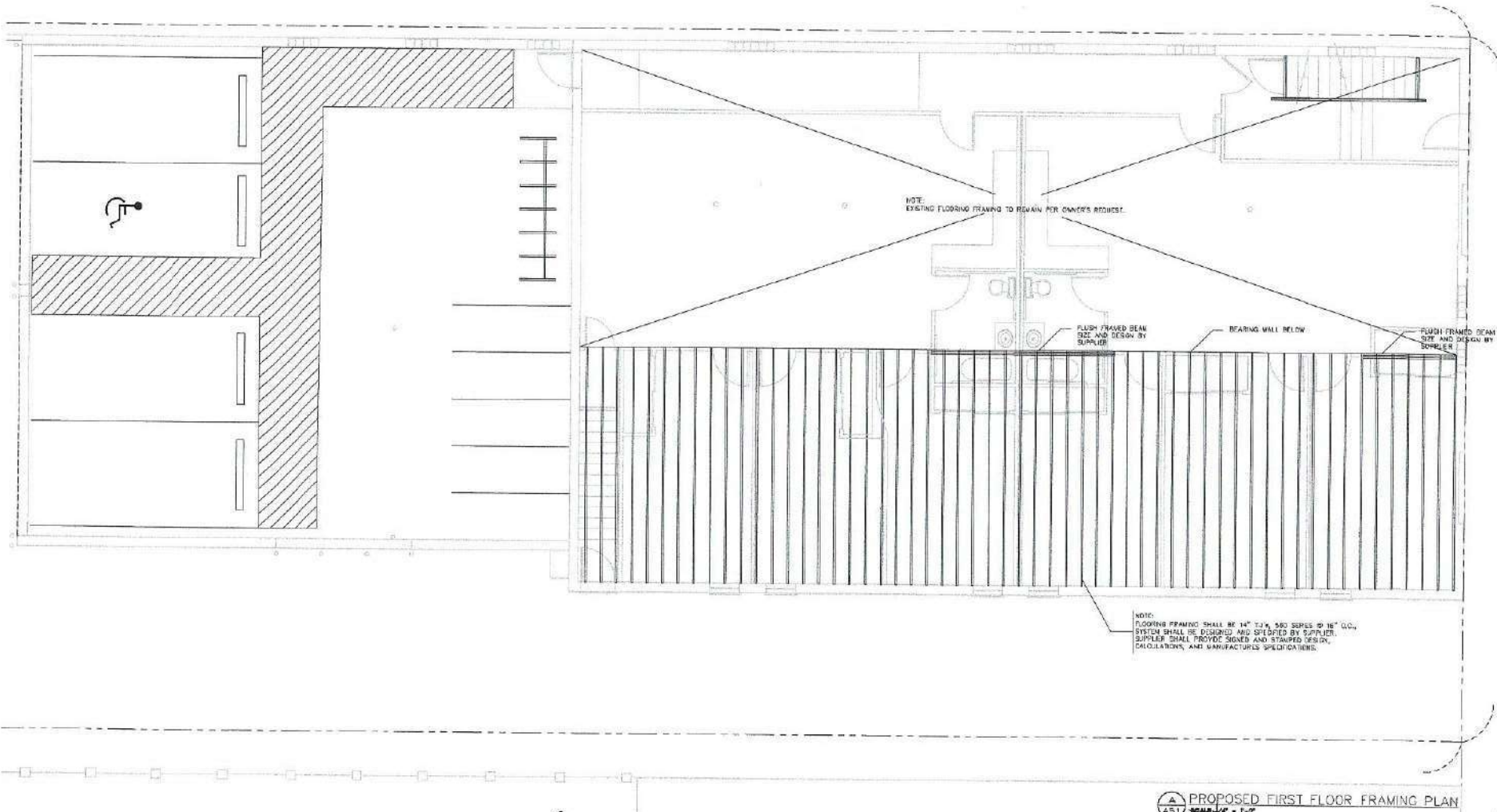
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PREPARED FOR: JAC ARLEY LLP NEW BEDFORD, MA	
PREPARED BY: EDWARD S. PORZIO REGISTERED ARCHITECT NO. 7933 BOSTON, MA	
DATE: 08/11/01	
SCALE: 1/4" = 1'-0"	
PROJECT NO.: 01-001	
SHEET NO.: 1 OF 1	



PROPOSED FIRST FLOOR FRAMING PLAN
 SCALE: 1/8" = 1'-0"

PROPOSED FIRST FLOOR FRAMING PLAN
 SCALE: 1/8" = 1'-0"

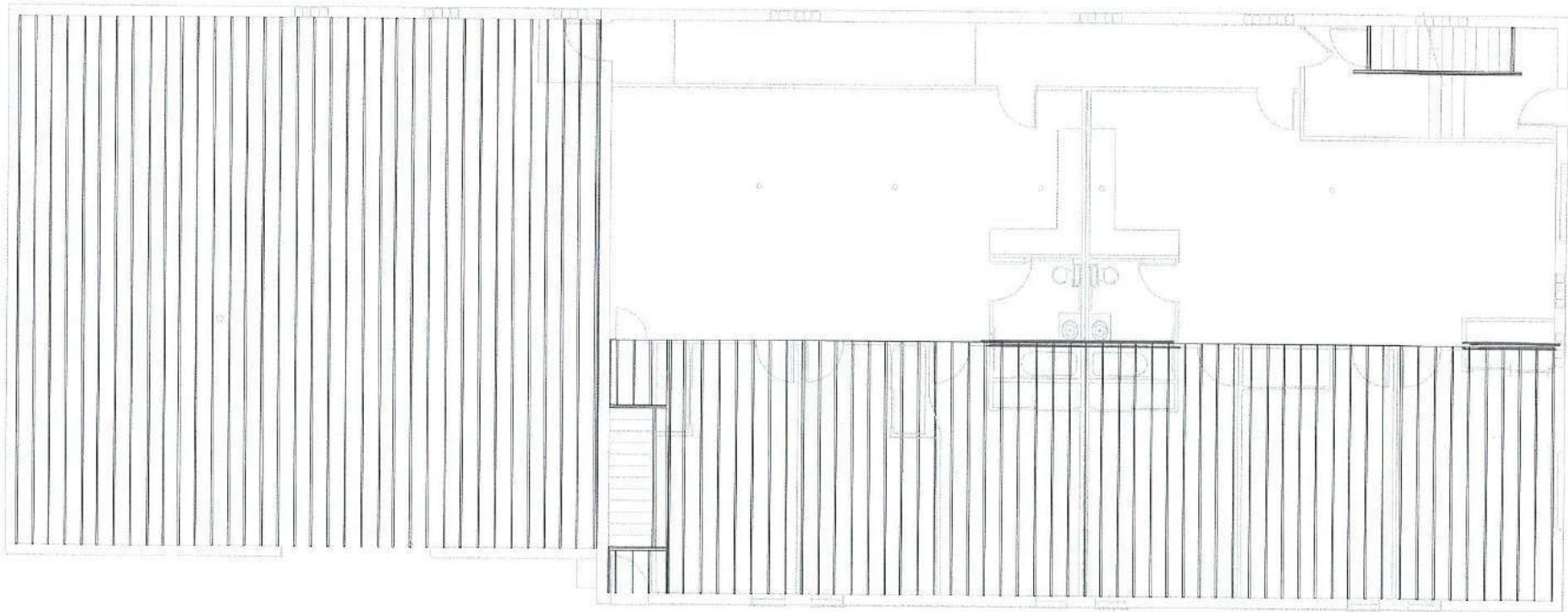
PROPOSED FIRST FLOOR FRAMING PLAN
 SCALE: 1/8" = 1'-0"

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NOTE:
FLOORING FRAMING SHALL BE 14" T&G, S&S SERIES @ 16" O.C.
SYSTEM SHALL BE DESIGNED AND SPECIFIED BY SUPPLIER.
SUPPLIER SHALL PROVIDE S&S AND STAINED DESIGN,
CALCULATIONS, AND MANUFACTURER'S SPECIFICATIONS

PROPOSED SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

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PROPOSED SECOND FLOOR FRAMING PLAN
DATE: 10/10/2021
BY: E.S.P.

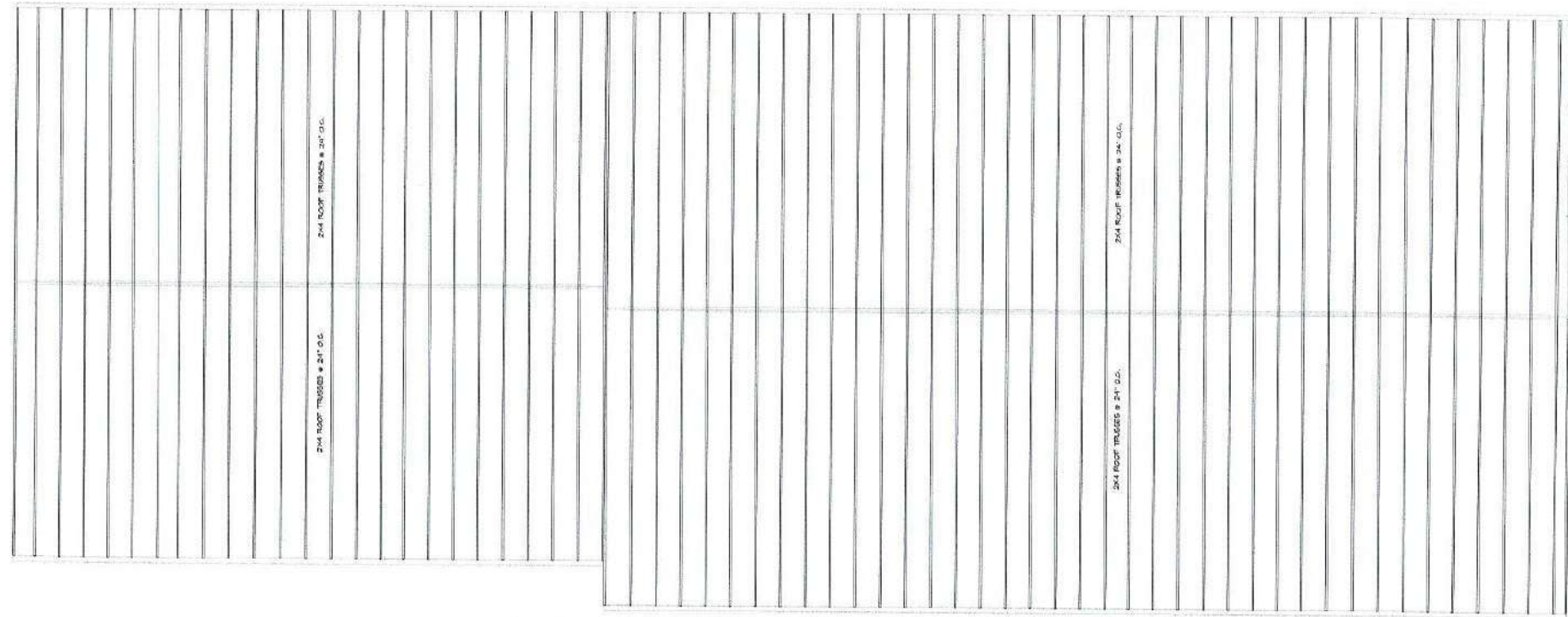
PROPOSED SECOND FLOOR FRAMING PLAN
DATE: 10/10/2021
BY: E.S.P.

PROPOSED SECOND FLOOR FRAMING PLAN
DATE: 10/10/2021
BY: E.S.P.

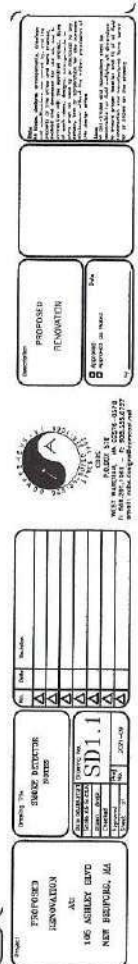
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DATE: 10/10/2021
BY: E.S.P.

PROPOSED SECOND FLOOR FRAMING PLAN
DATE: 10/10/2021
BY: E.S.P.

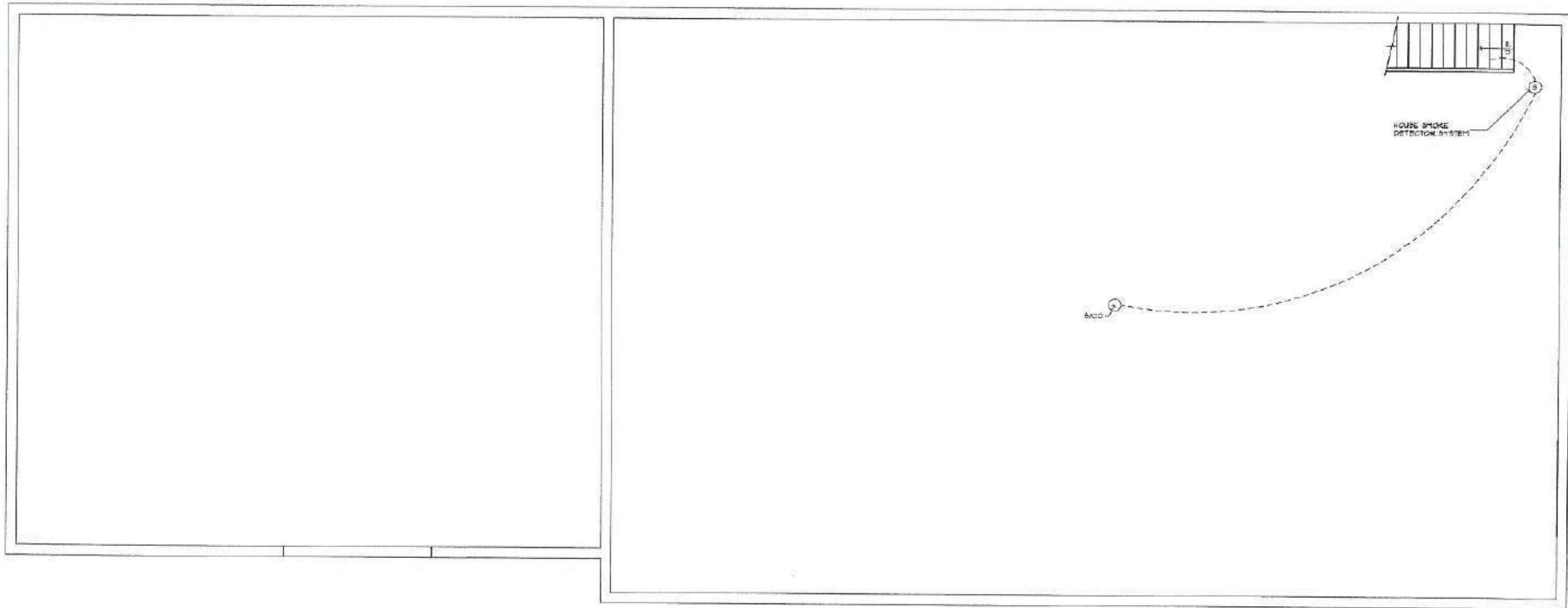
PROPOSED SECOND FLOOR FRAMING PLAN
DATE: 10/10/2021
BY: E.S.P.



PROPOSED
RENOVATION
AL
100 ASHLEN BLVD
NEW BEDFORD, MA



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NOTE:
INSTALL A SMOKE/CO DETECTOR IN THE BASEMENT NEAR
HEATING EQUIPMENT AS REQUIRED PER CODE. ADDITIONAL
DETECTORS MAY BE REQUIRED, VERIFY LSTA CODE
OFFICIALS.



PROPOSED BASEMENT SMOKE PLAN
SCALE: 1/4" = 1'-0"

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PROJECT INFORMATION: ALL FOR ARCHITECT TWP NEW BEDFORD, MA	
Drawing Title PROPOSED BASEMENT SMOKE PLAN	Drawing No. SD1.2
Date 11/11/11	Revision 1
PROJECT INFORMATION: ALL FOR ARCHITECT TWP NEW BEDFORD, MA	

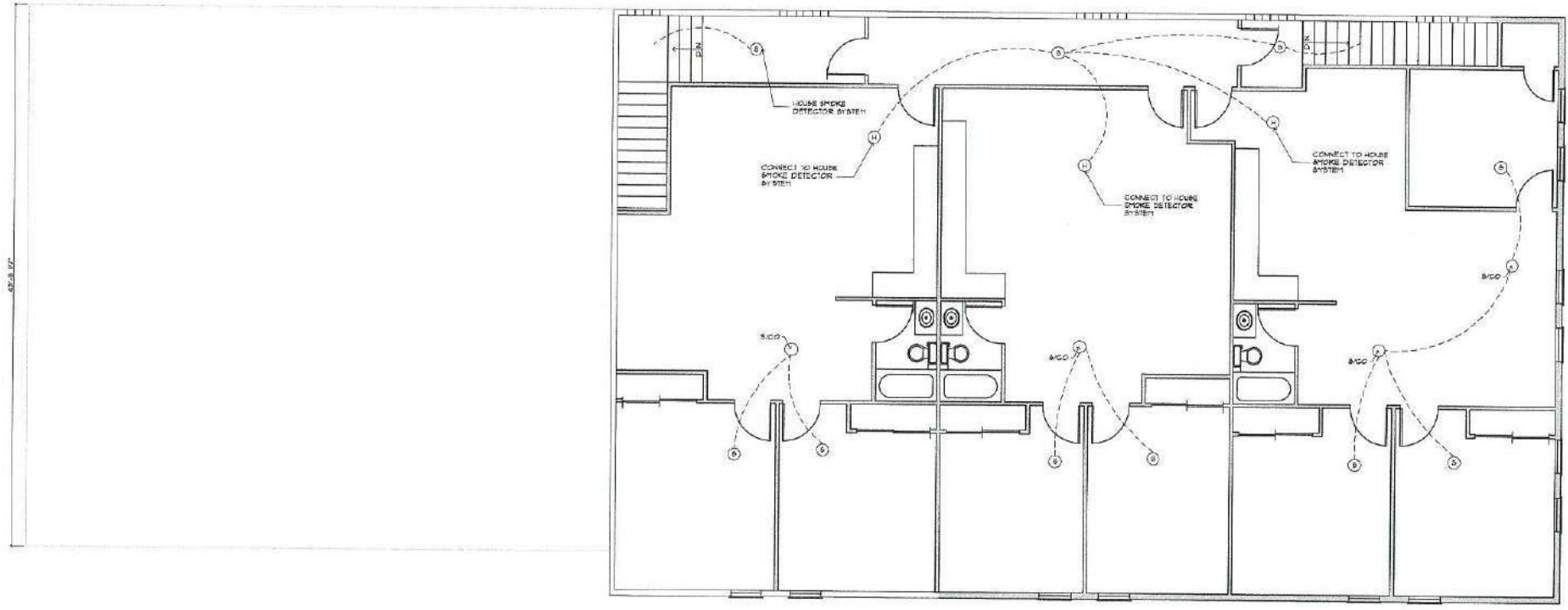


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Proposed
Renovation
At:
105 ASHLEY BLVD
NEW BEDFORD, MA

[illegible]

Proposed PROPOSED RENOVATION		Date 11/1/88	
Description 1. The existing building is a two-story structure with a flat roof. The existing building is to be renovated to meet the needs of the new owner. The existing building is to be renovated to meet the needs of the new owner. The existing building is to be renovated to meet the needs of the new owner.			
Location 1. The existing building is located at 1234 Main Street, New York, NY. The existing building is located at 1234 Main Street, New York, NY. The existing building is located at 1234 Main Street, New York, NY.			
Drawings 1. The existing building is shown on the attached drawings. The existing building is shown on the attached drawings. The existing building is shown on the attached drawings.			
Notes 1. The existing building is to be renovated to meet the needs of the new owner. The existing building is to be renovated to meet the needs of the new owner. The existing building is to be renovated to meet the needs of the new owner.			
Other 1. The existing building is to be renovated to meet the needs of the new owner. The existing building is to be renovated to meet the needs of the new owner. The existing building is to be renovated to meet the needs of the new owner.			



NOT TO SCALE
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

PROPOSED
REVISION
DATE
BY
REVISION OF NAME



No.	Date	Revision
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROPOSED THIRD FLOOR
FLOOR CHANGES PLAN
SD1.5
DATE: 10/15/10
BY: [Signature]

PROPOSED
REVISION
ALL
100 ANNUITY BUILDING
NEW BEDFORD, MA

PROPOSED THIRD FLOOR SMOKE PLAN
SCALE: 1/8" = 1'-0"

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