



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

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 U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties 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 rehabelitaion repurpose development locate in the Sawyer/Coggesshall neighborhood , across from Beetle St near CVS pharmacy. the site is the former Jerry's Bargan food shop that many local residents fondly remember. the project will partly 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 neiborhood to create 9 spacecious 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 possitive 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 consistant with New Bedford's outlined goal to promote creation of affordable housing through revitalization of abandon/vacant properties that are blited underutilized. The project also addresses an important community need for new, sustainable, and accesible housing with ADA compliance (proposing handicap acccesiblity)on the first floor.In addition to theese community needs.the CPa has objectives and to promote the developement of different types of affordable housing and this project is creating a range from 60% - 100%AMI in a location that is conviently on a public transporation main st corridor of (Rt6 and Whales Tooth) commuter line and (SRT stops 202 & 204) and many ammenities for residents.The City of New Bedford Housing & Community Dvelpment office - Bulding Plan/Housing Policy that has been addopted seeks to create affordable apartments for a range of income and supporting diverse businesses tha 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 tha aling with the Community Preservation Plan:

1. The project will promote mixed-income development that can provide relief to residents while also breading a new life into an vacant/abandonand deterioritating property by revitalizing an oldr housing stock in the north end section of the City.
- 2.The project creates community housing for a range of income.
- 3.The project has two proposed handicap compliant units for renters with mobility impairments cosistent with the CPC's goals in the Community Housing section of the CPA plan.
- 4.The project will provided cleaner, safer, and greener energy levels by using effient mechanical systems using less power but still creating a comfortable enviorment 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 Departmen to aling 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. Transforming 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 neigborhood.
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 reuse 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 construction funding documents for the project in mid-late November 2025. The Lender like to see funding support and direct equity in the project with 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 (civil) are a part of the design and permitting team. Green Miles Properties has acquired and managed 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 meets 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 togeeter. 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 develope 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, 202.

	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)

(Affix Corporate Seal)

Signature

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



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

MAYOR
JON MITCHELL

DIRECTOR OF CITY PLANNING
JENNIFER CARLONI

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

VIA Electronic Mail

October 15, 2024

Main: 617-330-2000
Fax: 617-330-2001

massdevelopment.com

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:

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.

Maura Healey
Governor

Kim Driscoll
Lieutenant Governor

Yvonne Hao, Chair
*Secretary of Economic
Development*

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,

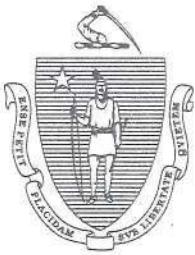


Marcos Marrero
Deputy Director & Senior Executive Vice President

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.

A handwritten signature in black ink that reads "William Francis Galvin".

Secretary of the Commonwealth





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

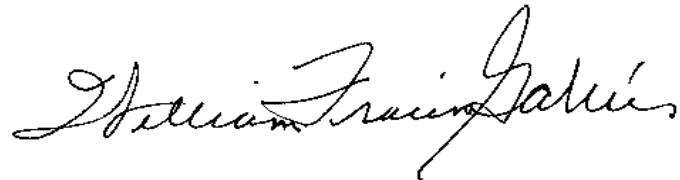
9. Additional matters:

**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, appearing to read "William Francis Galvin". The signature is fluid and cursive, with "William" and "Francis" stacked above "Galvin".

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

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:

Dear Ms. Kollegay,

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.

... your consideration for fully funding the grant request.

Sincerely,
Jon Mitchell
Meyer

May 01
Kimberly Cardoso
99 Ashley Blvd unit 3

nding the grant request.

ELTON
116 ASHLEY BLVD
NEWBEDFORD

99 Ashley Blvd
CITY HALL • 133 WILLIAM STREET • NEW BEDFORD, MA 02740 • TEL: (508) 979-1410 • FAX: (508) 991-618



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



Fire Protection Estimate

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

Installation
Engineering
Permits
\$45,500.00

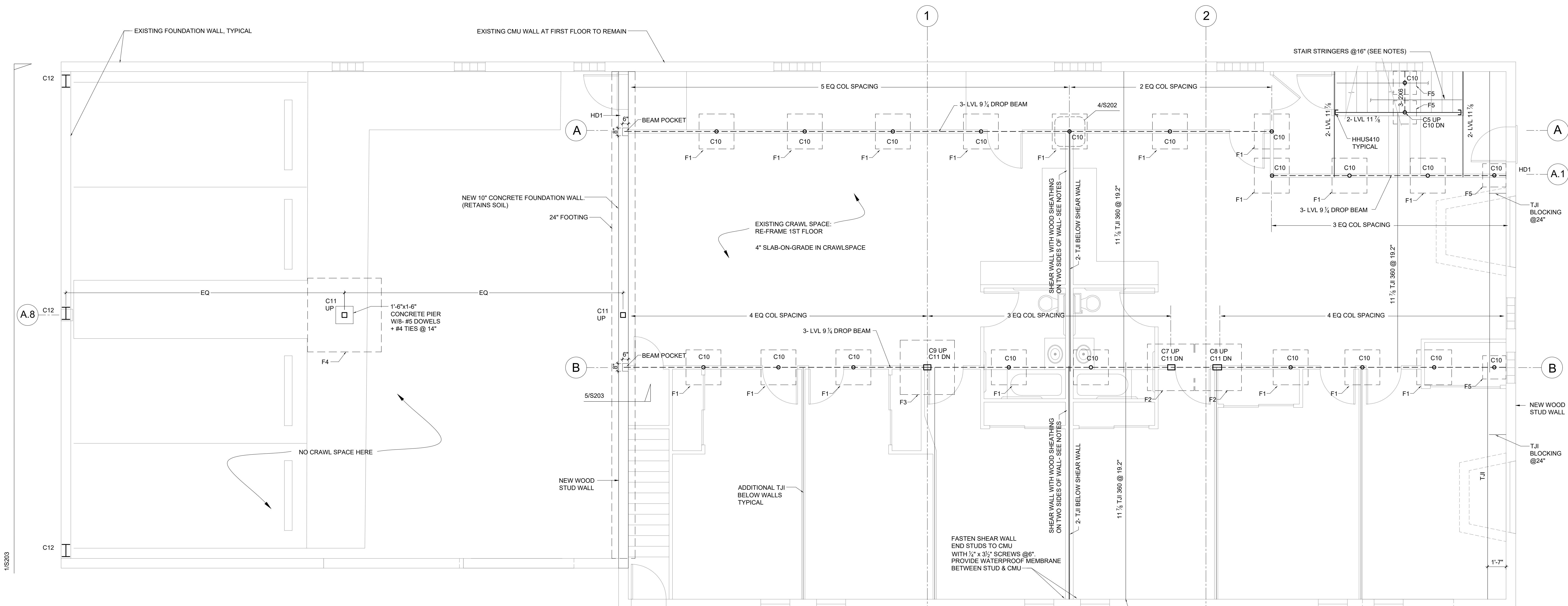
Forty Five Thousand Five Hundred 00/100

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: _____



1 FIRST FLOOR FRAMING PLAN / FOUNDATION PLAN

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

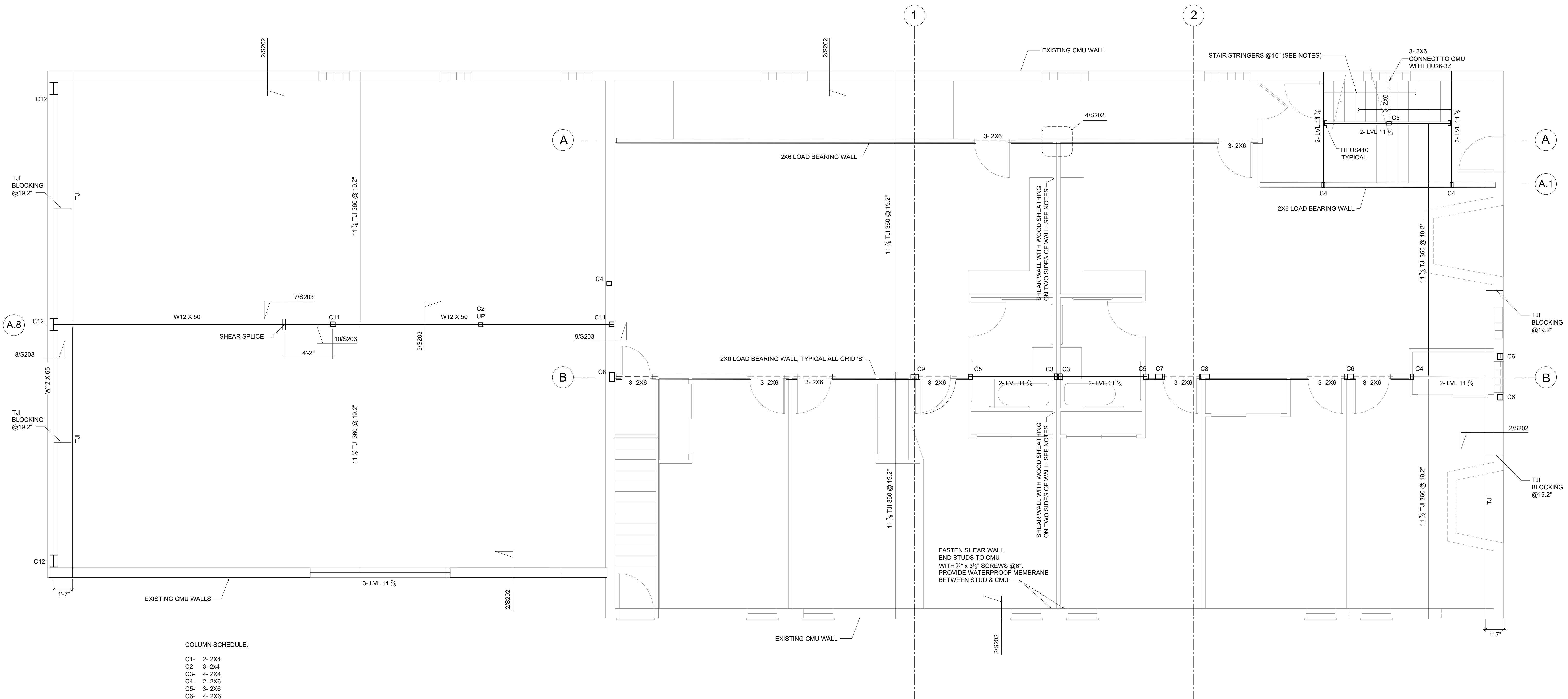
NOTE: FRAMING IS SHOWN OVER FIRST FLOOR ARCHITECTURAL PLAN

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



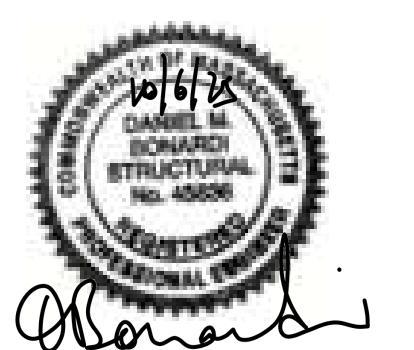
1 2ND FLOOR FRAMING PLAN

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

NOTE: FRAMING IS SHOWN OVER FIRST FLOOR ARCHITECTURAL PLAN

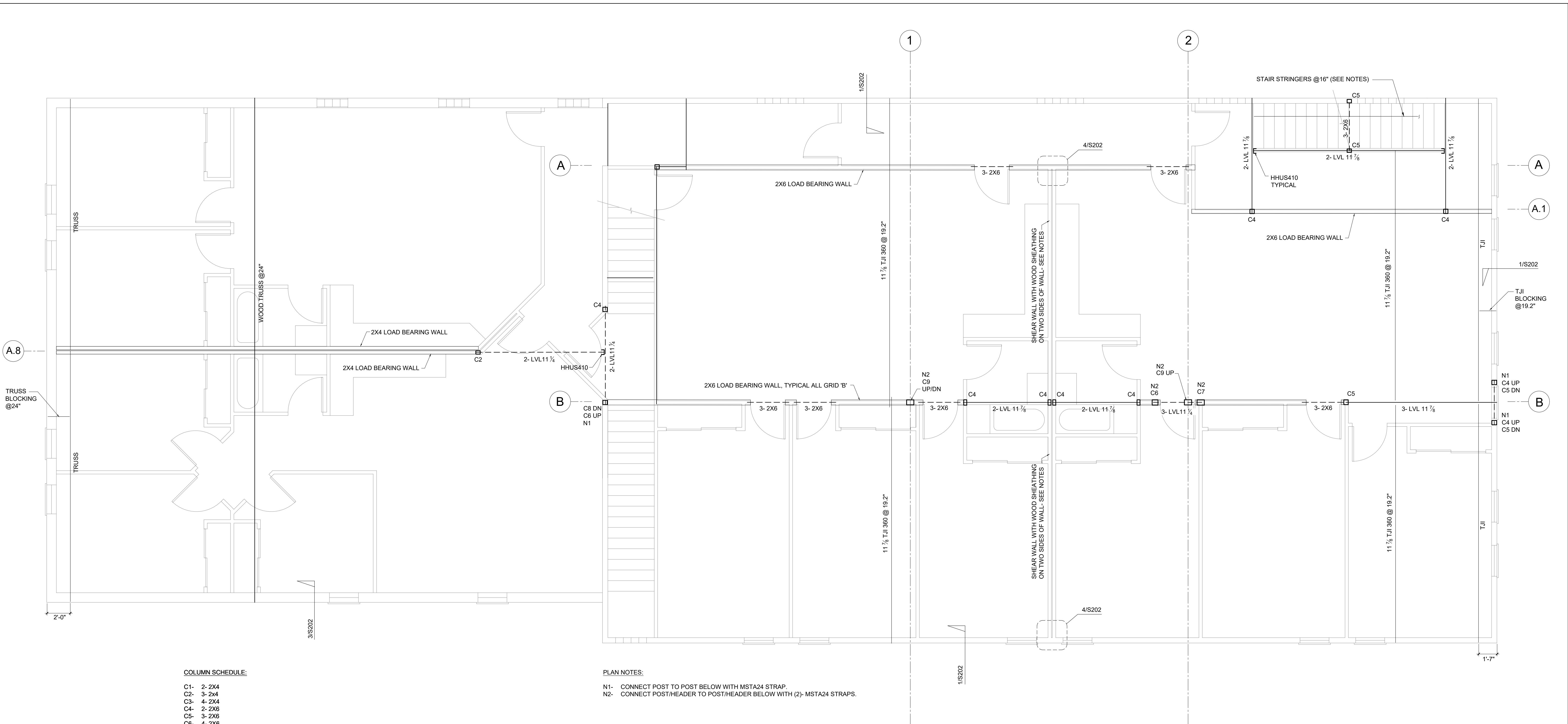
105 ASHLEY BOULEVARD
NEW BEDFORD, MA

9/16/2025 SECOND FLOOR FRAMING PLAN



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

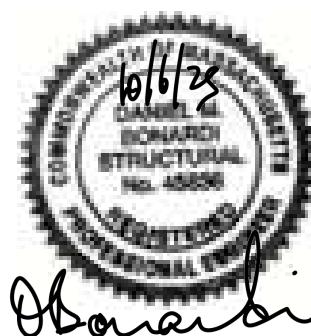
S102



3RD FOOR FRAMING PLAN / LOW ROOF FRAMING PLAN

SCALE. 1/4 - 1'-0"

NOTE: FRAMING IS SHOWN OVER 2ND FLOOR ARCHITECTURAL PLAN

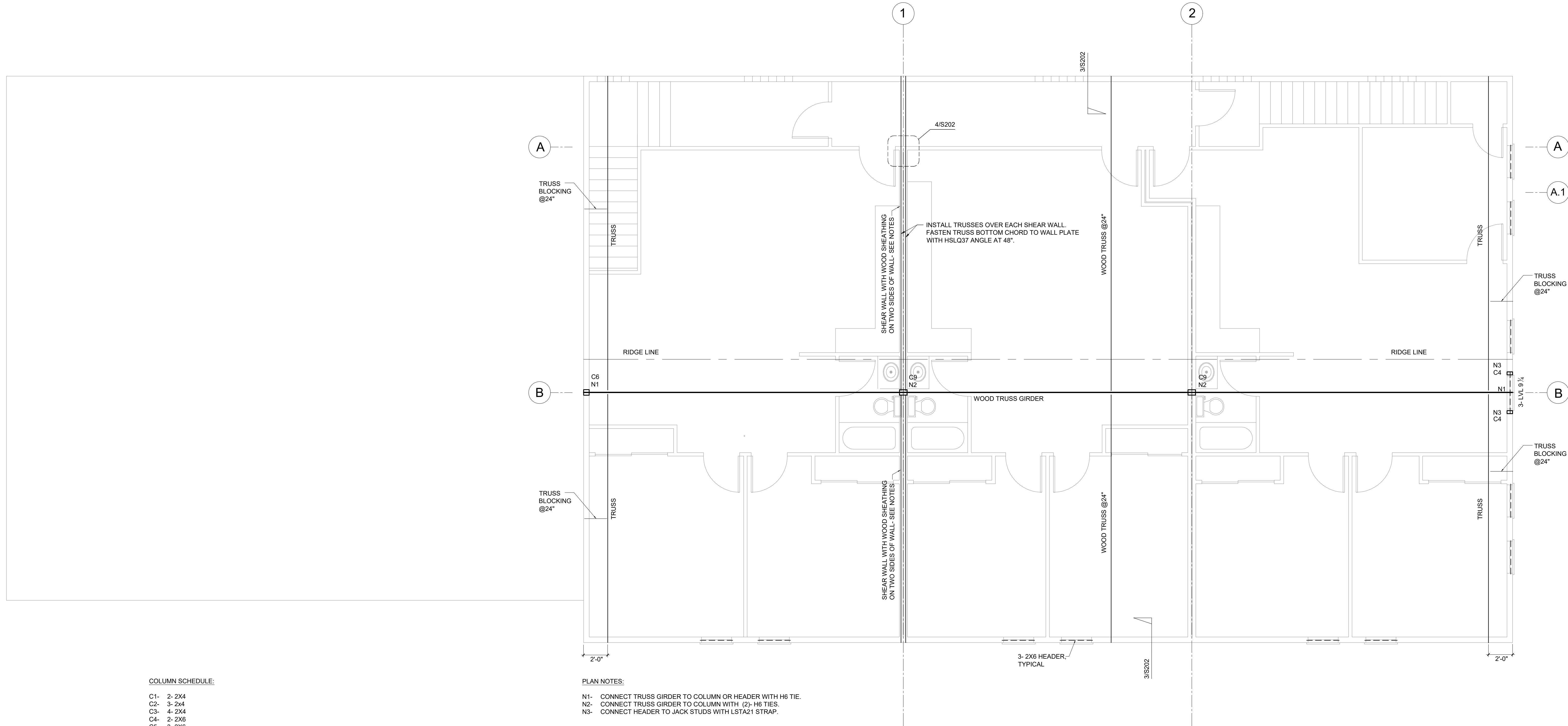


105 ASHLEY BOULEVARD
NEW BEDFORD, MA

9/16/2025 3RD FLOOR FRAMING PLAN

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

S103



1 HIGH ROOF FRAMING PLAN

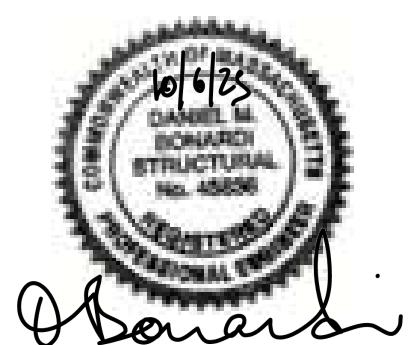
SCALE: 1/4"=1'-0"

NOTE: FRAMING IS SHOWN OVER 3RD FLOOR ARCHITECTURAL PLAN

105 ASHLEY BOULEVARD
NEW BEDFORD, MA

9/16/2025

ROOF FRAMING PLAN



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

S104

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 2000 psf.

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 piers 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: $\frac{15}{32}$ " 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.

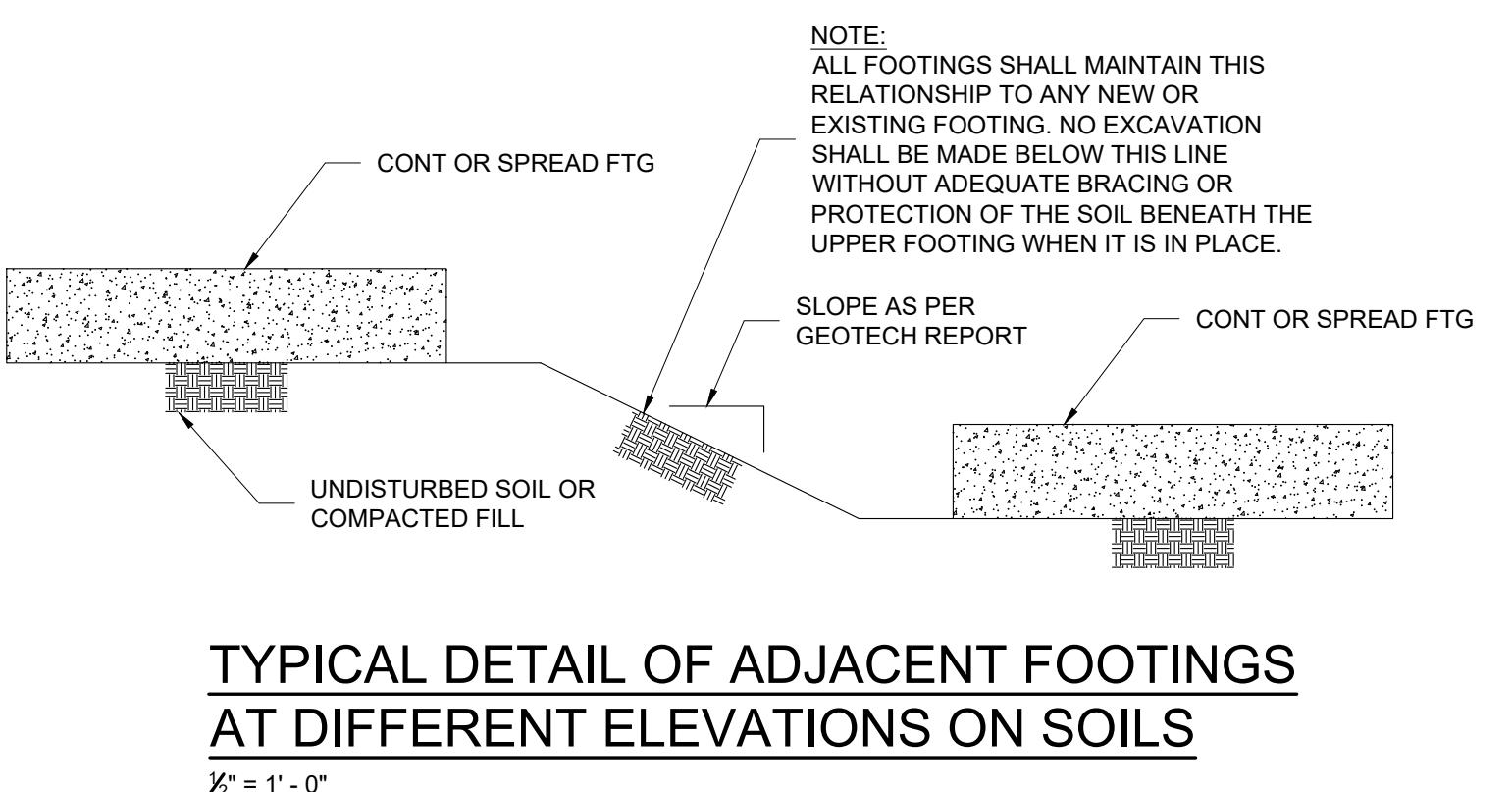
Prefabricated Wood Trusses

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 $\frac{3}{8}$ "

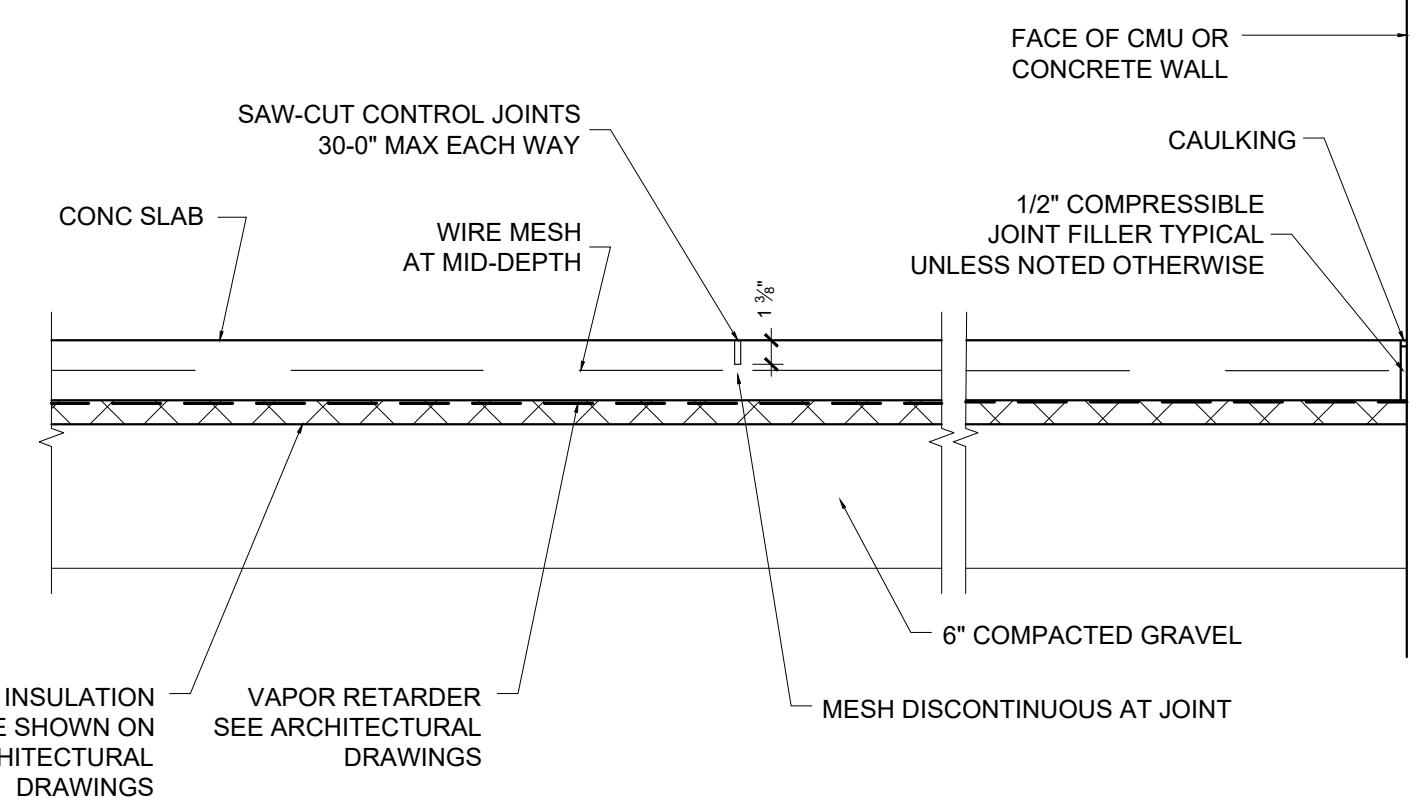
TRUSS DESIGN LOADS (LBS/SQ FT)

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.

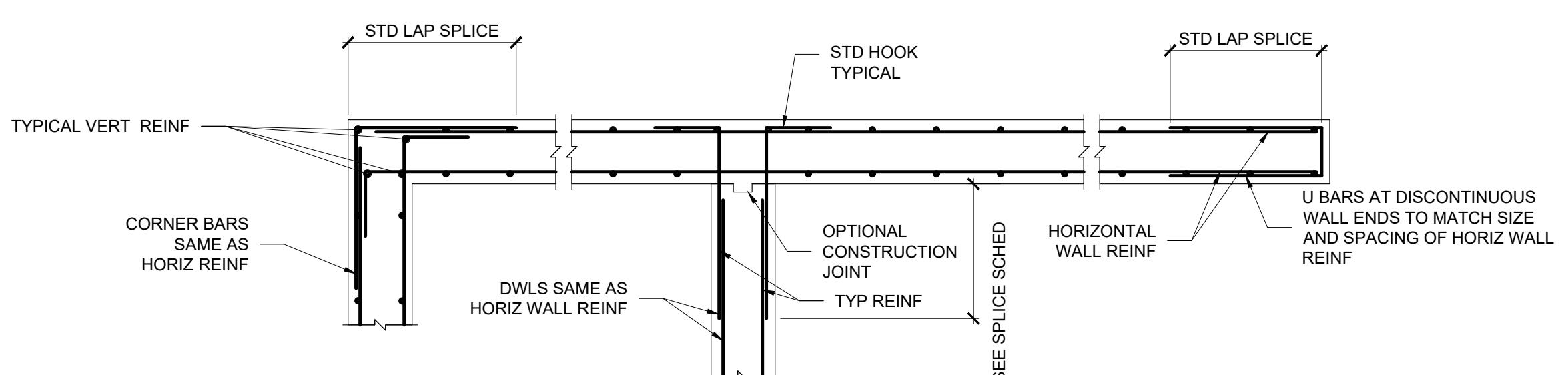


**TYPICAL DETAIL OF ADJACENT FOOTINGS
AT DIFFERENT ELEVATIONS ON SOILS**



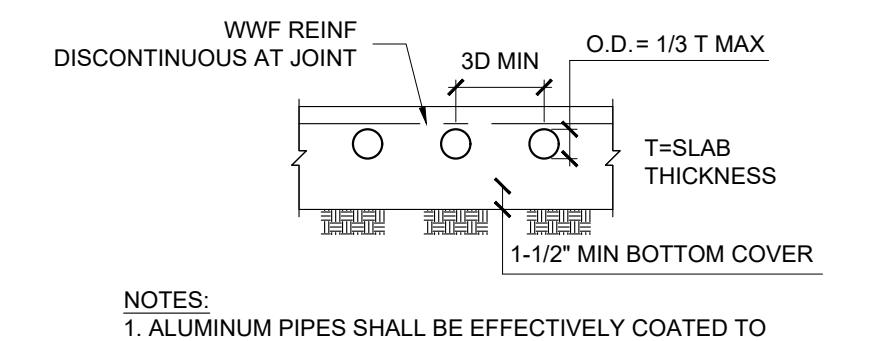
SLAB-ON-GRADE

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



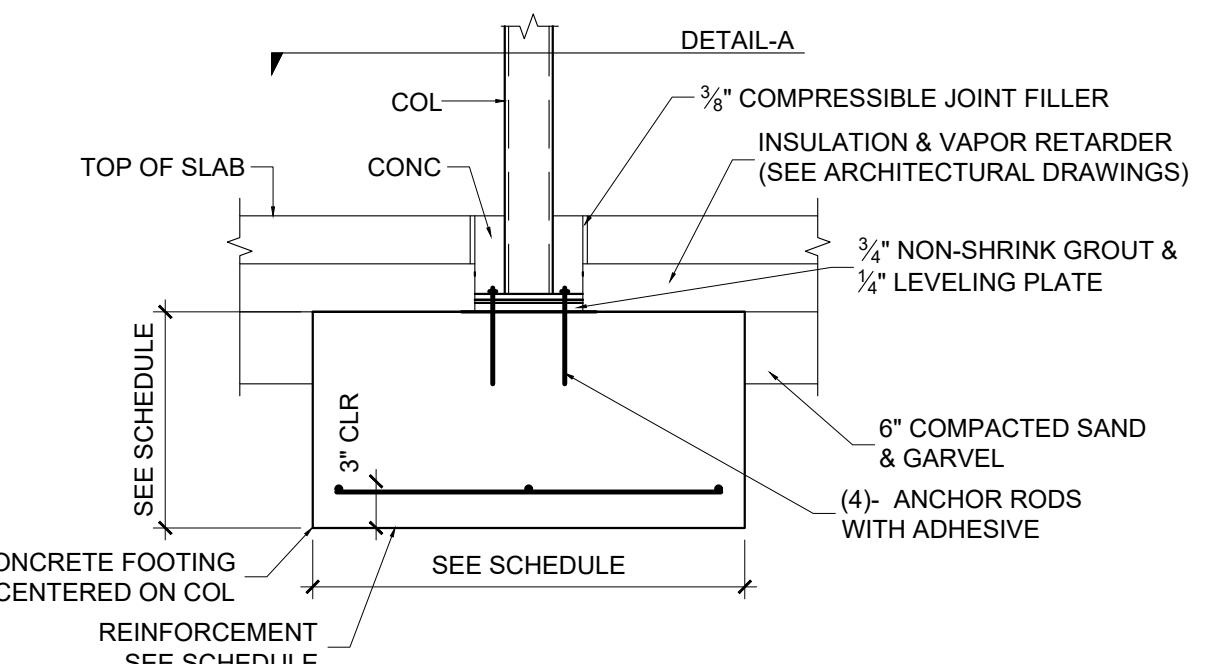
TYPICAL WALL REINFORCEMENT DETAIL

1/2" = 1' - 0"



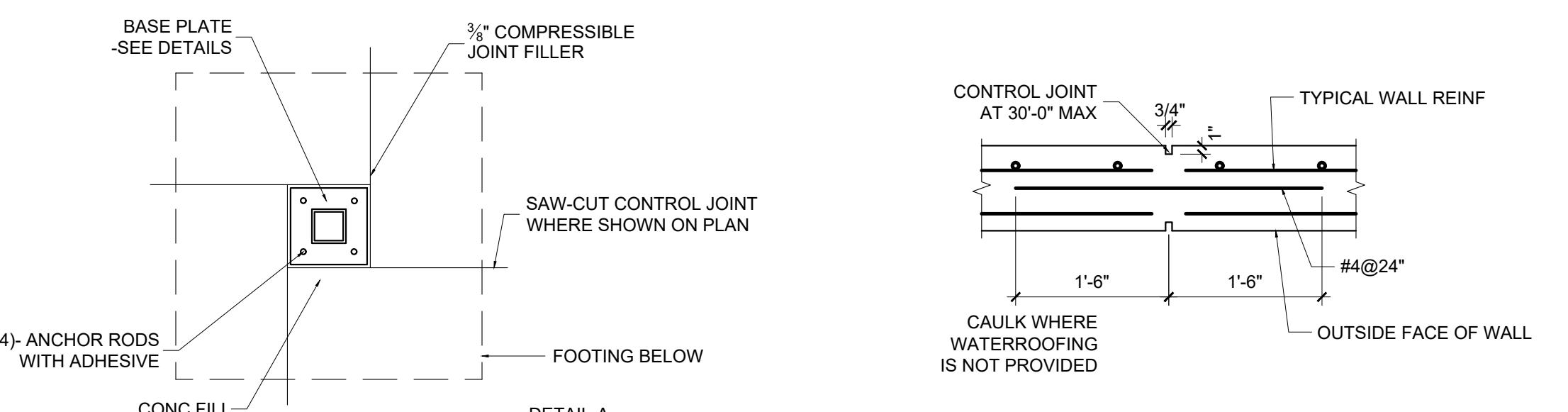
CONDUITS IN SLAB ON GRADE

1/2" = 1' - 0"



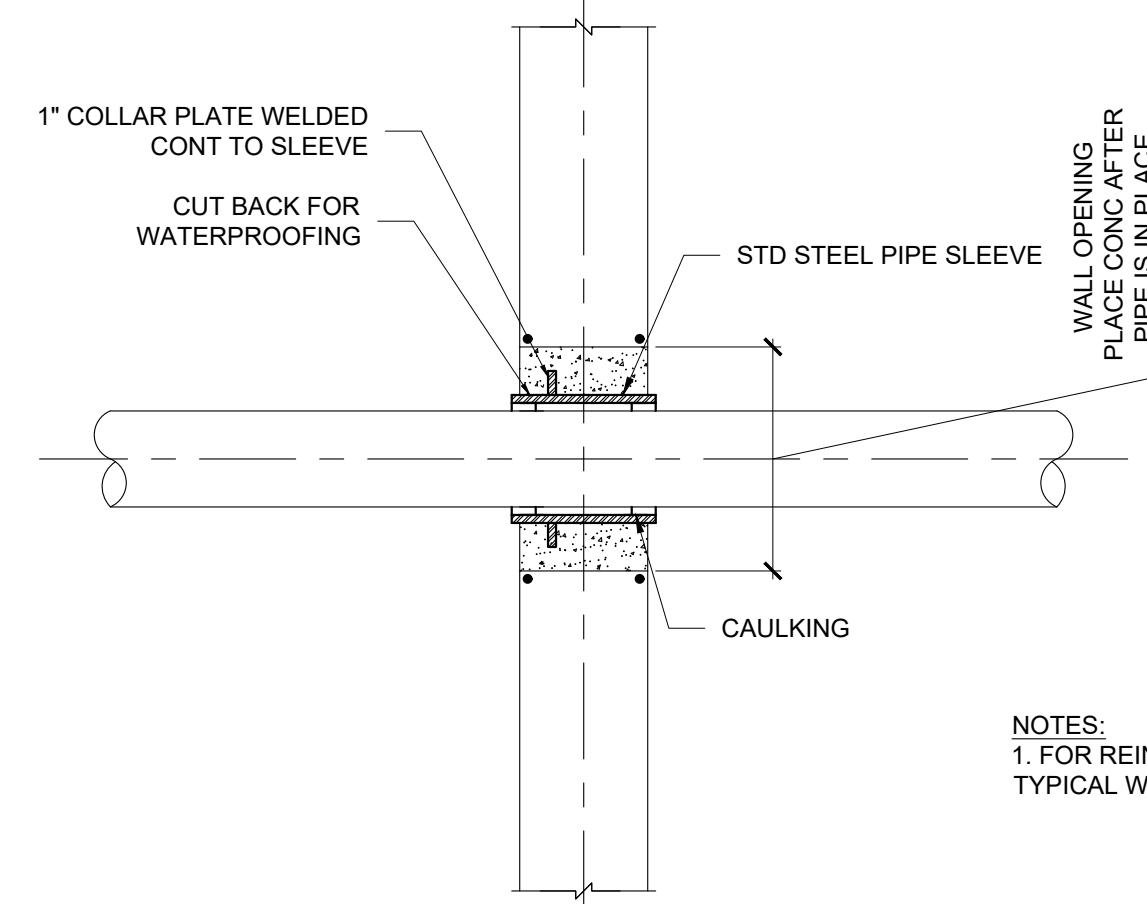
COLUMN FOOTING

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



COLUMN FOOTING DETAIL - A

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



SLEEVE THROUGH WALL

1/2" = 1' - 0"

**105 ASHLEY BOULEVARD
NEW BEDFORD, MA**

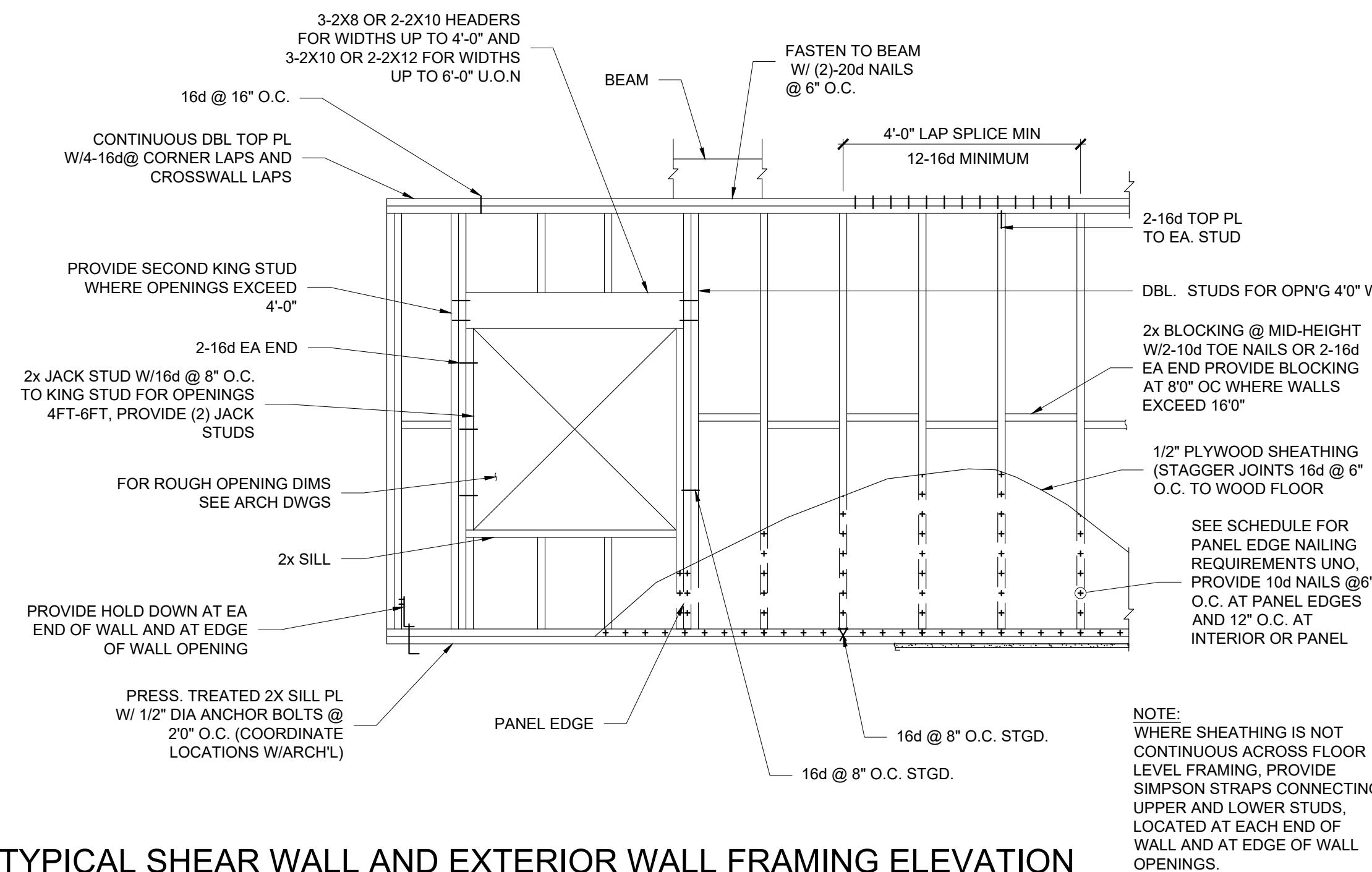
9/26/2025

**STRUCTURAL NOTES
& TYPICAL DETAILS**

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108 Summer Street
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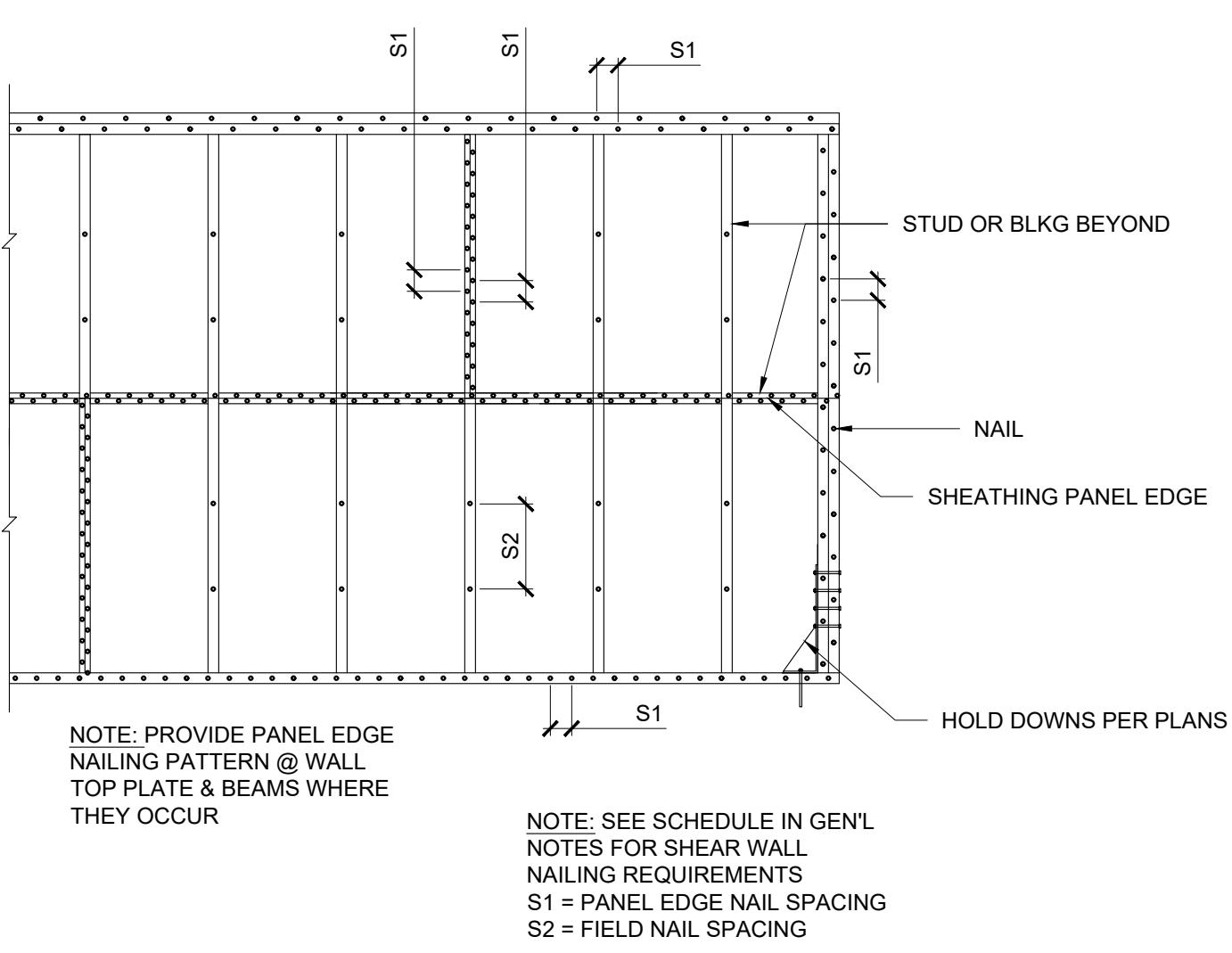


S200



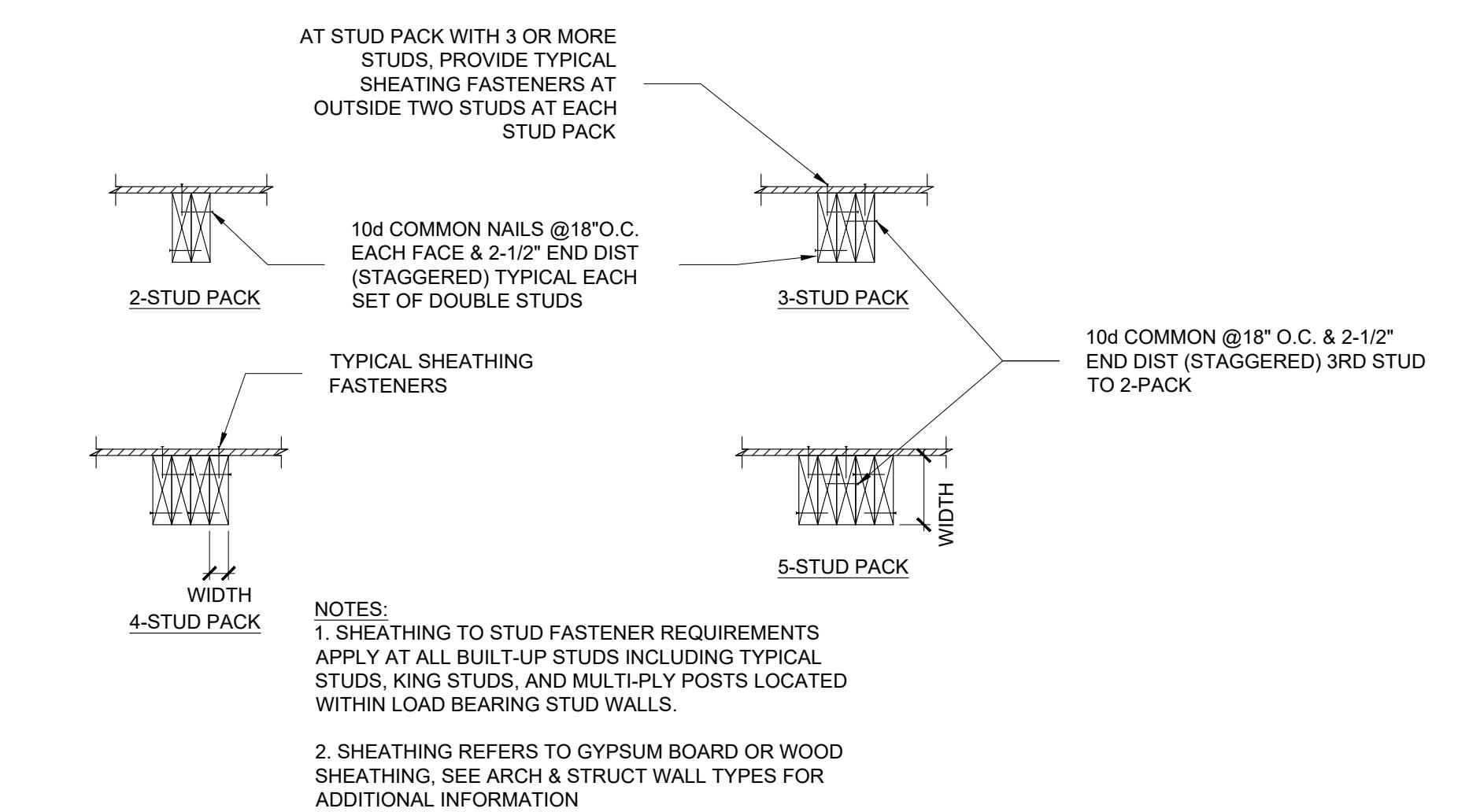
TYPICAL SHEAR WALL AND EXTERIOR WALL FRAMING ELEVATION

1/2" = 1' - 0"



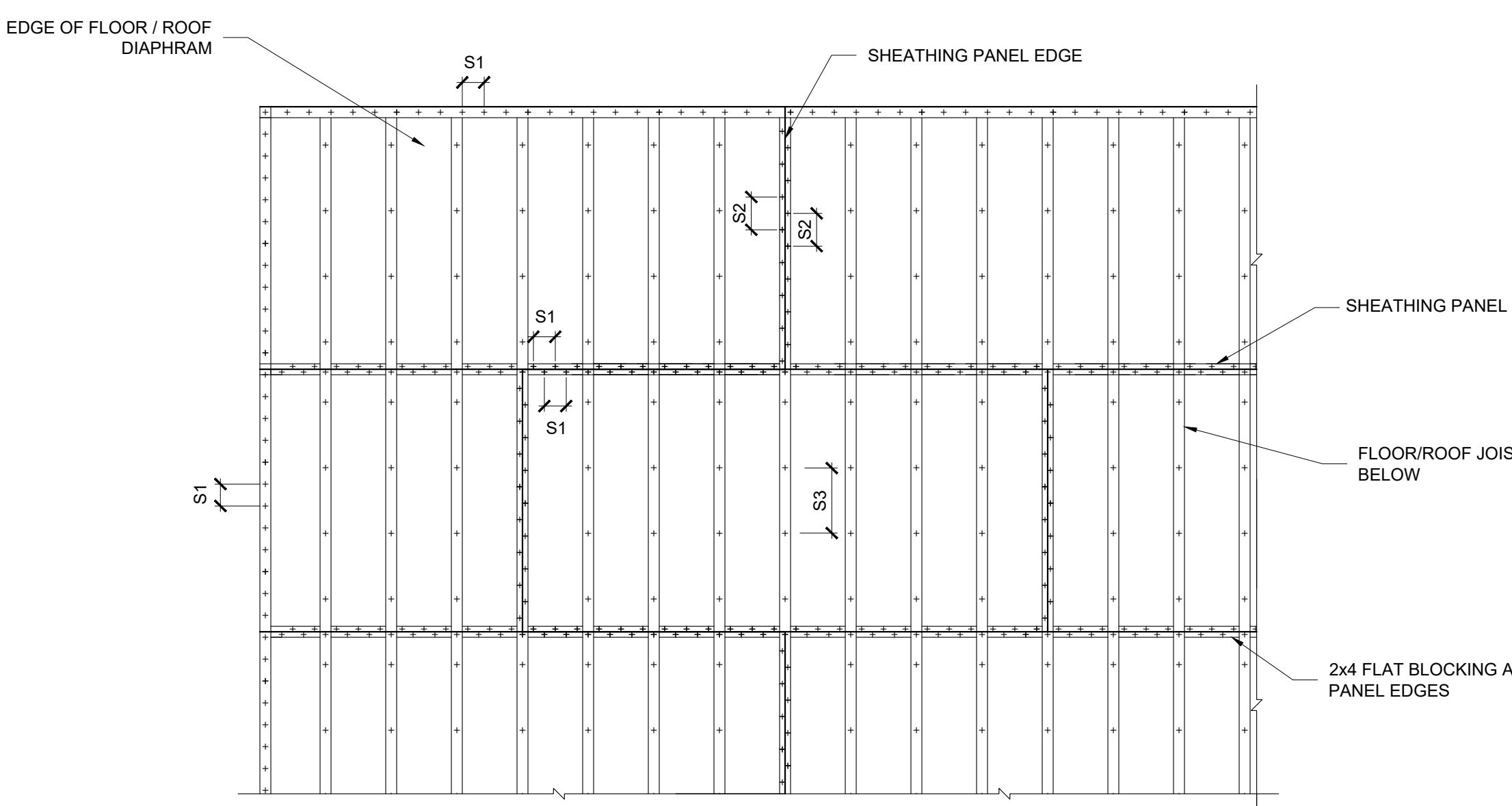
TYPICAL SHEAR WALL NAILING LAYOUT

1/2" = 1' - 0"



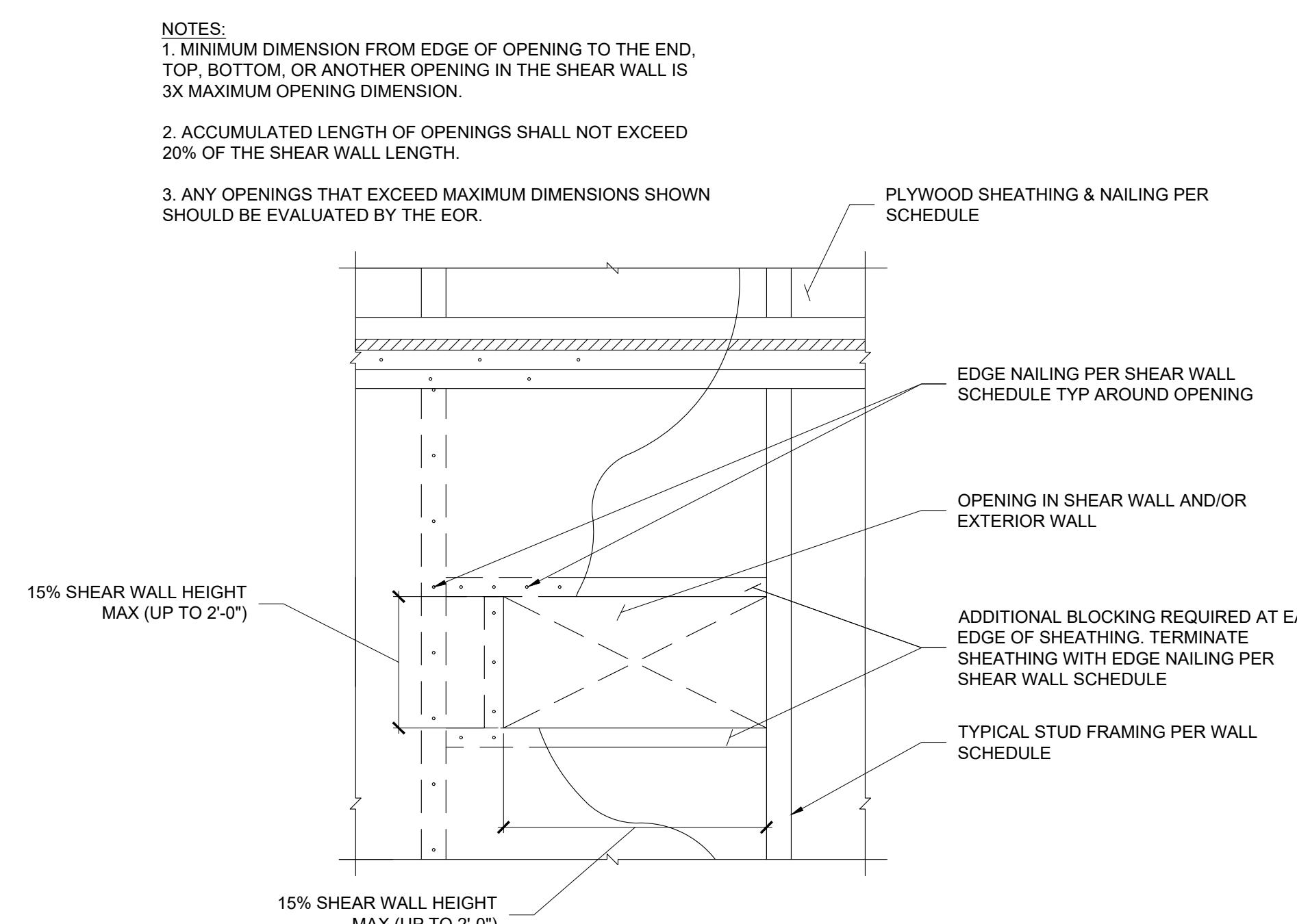
BUILT UP STUD / POST IN WALL

1" = 1' - 0"



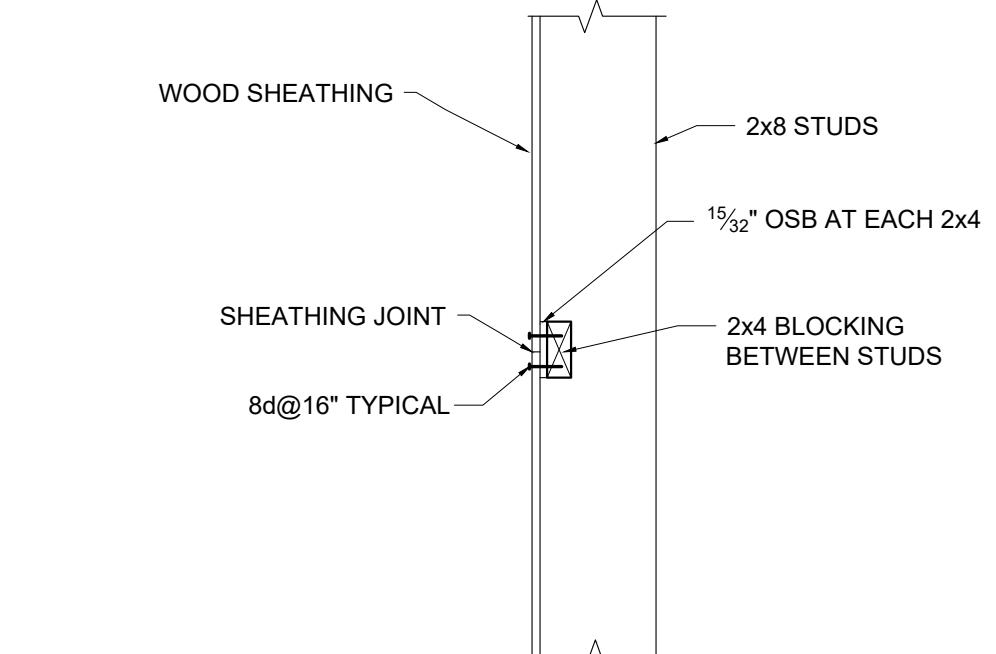
TYPICAL FLOOR AND ROOF DIAPHRAGM LAYOUT

1/2" = 1' - 0"



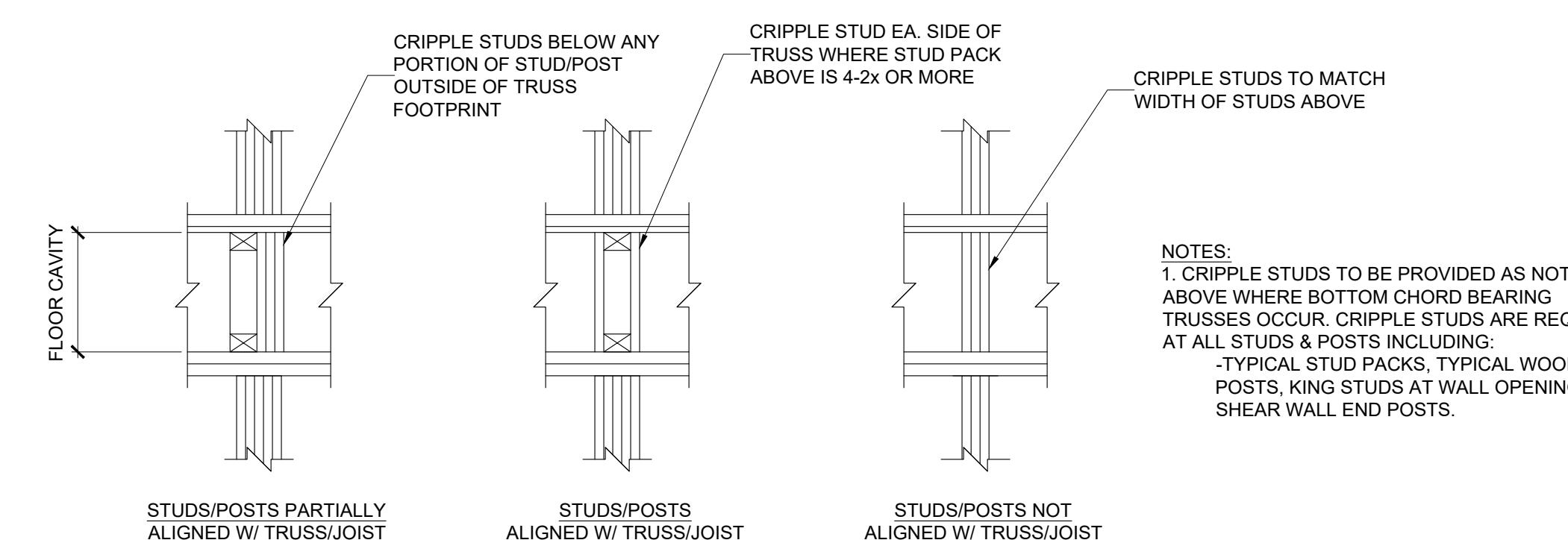
OPENING AT WOOD SHEAR WALL

1/2" = 1' - 0"



TYPICAL SHEATHING JOINT AT EXTERIOR WALL

SCALE: 1" = 1' - 0"



CRIPPLE STUDS AT POSTS

1" = 1' - 0"

**105 ASHLEY BOULEVARD
NEW BEDFORD, MA**

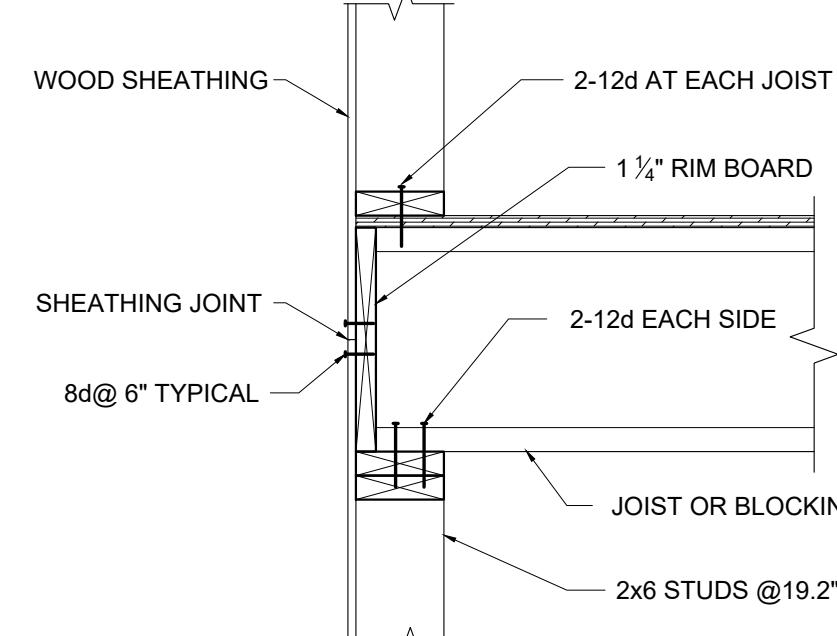
9/26/2025

STRUCTURAL
TYPICAL DETAILS

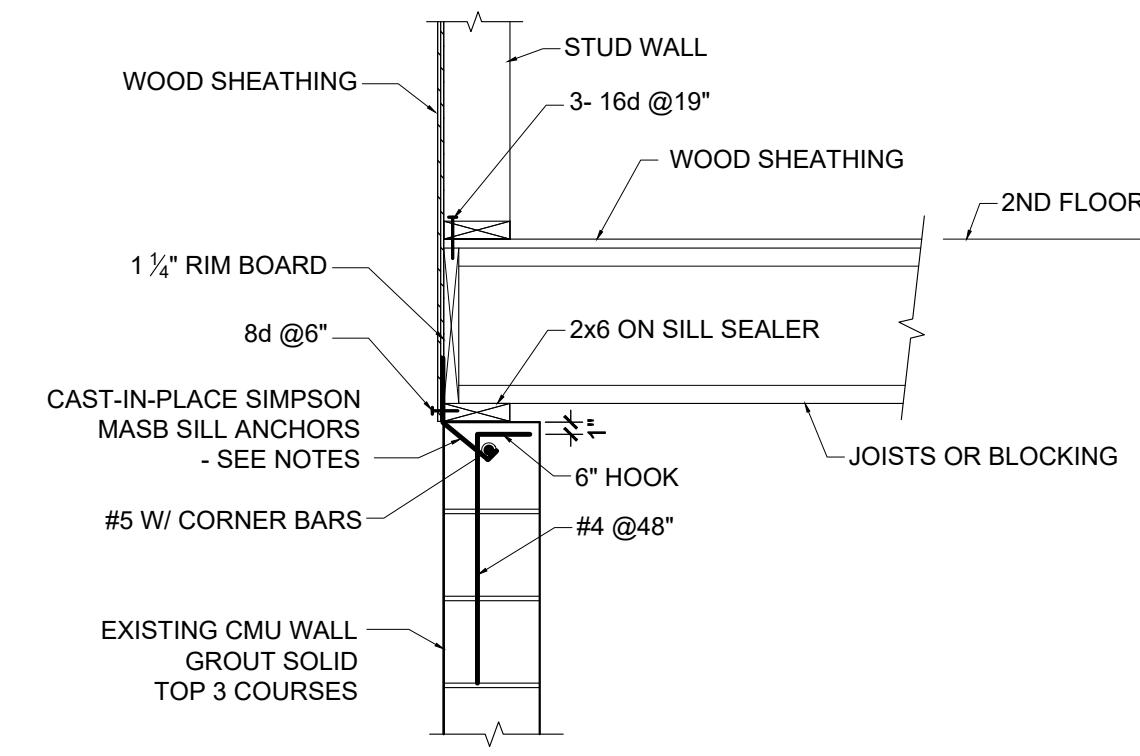
Dan Bonardi
Consulting Engineers
108 Summer Street
Arlington, MA 02474
t 781 483 3336



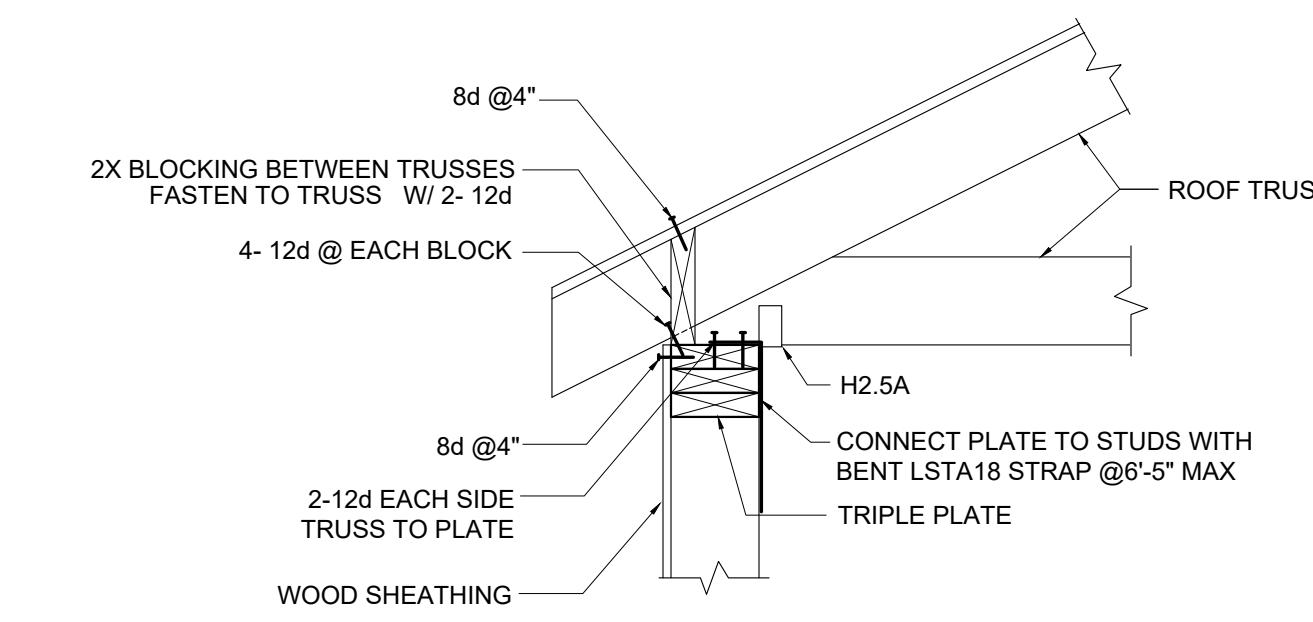
S201



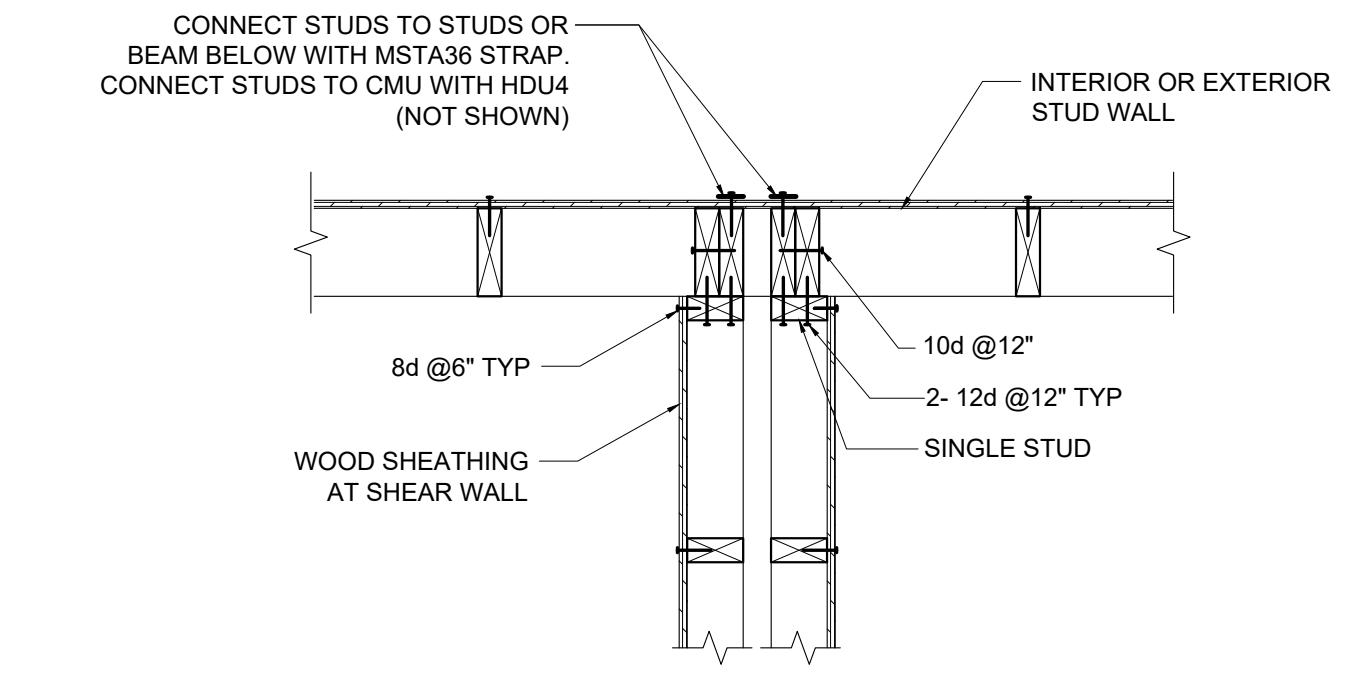
1 EXTERIOR WALL
SCALE: 1" = 1'-0"



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

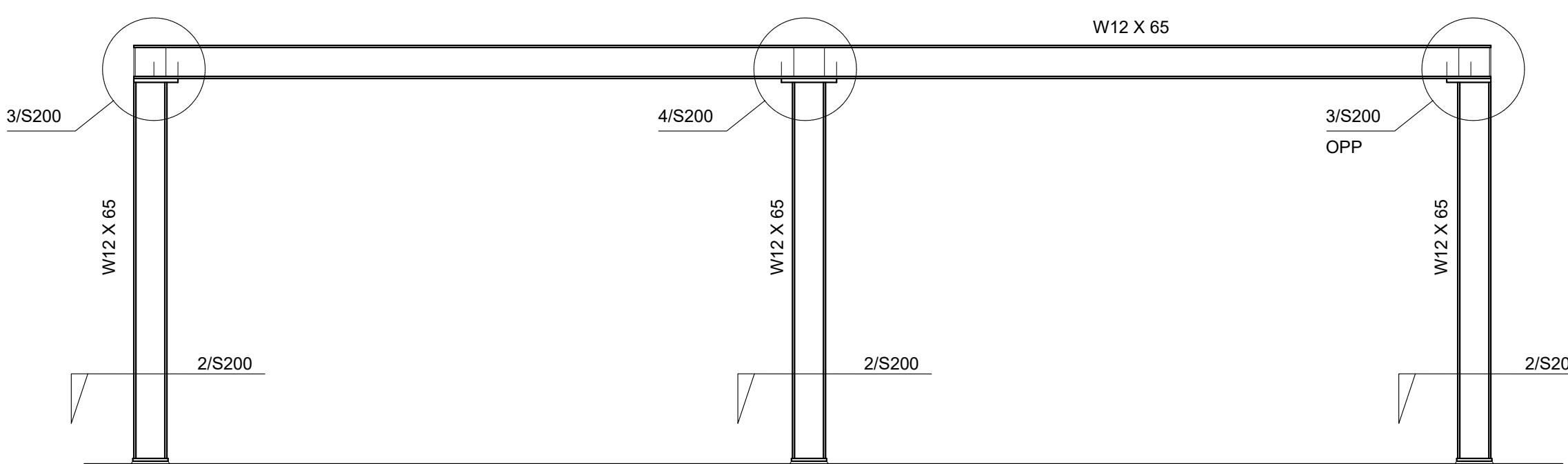
9/26/2025

STRUCTURAL DETAILS

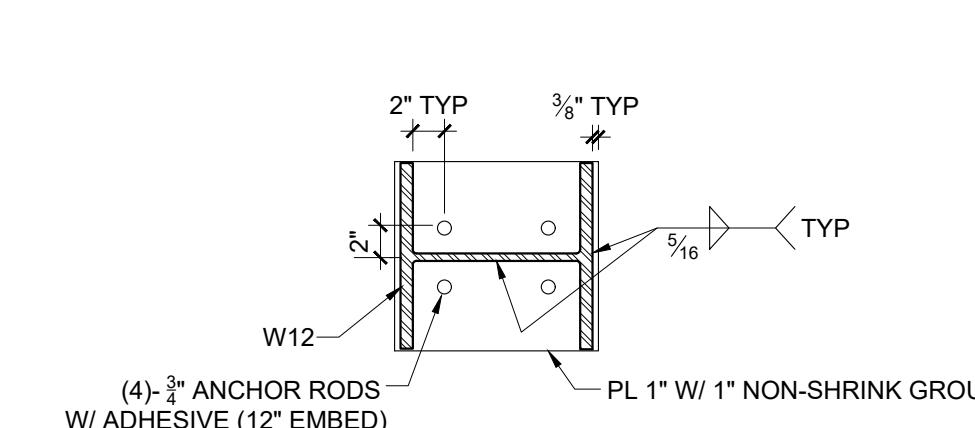


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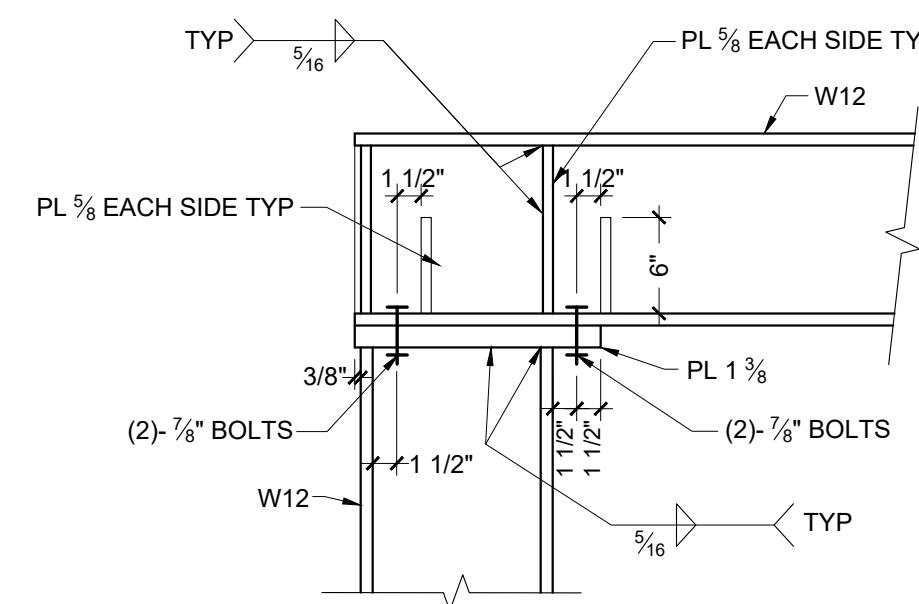
S202



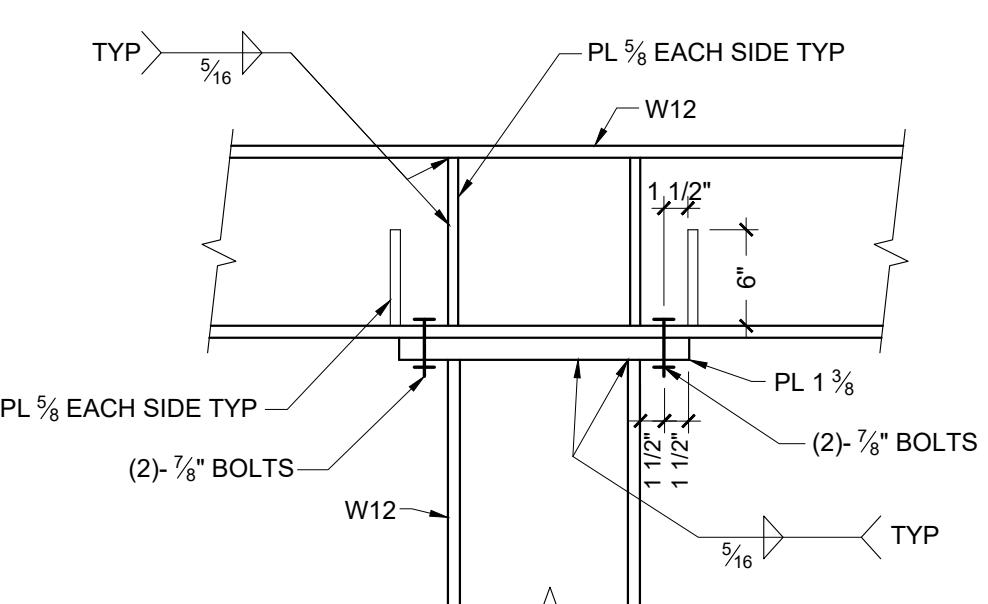
1 MOMENT FRAME ELEVATION
SCALE: 1/4" = 1'-0"



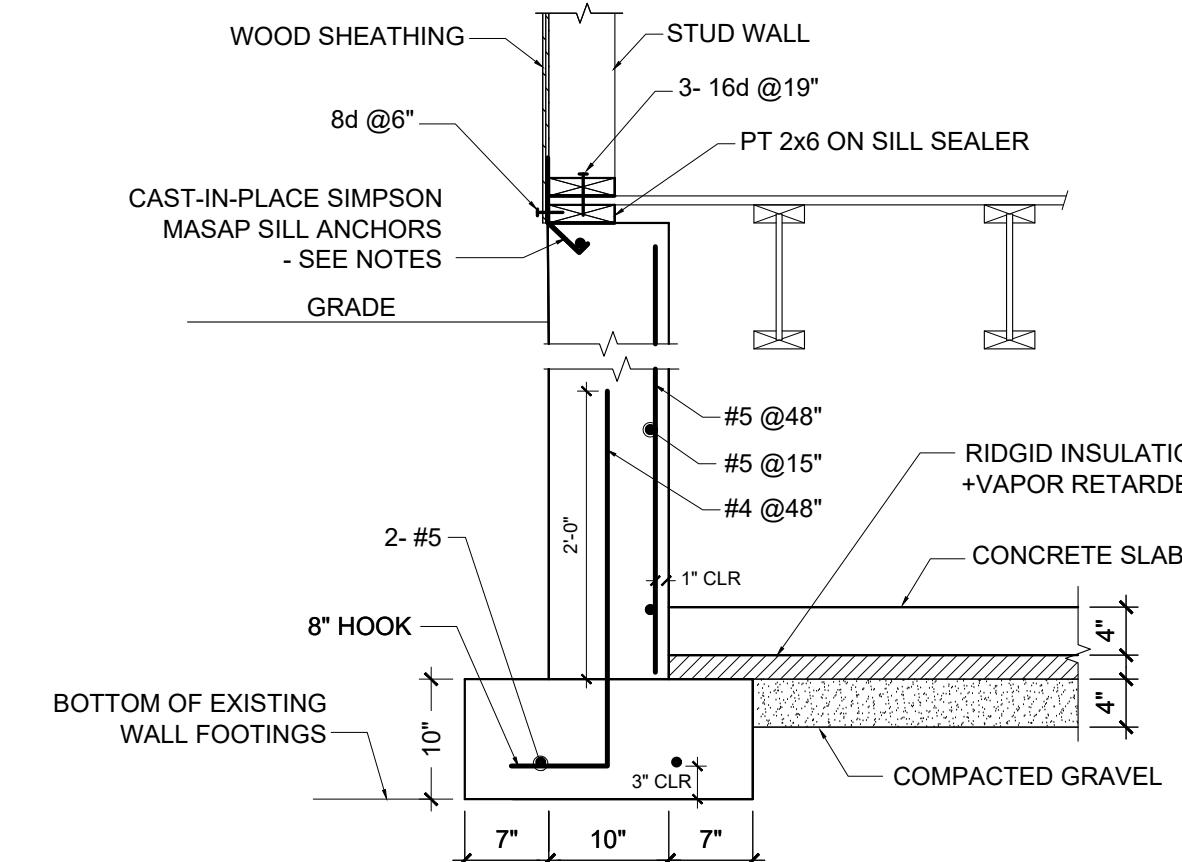
2 COLUMN BASE PLATE
SCALE: 1" = 1'-0"



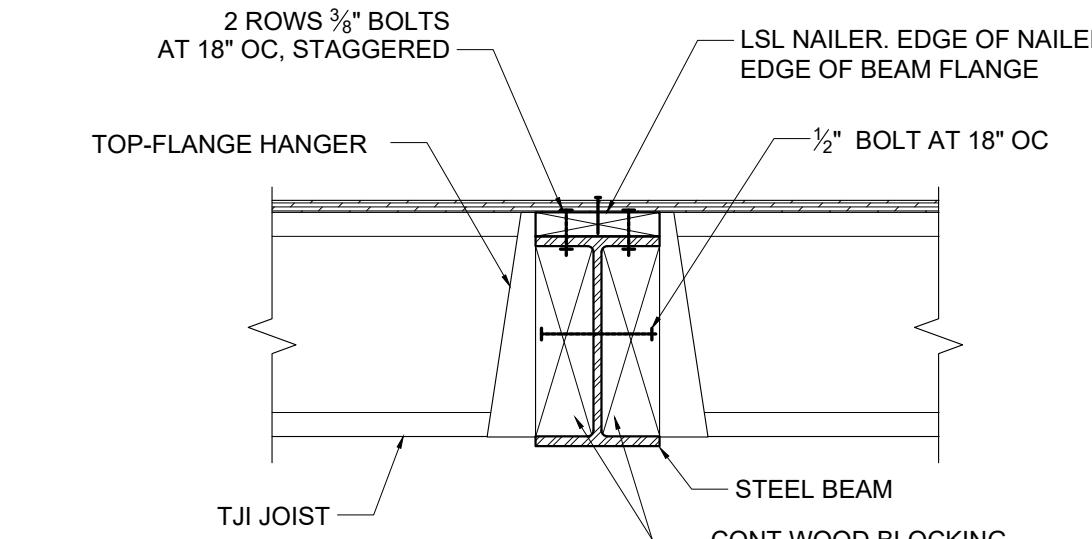
3 CONNECTION DETAIL
SCALE: 1" = 1'-0"



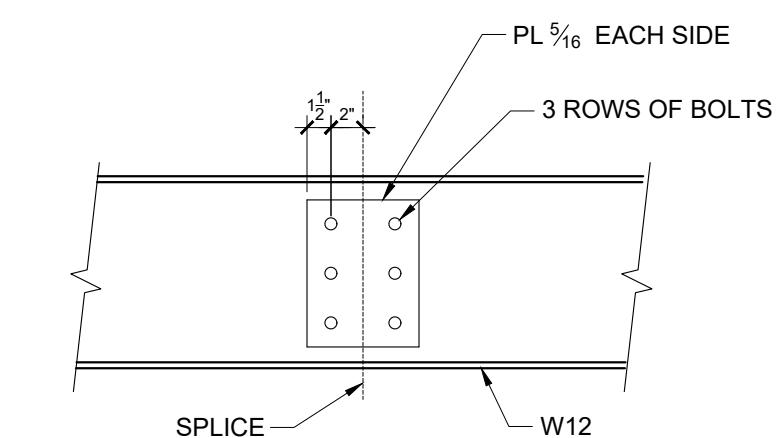
4 CONNECTION DETAIL
SCALE: 1" = 1'-0"



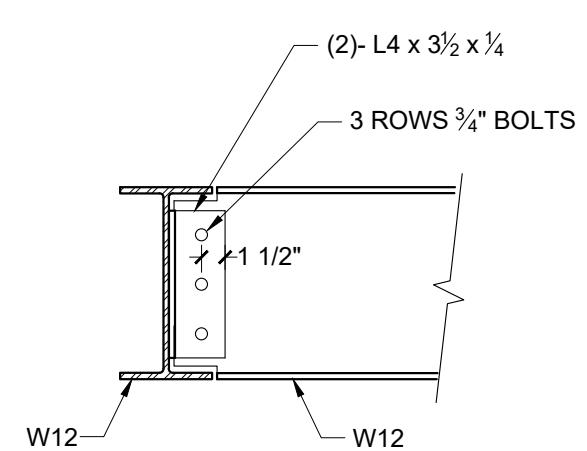
5 FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"



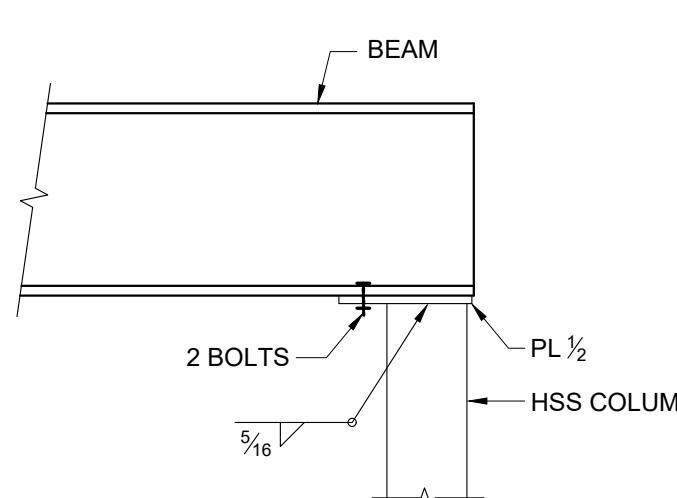
6 STEEL BEAM AT WOOD FLOOR
SCALE: 1" = 1'-0"



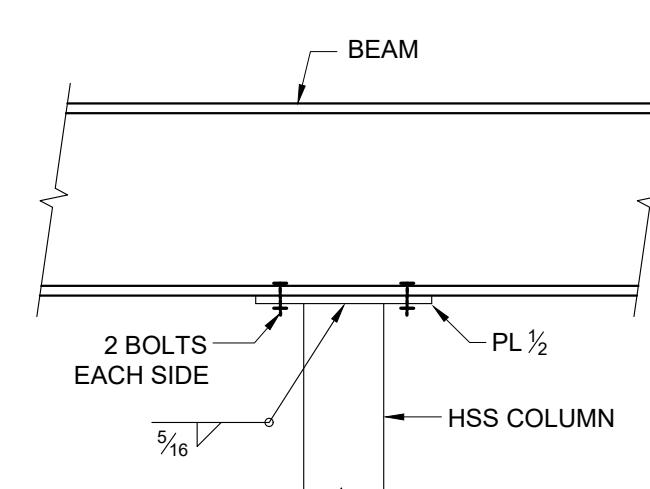
7 BEAM SHEAR SPLICE
SCALE: 1" = 1'-0"



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



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

S203

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



BUILDING CODE INFORMATION/REVIEW
COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE, 2018 EDITION
COMMONWEALTH OF MASSACHUSETTS PLUMBING CODE, 2018 EDITION
1921 MASSACHUSETTS ACCESS BOARD 177-009

(1921 MASSACHUSETTS ACCESS BOARD 177-009)

MULTIPLE DWELLING

(62) CMR 840
GROUP 1 DWELLING UNITS
ARE DWELLING UNITS THAT ARE FOR RENT,
HOLD, OR LEAVE (NOT FOR SALE) AND
CONTAIN 2 OR MORE UNITS, AT LEAST 50% OF
THE UNITS ARE FOR RENT, AND AT LEAST 50% OF
THE UNITS ARE GROUP 2 UNITS (HOLD, LEAVE, OR
SELL) CMR 85, DWELLING UNIT INTERIOR AND
STRUCTURE, GROUP 1 DWELLING UNITS, AND
CMR 85.003, GROUP 2 DWELLING UNITS, AND
CMR 41.005, GROUP 2 BEDROOMS.

NUMBER OF UNITS
EXISTING: 0
PROPOSED: 9
TOTAL: 24 X 5 = 12 OR 12 DWELLING UNITS

ACCESSIBILITY

SHALL FULLY COMPLY WITH IBC CHAPTERS
10 MASSACHUSETTS AMENDMENTS CHAPTERS
10 AND 11 AND THE MASSACHUSETTS
ARCHITECTURAL ACCESS BOARD

BUILDING USE GROUP
100A-1, 100 GROUP

RESIDENTIAL GROUP R-3 OCCUPANCIES
CONTAINING ONE OR MORE UNITS IF
DOORWAYS ARE PROVIDED FOR PERSONS IN
NURSING, INCLUDING APARTMENT BUILDING.

CONSTRUCTION TYPE
TABLE 602J

TYPE 1, PROTECTED WITH AN AUTOMATIC
SPRINKLER SYSTEM, AS PER SECTION 801
AND MASSACHUSETTS AMENDMENTS
CHAPTER 9.

ALL WOOD FRAMING SHALL BE IN FULL
COMPLIANCE WITH IBC CHAPTER 24 AND
MASSACHUSETTS AMENDMENTS CHAPTER 24.

ENERGY EFFICIENCY
INTERNATIONAL CONSTRUCTION CODE AND
MASSACHUSETTS AMENDMENTS CHAPTER 18.

ELECTRICAL (DESIGN/BUILD)
60 CHAPTER 21 MASSACHUSETTS
AMENDMENTS CHAPTER 21, AND/OR
MASSACHUSETTS ELECTRICAL CODE.

MECHANICAL (DESIGN/BUILD)
60 CHAPTER 28 MASSACHUSETTS
AMENDMENTS CHAPTER 28, AND/OR
MASSACHUSETTS MECHANICAL CODE.

PLUMBING (DESIGN/BUILD)
60 CHAPTER 30 MASSACHUSETTS
AMENDMENTS CHAPTER 30, AND/OR
MASSACHUSETTS PLUMBING CODE.

ELEVATOR (DESIGN/BUILD)
60 CHAPTER 30 MASSACHUSETTS
AMENDMENTS CHAPTER 30, AND/OR
MASSACHUSETTS ELEVATOR CODE.

Location: 105 ASHLEY BLVD Parcel ID: 97-06 Zoning: 1A Fiscal Year: 2022 Account Number: 7769

Current Owner Information:
BODDEN AUDLEY A "TRUSTEE"
NEW HAVEN TRUST
124 MT PLEASANT STREET
NEW BEDFORD, MA 02740
Card No. 1
Legal Reference:
12073-19
Brasier:
LEMBEK PAUL

Building Value: 96000 Land Value: 18000 Yard Items Value: 0 Total Value: 108000



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DRAWING LIST

4-01 COVER SHEET
4-02 GENERAL NOTES
4-03 WALL TYPES & DETAILS
4-04 MAIN SECTION AND GROUP 2 KITCHENS & 1 GROUP 2 BEDROOMS
4-05 DWELLING UNIT INTERIOR
4-06 ROOF/PAWL FOUNDATION ATTACHMENT DETAILS
4-07 MAIN SECTION 44 GROUP 2 BATH/ROOM PLAN AND DETAILS
4-08 ROOF/PAWL FOUNDATION ATTACHMENT DETAILS
4-09 PROPOSED GEAR GEAR PANELS
4-10 FOUNDATION NOTES
4-11 EXISTING PORTAL FRAMING
EX 11 EXISTING PORTAL FRAMING
EX 12 EXISTING RECESS FLOOR PLAN
EX 13 EXISTING THIRD FLOOR PLAN
EX 14 EXISTING ELEVATIONS
A-01 PROPOSED FIRST FLOOR PLAN
A-02 PROPOSED SECOND FLOOR PLAN
A-03 PROPOSED THIRD FLOOR PLAN
A-04 PROPOSED ROOF PLAN
A-05 PROPOSED GEAR GEAR SECTION
A-06 PROPOSED CROSS SECTION
A-07 PROPOSED FIRST FLOOR FRAMING PLAN
A-08 PROPOSED SECOND FLOOR FRAMING PLAN
A-09 PROPOSED THIRD FLOOR FRAMING PLAN
A-10 PROPOSED ROOF FRAMING PLAN
B-01 SMOKE DETECTOR NOTES
B-02 PROPOSED SMOKE SHROUD PLAN
B-03 PROPOSED FIRST FLOOR SMOKE PLAN
B-04 PROPOSED SECOND FLOOR SMOKE PLAN
B-05 PROPOSED THIRD FLOOR SMOKE PLAN

100-1000

Ground Minimum Total
Snow Load, 10' (psf) Dead Snow
Load, 10' (psf)

Roof 30 30 100

GENERAL NOTES

OWNER SHALL PROVIDE A STRUCTURAL REPORT
FROM A MASSACHUSETTS LICENSE STRUCTURAL
ENGINEER WITH A FULL STRUCTURAL ANALYSIS OF
EXISTING THE FOUNDATION AND FRAMING.

100-1000

Ground Minimum Total
Snow Load, 10' (psf) Dead Snow
Load, 10' (psf)

Roof 30 30 100

100-1000

Ground Minimum Total
Snow Load, 10' (psf) Dead Snow
Load, 10' (psf)

Roof 30 30 100

100-1000

Ground Minimum Total
Snow Load, 10' (psf) Dead Snow
Load, 10' (psf)

Roof 30 30 100

100-1000

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Load, 10' (psf)

Roof 30 30 100

100-1000

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Load, 10' (psf)

Roof 30 30 100

100-1000

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Roof 30 30 100

100-1000

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Load, 10' (psf)

Roof 30 30 100

100-1000

Ground Minimum Total
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Load, 10' (psf)

Roof 30 30 100

100-1000

Ground Minimum Total
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Roof 30 30 100

100-1000

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Roof 30 30 100

100-1000

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Roof 30 30 100

100-1000

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Roof 30 30 100

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Roof 30 30 100

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Roof 30 30 100

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Load, 10' (psf)

Roof 30 30 100

100-1000

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Roof 30 30 100

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Roof 30 30 100

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Roof 30 30 100

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100-1000

Ground Minimum Total
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Load, 10' (psf)

Roof 30 30 100

100-1000

Ground Minimum Total
Snow Load, 10' (psf) Dead Snow
Load, 10' (psf)

Roof

110 GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS 7
110 MPH EXPOSURE & WIND ZONE

Table 3. *Joint ownership - Proportion of joint ownership units*

Header Spans (R)	Header Spans (C)	Number of Full-Height Rows	Span (R)	Latency (Ns)
Number of Full-Height Rows				
2	2x2x1	1	927	182
3	2x3x1	2	418	198
4	2x4x1	3	554	264
5	2x5x1	5	693	330
6	2x6x1	5	833	386
7	2x7x1	5	973	442
8	2x8x1	5	1,113	500
9	2x9x1	5	1,254	554
10	2x10x1	4	1,395	602

SOCIALLY MEDIATED CULTURE

Table 6: Total Spending – Factors in Non-Competing White (continued)				
Header Spars (L)	Non-Competing White	Total Available for Each Level of Header		
		Number of Full-Integrated Spars	Depth (%)	Length (m)
Headings for Non-Competing White and Minimum L/R Ratios*				
2	1-244 (4m)	1	40	152
3	1-244 (5m)	2	55	261
4	1-247 (5m)	2	120	264
5	1-251 (5m)	2	150	300
6	1-253 (5m)	3	165	365
7	1-253 (6m)	5	216	532
8	1-253 (8m)	5	240	523
9	0-256 (8m)	5	226	504
10	0-257 (8m)	4	300	560
11	2-257 (8m)	4	300	736
12	2-251 (8m)	5	165	365

For the latest news and updates, visit www.elsevier.com.

Table 2. *Long-term Results*

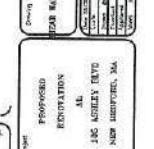
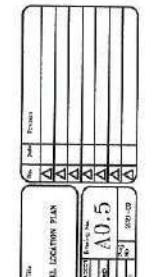
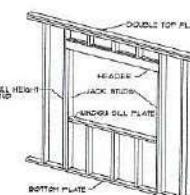
Wall Protection	Number of WALL PROTECS	NUMBER OF WALL PROTECS	Wall Protection
Roof Framing			
Shingle to Rafter (Top rafter)	2-16d	2-16d	6480 each
Shingle to Rafter (End rafter)	2-16d	2-16d	6480 each
Wall Framing			
Top Plates at intersections (Post-tacked)	4-16d	24-16d	96 per 4' x 8' ft.
End of Rafter (Post-tacked)	3-16d	3-16d	36 per 4' x 8' ft.
End of Rafter (Screws)	100	100	100 end-to-end
Floor Protection			
Joint to Sill, Top Plate or Header (Top-tacked) (Fig. 14)	4-8d	6-16d	per yard
Widening Joint (Top-tacked)	2-8d	2-16d	each width
Widening Joint or Top Plate (Post-tacked)	3-16d	4-16d	each width
Length of Joint (Top Plate) (Post-tacked)	2-16d	4-16d	each joint
Joint on Length of Joint (Top Plate)	2-8d	3-16d	per yard
Joint to Joist (Post-tacked) (Fig. 14)	5-16d	—	per yard
Joint to Sill or Top Plate (Post-tacked) (Fig. 14)	2-16d	3-16d	per foot
Roof Shingles			
WIDE INTERVALS			
INTERVALS: 10 inches apart up to 16' 6" c.	84	180	37" edge 1" flat
INTERVALS: 10 inches apart over 16' 6" c.	84	184	4" edge 1" flat
wide interval: 10 inches apart, 10 inches apart, 10 inches apart	84	184	4" edge 1" flat
wide interval: 10 inches apart, 10 inches apart, 10 inches apart	84	188	4" edge 1" flat
wide interval: 10 inches apart, 10 inches apart, 10 inches apart	84	192	4" edge 1" flat
Dealing Shingles			
Overlap (Valley)	30 squares	—	77 edge 1" flat
Overlap (Slope)	—	—	77 edge 1" flat
Wood Shingle Panels			
Wide Shingle Panels	—	—	
wide interval: 10" on 16" c.	84	164	6" edge 1/2" flat
1/2" & 25/32" Edge-to-End Panels	84	—	3" edge 1/2" flat
1/2" Edge-to-Valley Panels	84 squares	—	3" edge 1" flat
Floor Protection			
Wood Shingle Panels			
1" on base	84	164	4" edge 1/2" flat
gravel base 3"	126	252	5" edge 1" flat

¹ Carbomer resistant 7700 grade rubber tube and 15 mm. flexible outer jacket. (Dow Corning Corporation, Midland, Michigan)

Table 5. Relative efficiencies of the various methods for calculating the variance of the mean of the estimated values of the parameters.

HOLES:

1. LAMPS IN HALL TOP PLATES 4' X 10'-0"X 14'-0" 10-16D Nails
2. BLOCKING IN ALL ROOF RAFTERS PARALLEL TO EXTENSION WALLS. TWO 24" SPACERS AT 1'-0" HIGH.
3. SIMILAR BLOCKING IN ALL FLLOOR TRAINGA PARALLEL TO EXTENSION WALLS.
4. EXTERIOR WALL SHEATHING NAILS.
5. ALL WALLS BELOW UPPER LEVEL 10 44" X 20 ECDDED. 17" 10G FIELD.
6. ALL WALLS ABOVE UPPER LEVEL 10 4" X 16 ECDDED. 17" 10G FIELD.
7. FER BIEST 4X4 IN WALL. UNPAINT. PANEL DETAILS.
8. FER BIEST 4X4 FOR PORTAL TRAPEZI DETAILS.



3.2.1 Roofing and Cladding Assemblies

3.2.1.1 Roof Sheathing

Roof sheathing attachment shall be in accordance with the minimum nailing requirements specified in Table 3.2.1.

3.2.1.2 Wall Sheathing

Wall sheathing attachment shall be in accordance with the minimum nailing requirements specified in Table 3.2.1.

3.2.1.3 Floor Sheathing

Floor sheathing shall be attached with a minimum of 16d common nails spaced at 16 inches on centers or 6 inches on center at joist edges and 12 inches on center in the joist field.

3.2.1.4 Roof Cladding

Roof cladding shall be attached in accordance with the manufacturer's recommendations.

3.2.1.5 Wall Cladding

Wall cladding shall be attached in accordance with the minimum nailing requirements in Table 3.2.1 or with the manufacturer's recommendations.

3.2.2 Floor, Roof, Truss, Rafters

Roof trusses and floors shall meet the requirements of 165.200, Table 3.2.2, and 320.20. Metal plate connected roof truss span center. Detail design spans will vary by span size/number as a result of specific design solutions.

3.2.2.1 Roof Assemblies

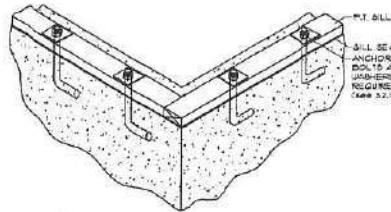
Roof assemblies shall meet the minimum requirements of Tables 3.2.2 and 320.20. Breathing Edge Support Edges of 1/8" insulating panel roof sheathing supported at 34 inches on center shall be supported with blocking or 16d 16ga sp.

3.2.2.2 Roof Decking/Sheathing

Roof decking and floor joists in accordance with the minimum requirements of Tables 3.2.2 and 320.20. Breathing Edge Support Edges of 1/8" insulating panel roof sheathing supported at 34 inches on center shall be supported with blocking or 16d 16ga sp.

3.2.2.3 Wall Assemblies

Exemption: When an anti-tie or ceiling plaphragm is used to brace the grade outside or when a rigid roof system is used, anti-tie roof design shall not be required.



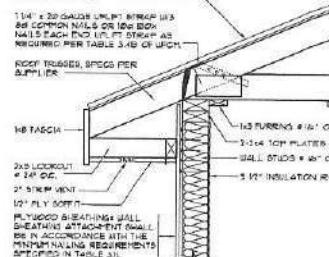
6 SILL/FOUNDATION ATTACHMENT DETAIL
A02 SCALE 1:16



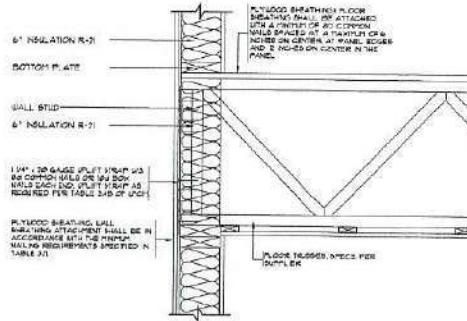
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3.2.1.6 Wall Assembly to Wall Foundation

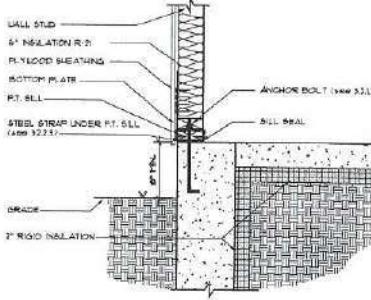
6d plates or wall bottom plates shall be attached to the foundation system to resist lateral and shear loads from wind in accordance with the requirements of Table 3.2.1. Pre-drilled holes 1/2" diameter shall be provided in the foundation system for 6d plates or wall bottom plates as per foundation in Table 3.2.2. 6d plates or wall bottom plates shall be anchored to the foundation system in resistive shear and lateral directions in accordance with Table 3.2.3. Prescriptive solutions are provided for 6d or 16d plates or wall bottom plates to foundation in Table 3.2.4. A minimum of one anchor per 6d plate or wall bottom plate is required. Anchors shall have a minimum embedment of 12 inches in concrete. Anchors shall be located at 1/2 the width of the wall or 12 inches from the corner of the wall or 12 inches from the center of the wall. Anchors shall be located within 12 inches of corner and at 16d spacing specified in Tables 3.2.4-B or Table 3.2.4-C, for 6d or 16d plates or wall bottom plates. All plates or bottom plates shall have full bearing on the foundation system.



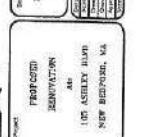
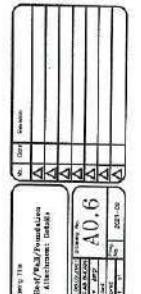
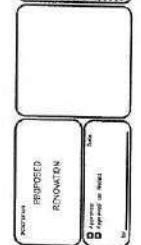
A ROOF/WALL ATTACHMENT DETAIL
A02 SCALE 1:16 * 1:48

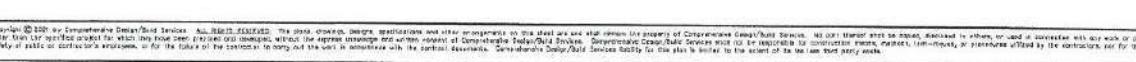
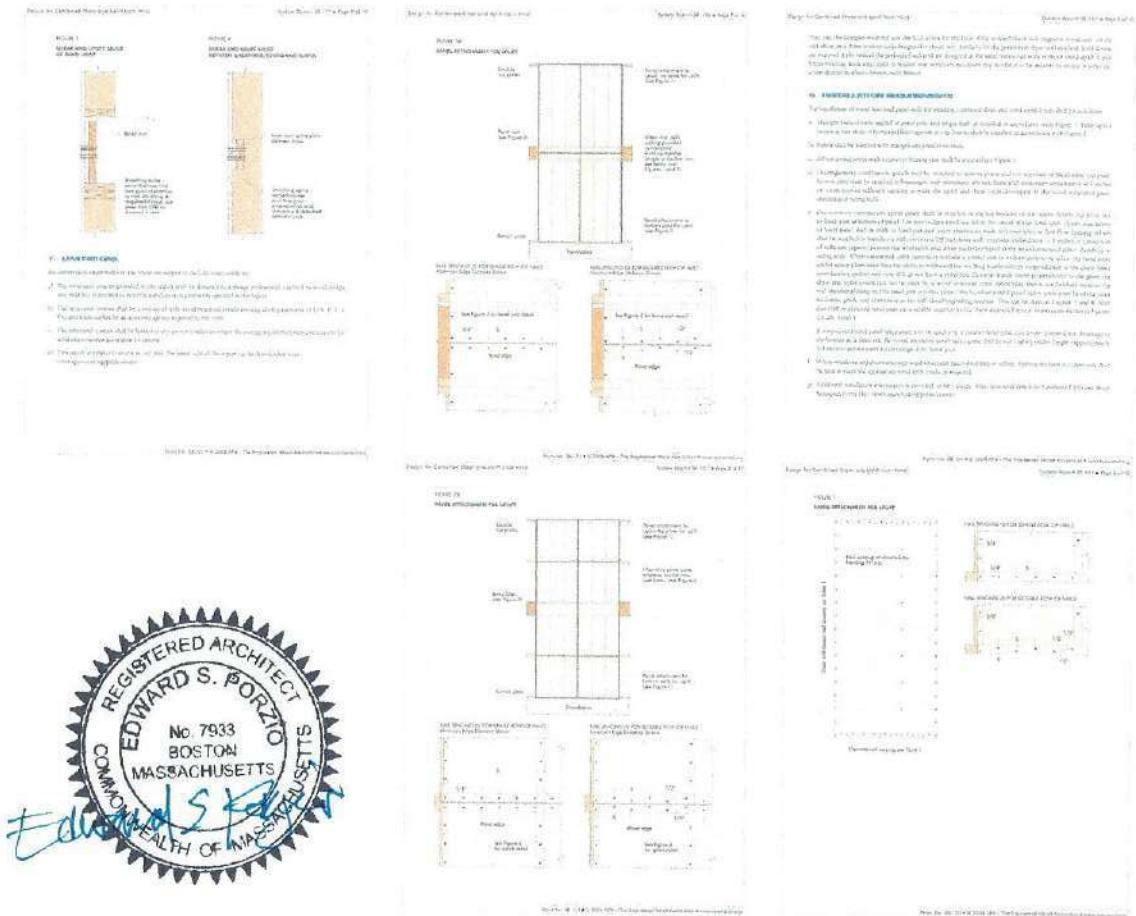


B WALL/WALL ATTACHMENT DETAIL
A02 SCALE 1:16 * 1:48



C WALL/FOUNDATION ATTACHMENT DETAIL
A02 SCALE 1:16 * 1:48





A PORTAL FRAME WITH HOLD DOWNS
FOR ENGINEERED APPLICATIONS

Engineering Design 104

With the 274 portal frame design as shown in Figure 1, it was determined previously for use as bracing in concrete portal frame construction, it can also be used as engineered applications. The portal frame is not actually a portal frame with bays as all columns are vertical. The portal frame is a portal frame with hold down bays. The hold down bays are located in the function of the portal frame, but the effective frame with a more than 100% width. To use a 4.0% transfer length that water is beyond the wall segment. This is not the case with the portal frame as the portal frame with 100% width do not necessarily want to be in the segment of the APA portal frame.

Maximum and safety loading factors were considered in the APA concrete design table, Table 1, for the portal frame as shown in Figure 1. The maximum design values are presented in Table 1. Design values are derived from the code and are adjusted to reflect portal frame hold down strength and stiffness. The design value is the maximum value that can be used for the portal frame. The safety factor is also maintained. For seismic design, APA recommends using the code requirements and factors for longitudinal as well as lateral.

Since design values are based on testing conducted with the portal frame tested in the laboratory, the design values are not necessarily the maximum values that can be used to portal frames constructed in a manner equal to the design, such as a concrete foundation, stem wall or slab, which use a corner embedded into a rigid hold down.

References

APA 2002, *Code Evaluation of APA-Light Frame with Hold Down*, APA Report 2702-15, APA - The Engineered Wood Association, Tacoma, WA
APA 2003, *Code Evaluation of APA-Light Frame with Hold Down Under-Header*, APA Report 2703-15, APA - The Engineered Wood Association, Tacoma, WA
APA 2007, *Code Evaluation of APA-Portal Frame with Hold Down*, APA Report 2703-20, APA - The Engineered Wood Association, Tacoma, WA

APA 2002, *Code Evaluation of APA-Light Frame with Hold Down*, APA Report 2702-15, APA - The Engineered Wood Association, Tacoma, WA
APA 2003, *Code Evaluation of APA-Light Frame with Hold Down Under-Header*, APA Report 2703-15, APA - The Engineered Wood Association, Tacoma, WA
APA 2007, *Code Evaluation of APA-Portal Frame with Hold Down*, APA Report 2703-20, APA - The Engineered Wood Association, Tacoma, WA

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

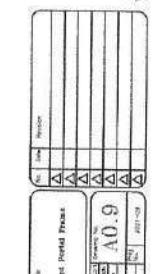
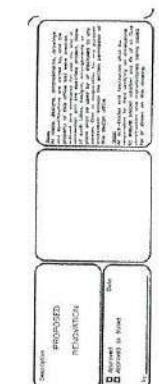
Minimum Width (inches)	Maximum Height (inches)	APA Allowable Design Values Safety Factor	Unit Factor
18	10	2,700 (200)	2.8
18	10	6,000 (200)	3.8
24	18	2,700 (200)	2.8
18	10	7,000 (200)	3.8

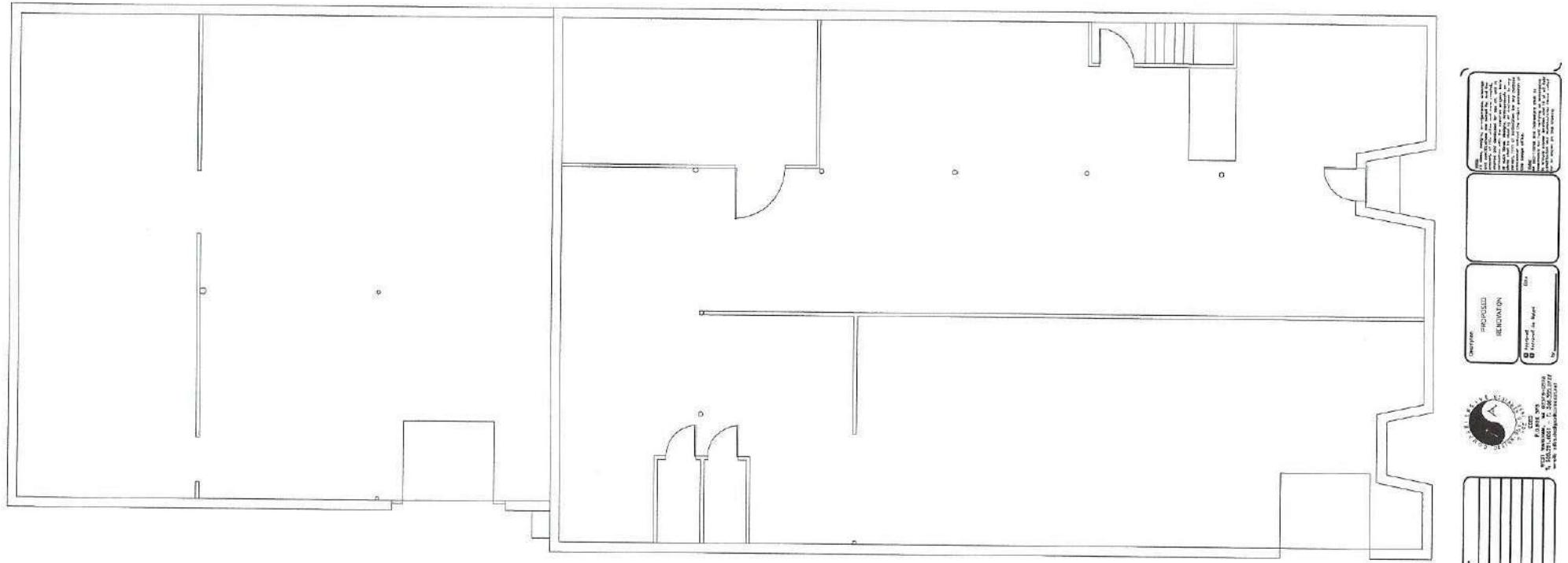
^aDesign values are for use in design for seismic loading. For other types of seismic use, refer to the appropriate APA report. The design values are not necessarily the maximum values that can be used to portal frames constructed in a manner equal to the design, such as a concrete foundation, stem wall or slab, which use a corner embedded into a rigid hold down.

Technical Services Division	
2000-2009, <i>Code Evaluation of APA-Light Frame with Hold Down</i> , APA Report 2702-15, APA - The Engineered Wood Association, Tacoma, WA APA 2003, <i>Code Evaluation of APA-Light Frame with Hold Down Under-Header</i> , APA Report 2703-15, APA - The Engineered Wood Association, Tacoma, WA APA 2007, <i>Code Evaluation of APA-Portal Frame with Hold Down</i> , APA Report 2703-20, APA - The Engineered Wood Association, Tacoma, WA	

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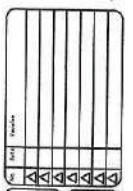
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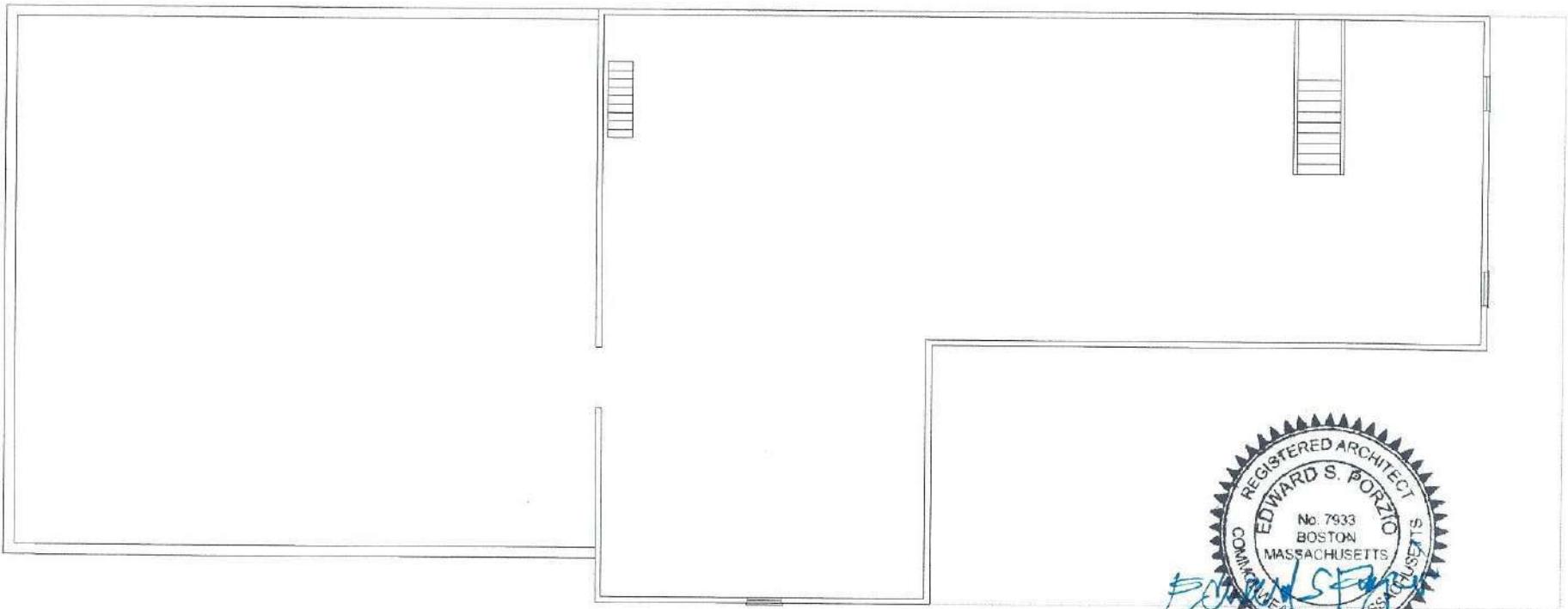




EX2.1 EXISTING CONDITIONS FIRST FLOOR PLAN

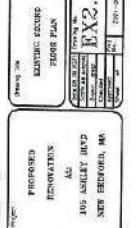
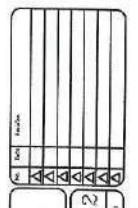
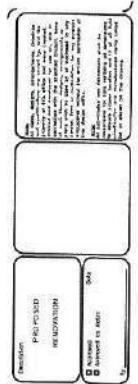
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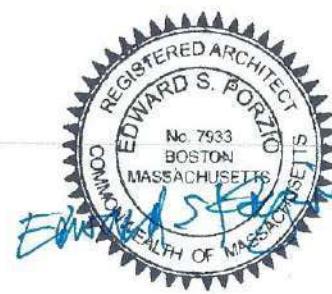
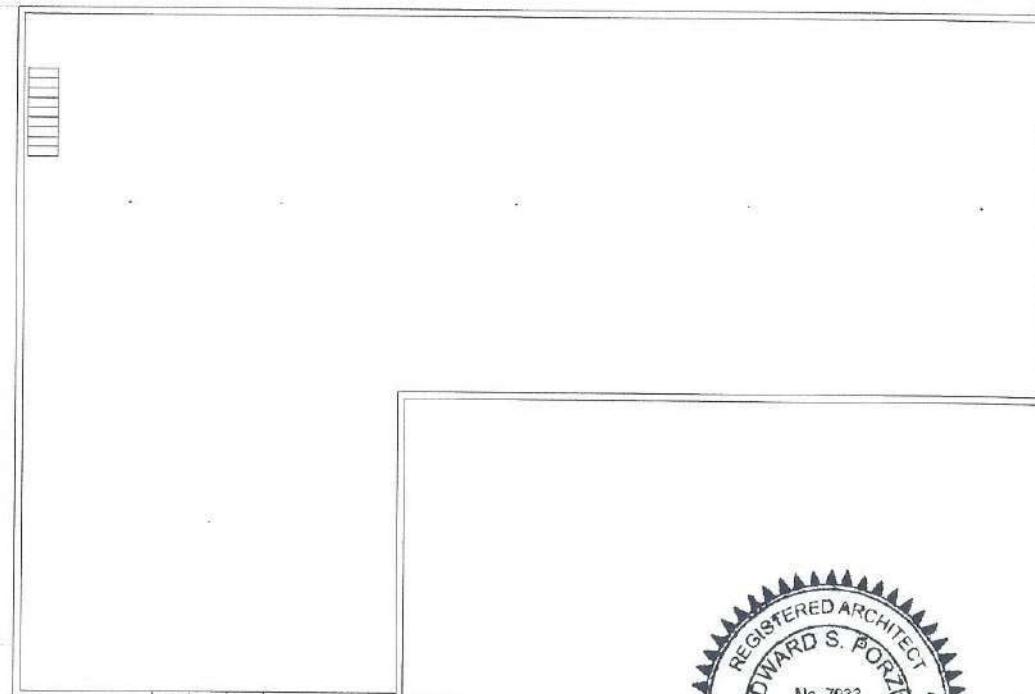




B EXISTING CONDITIONS SECOND FLOOR PLAN
SQUARE FEET = 1,477

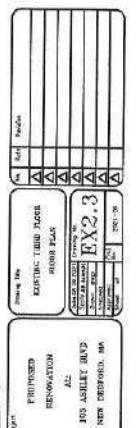
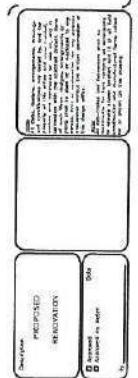
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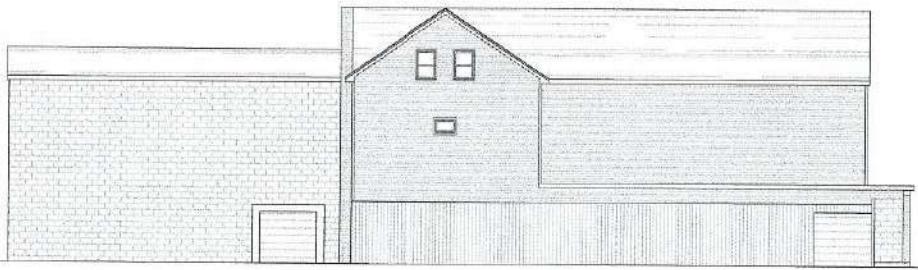




EXISTING CONDITIONS THIRD FLOOR PLAN
EX2-3

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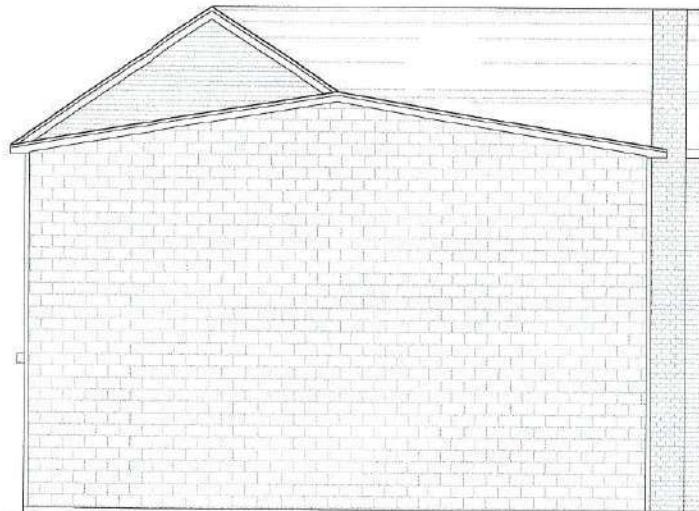




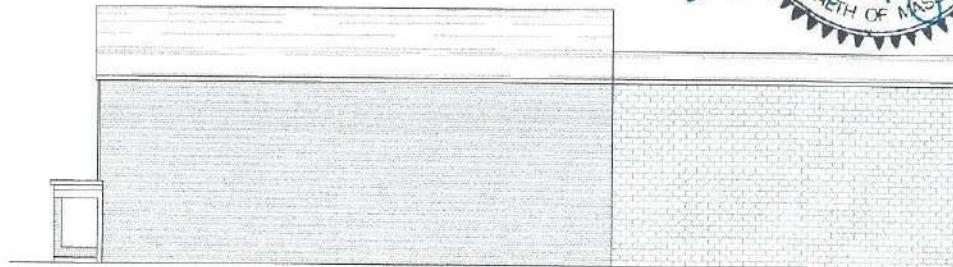
B EXISTING CONDITIONS LEFT ELEVATION
EX3.1 SCALE 1/8" = 1'-0"



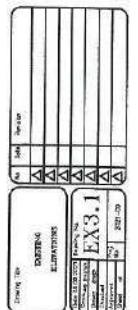
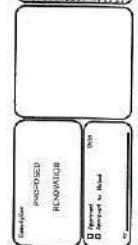
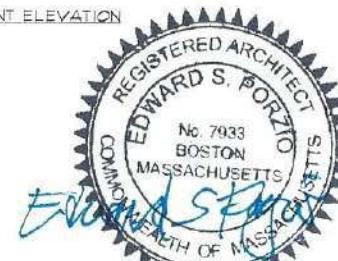
A EXISTING CONDITIONS FRONT ELEVATION
EX3.1 SCALE 1/8" = 1'-0"



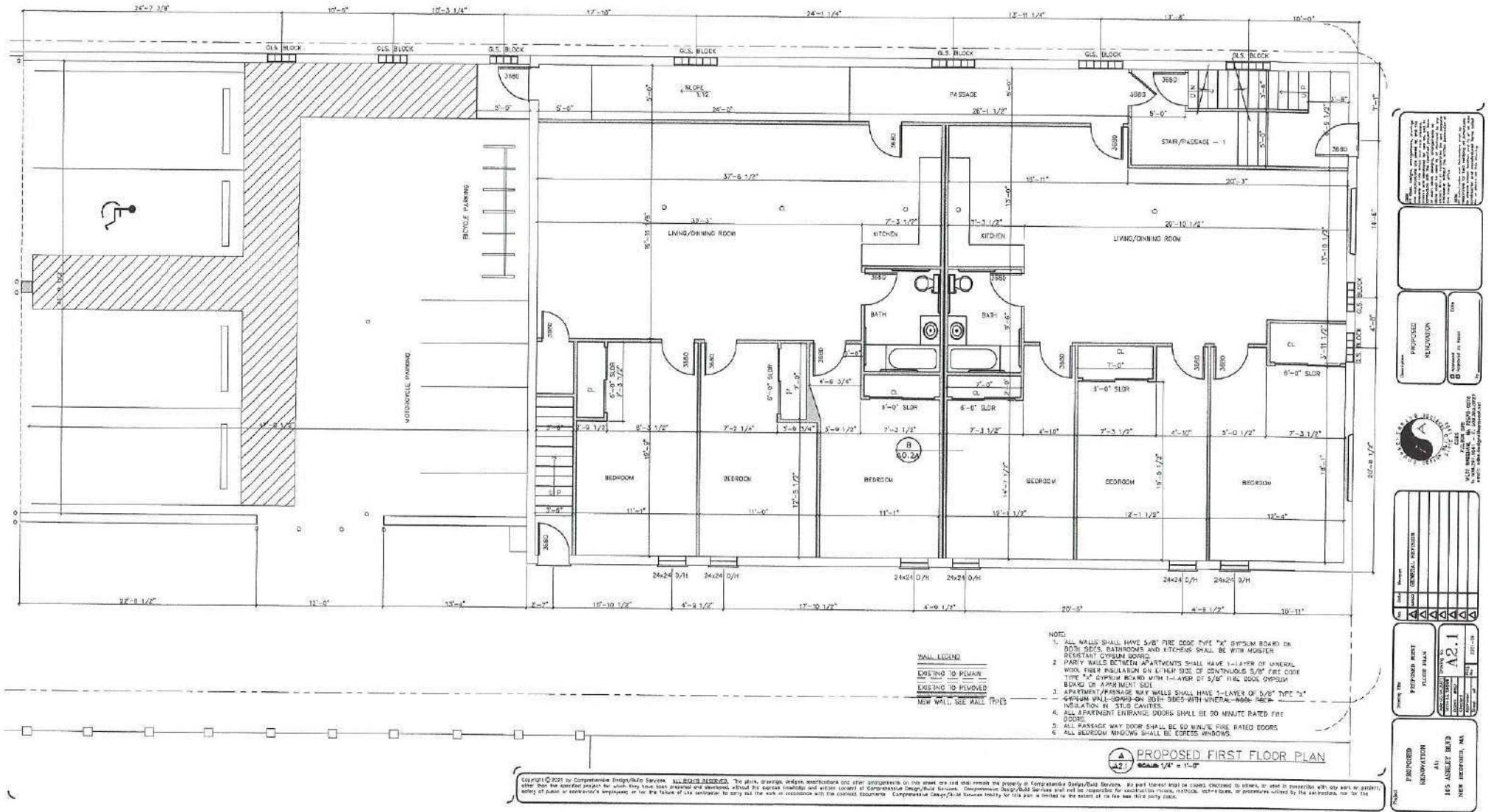
D EXISTING CONDITIONS REAR ELEVATION
EX3.1 SCALE 1/8" = 1'-0"



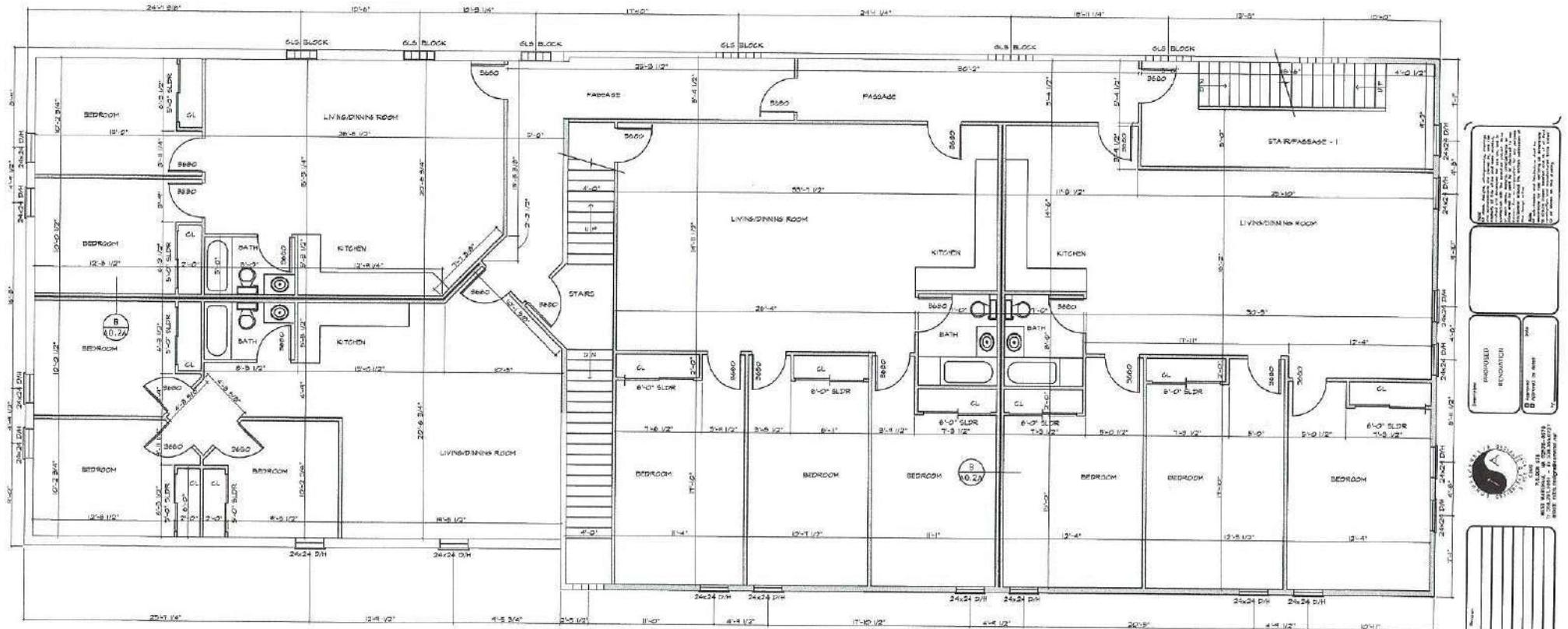
C EXISTING CONDITIONS RIGHT ELEVATION
EX3.1 SCALE 1/8" = 1'-0"



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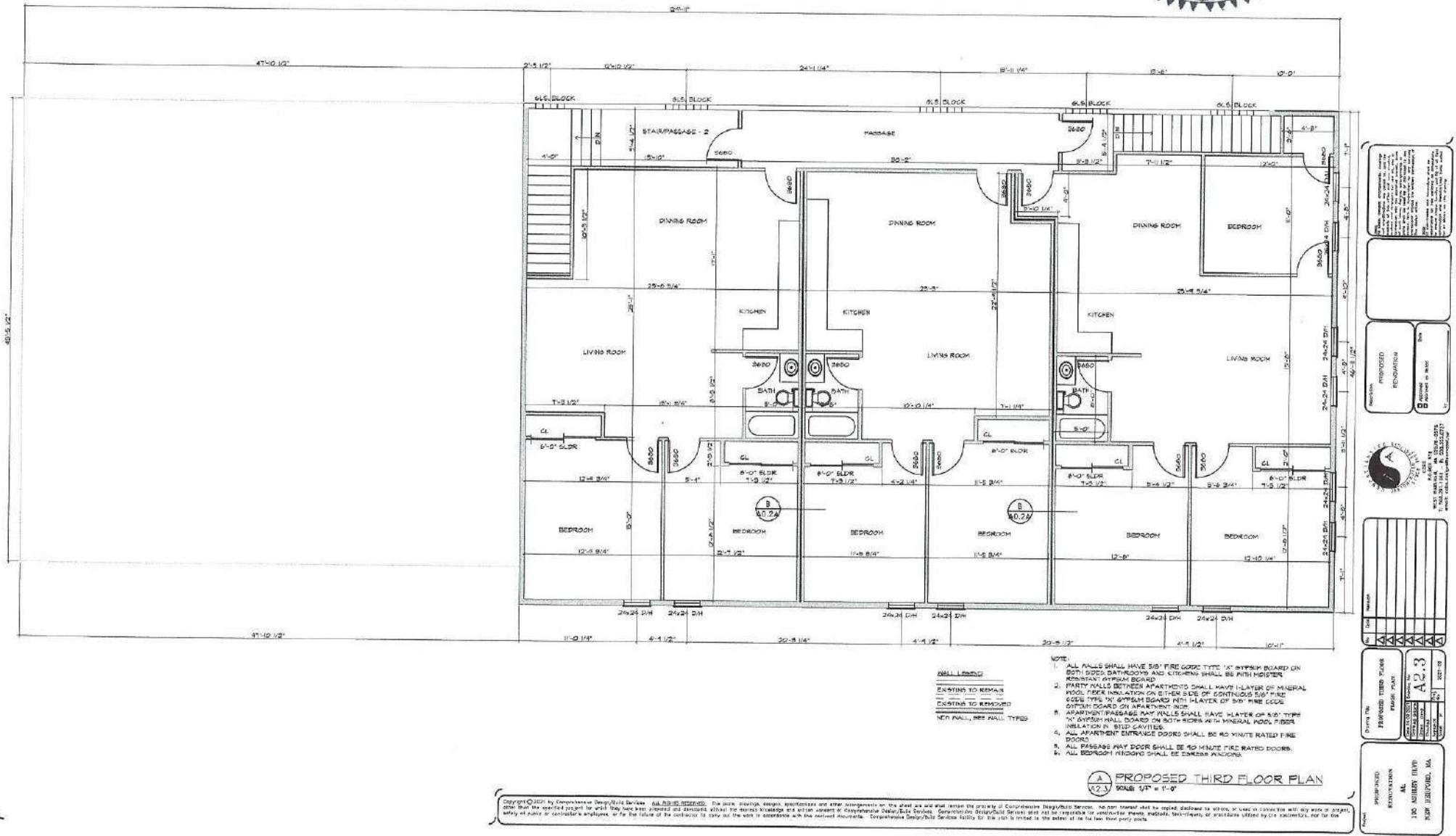


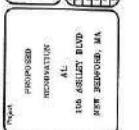
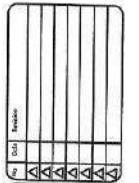
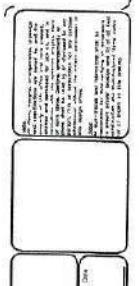
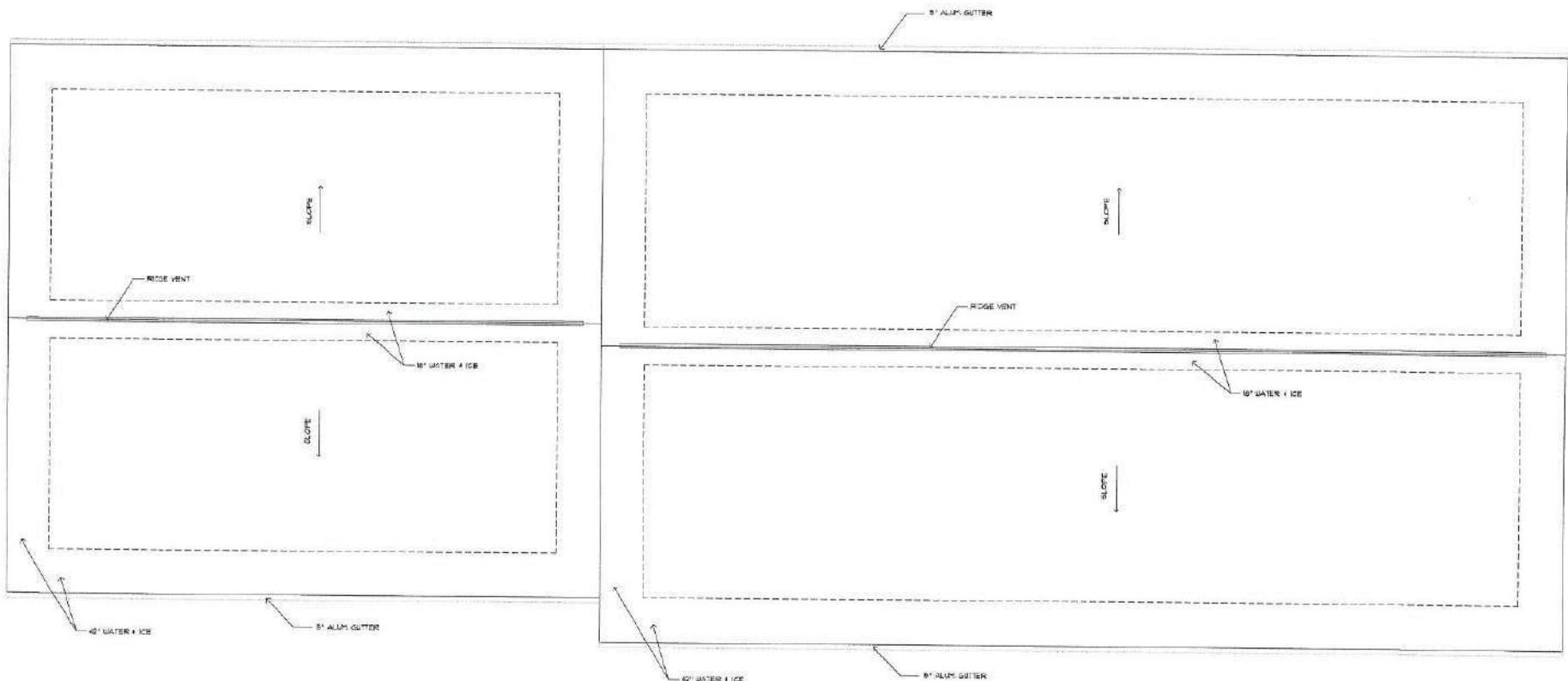
EXISTING TO REMAIN
EXISTING TO REMOVED
NEW WALL, SEE WALL TYPE

NOTE:

1. ALL HALLS SHALL HAVE 1/2" FIRE CODE TYPE IXW DRYWALL BOARD ON BOTH SIDES. KITCHENS SHALL BE WITH MOISTURE RESISTANT, GRAY BOARD.
2. PARITY HALLS BETWEEN APARTMENTS SHALL HAVE 1/2" TYPE IXW DRYWALL BOARD ON BOTH SIDES. KITCHENS SHALL BE FIRE CODE TYPE IXW DRYWALL BOARD WITH 1" LAVES OF 2 1/2" FIRE CODE DRYWALL ON APARTMENT SIDE.
3. APARTMENT HALLS AND HALLS SHALL HAVE 1/2" TYPE IXW DRYWALL BOARD ON BOTH SIDES WITH MINERAL FIBER INSULATION ON INSIDE SURFACE.
4. ALL APARTMENT ENTRANCE DOORS SHALL BE 30 MINUTE RATED FIRE DOORS.
5. ALL PASSAGE WAY DOOR SHALL BE 30 MINUTE FIRE RATED DOORS.
6. ALL BEDROOM FINDINGS SHALL BE DECORATE FINDINGS.

A PROPOSED SECOND FLOOR PLAN
A2.2 SCALE: 1/4" = 1'-0"





PROPOSED ROOF PLAN
4241

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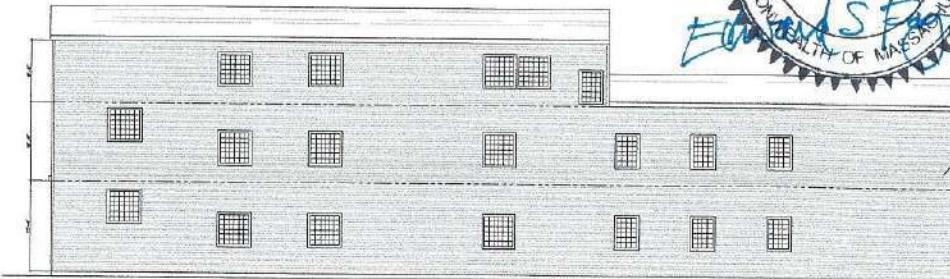
B PROPOSED LEFT ELEVATION (SOUTH ELEVATION)
AS1 SCALE: 1/4" = 1'-0"



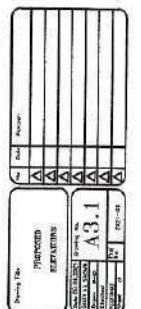
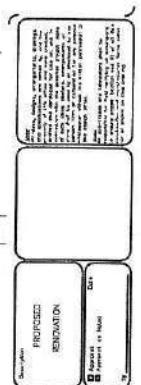
A PROPOSED FRONT ELEVATION (EAST ELEVATION)
AS1 SCALE: 1/4" = 1'-0"



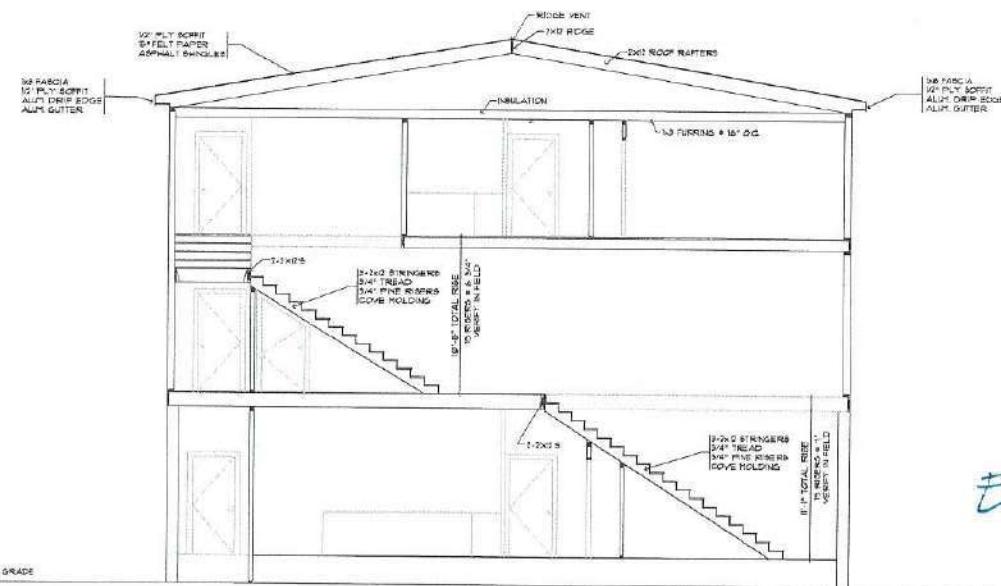
D PROPOSED REAR ELEVATION (WEST ELEVATION)
AS1 SCALE: 1/4" = 1'-0"



C PROPOSED RIGHT ELEVATION (NORTH ELEVATION)
AS1 SCALE: 1/4" = 1'-0"

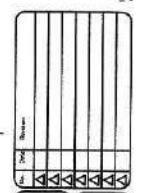
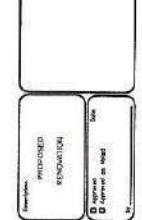
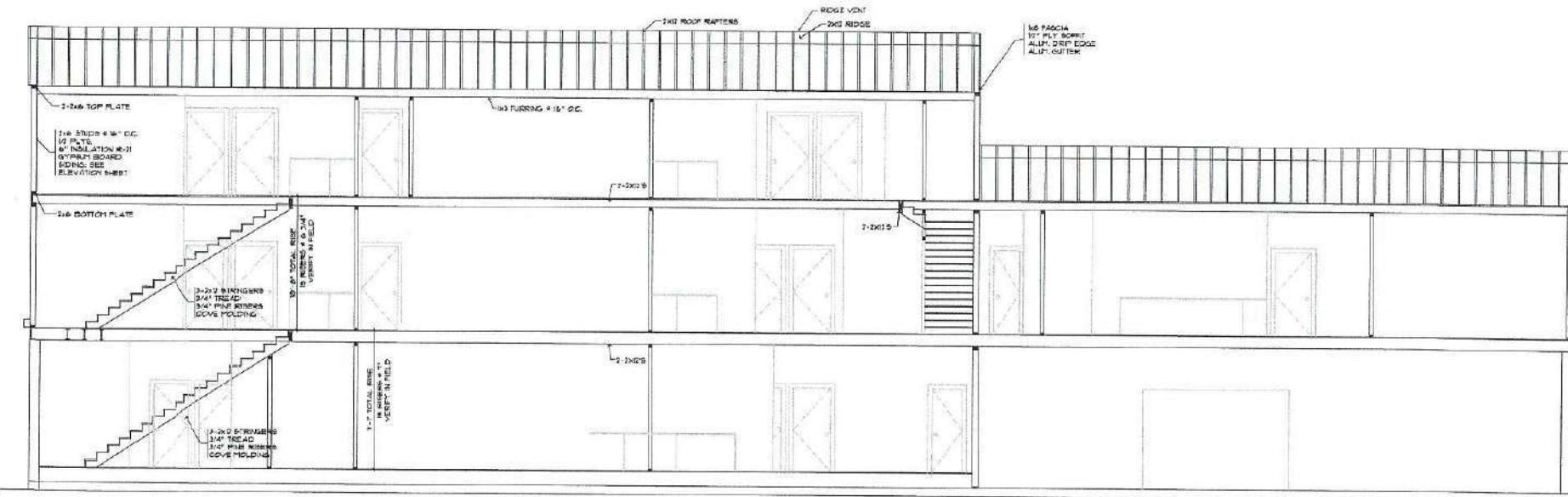


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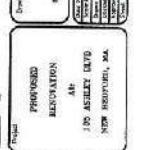
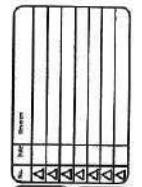
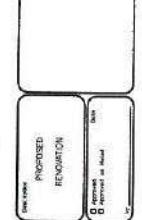
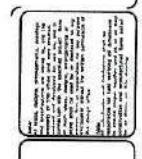
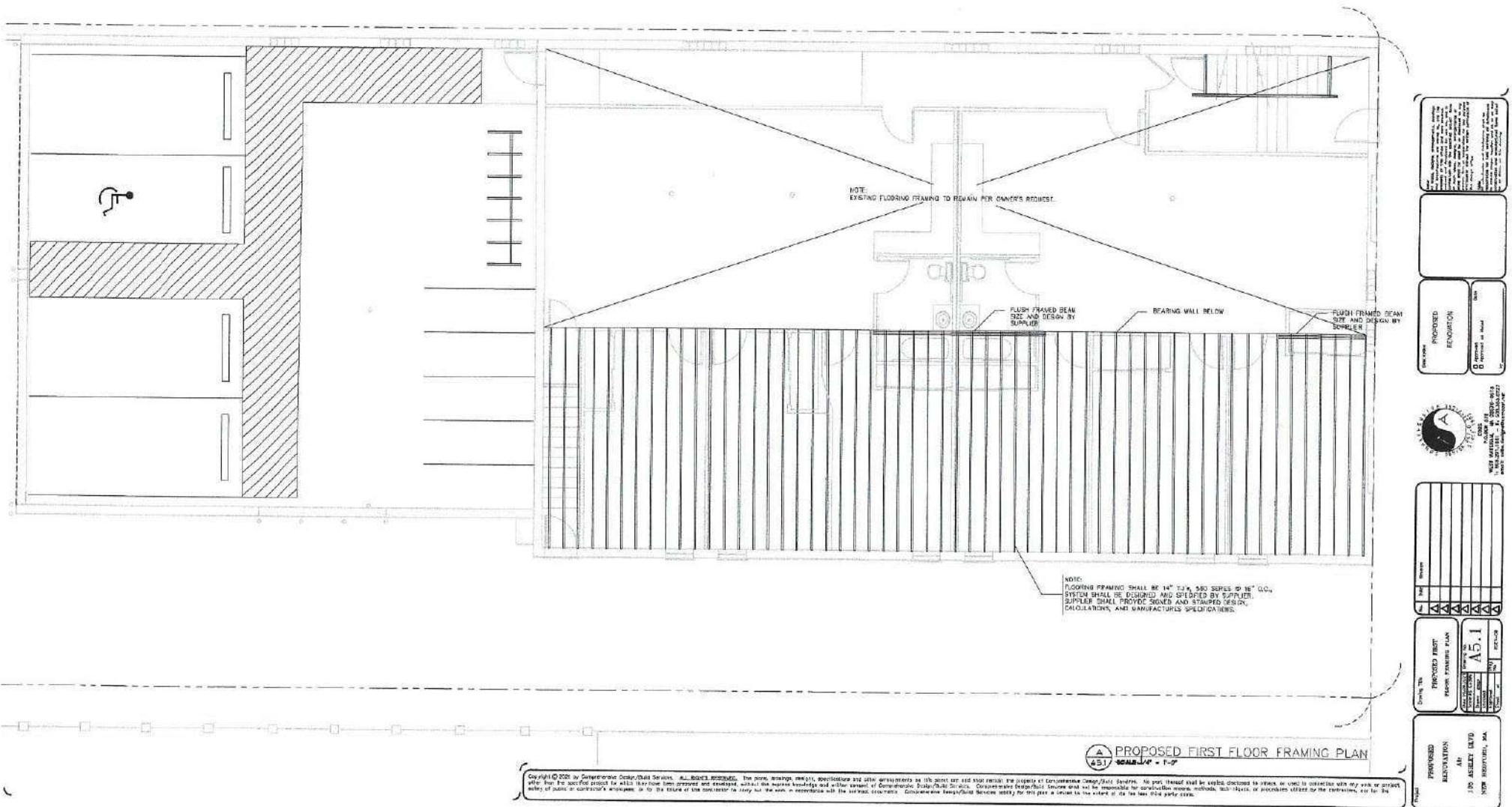
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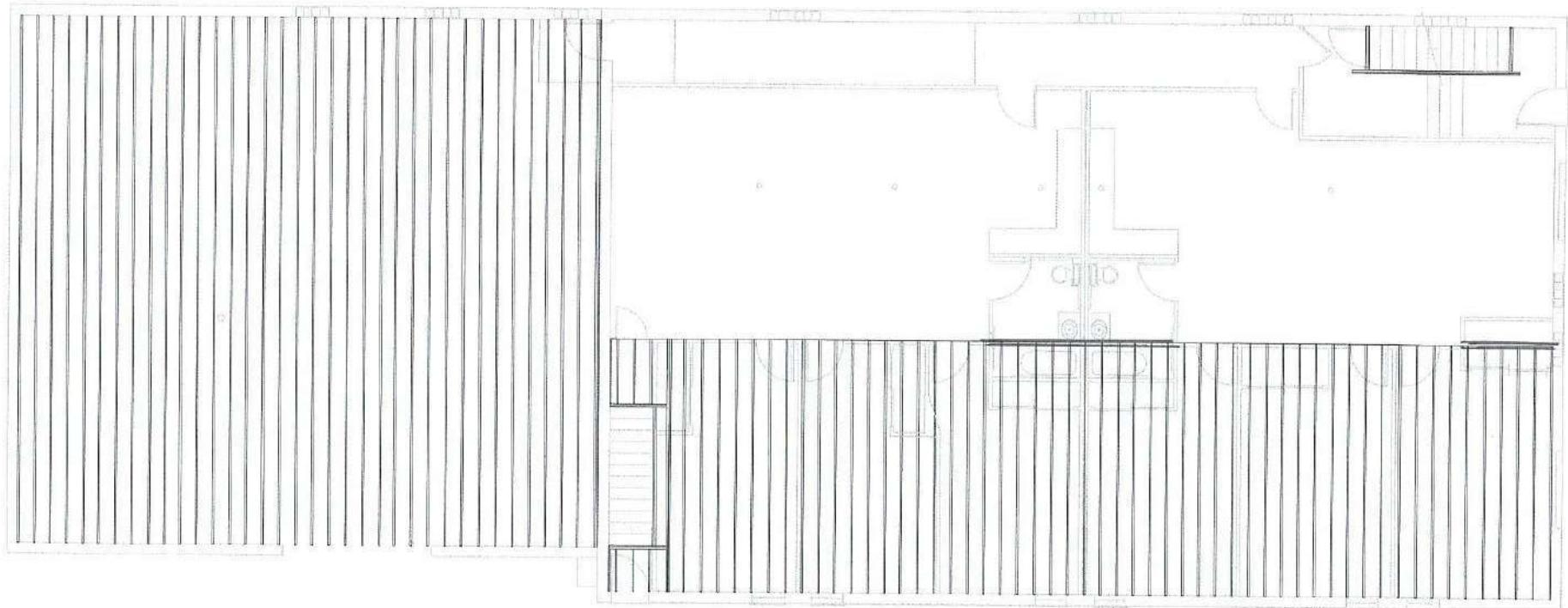
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PROPOSED CROSS SECTION
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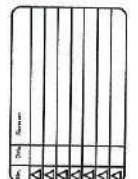
NOTE:
PRINTS SHALL BE 14" X 18", 50I SERIES # 15" O.C.
SYSTEM SHALL BE 2X6, 2X8 OR 2X10, 16" O.C.
SUPPLIER SHALL PROVIDE SIGN AND STAMPED DESIGN
CALCULATIONS, AND MANUFACTURERS SPECIFICATIONS

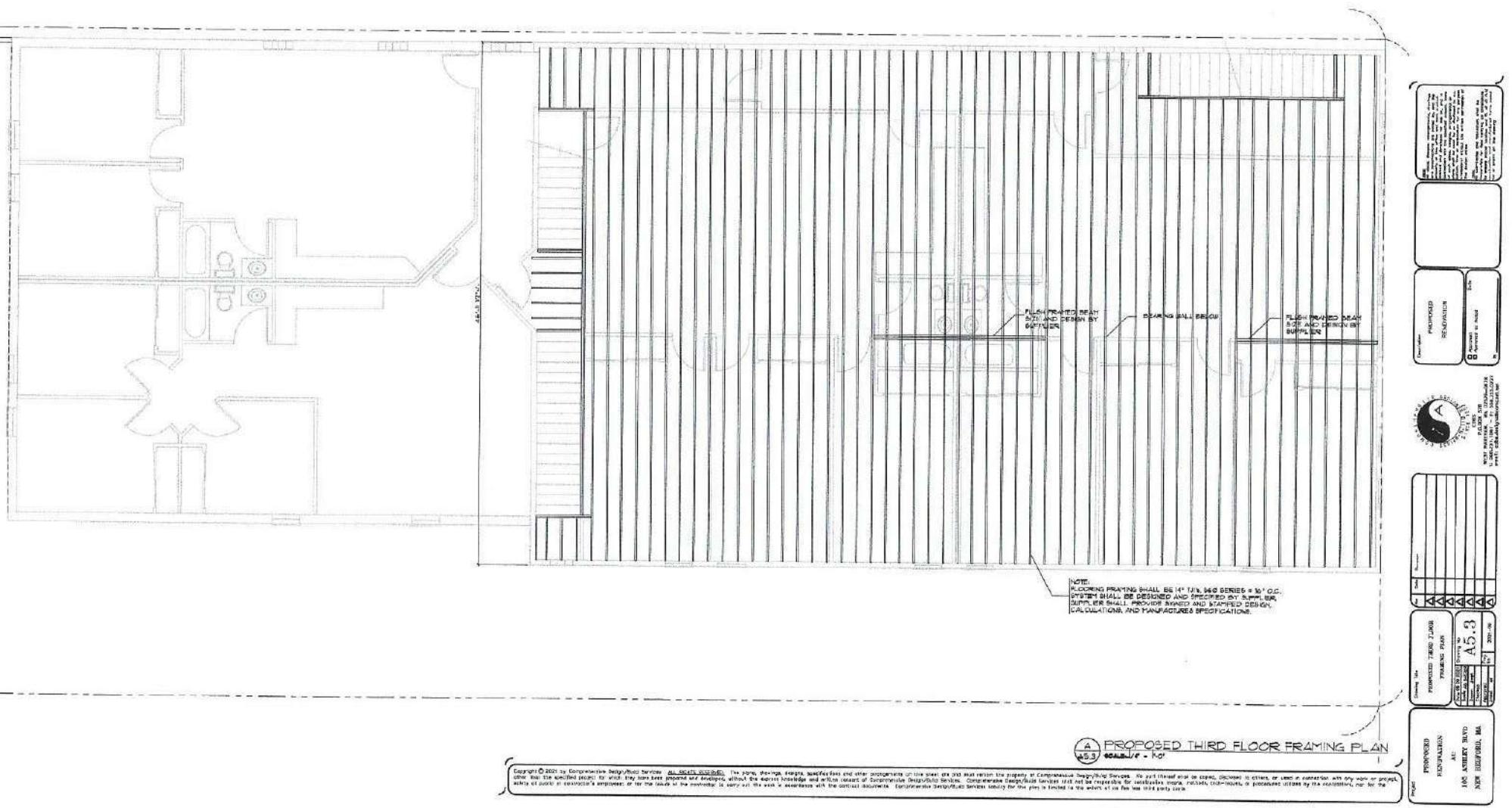
PROPOSED SECOND FLOOR FRAMING PLAN

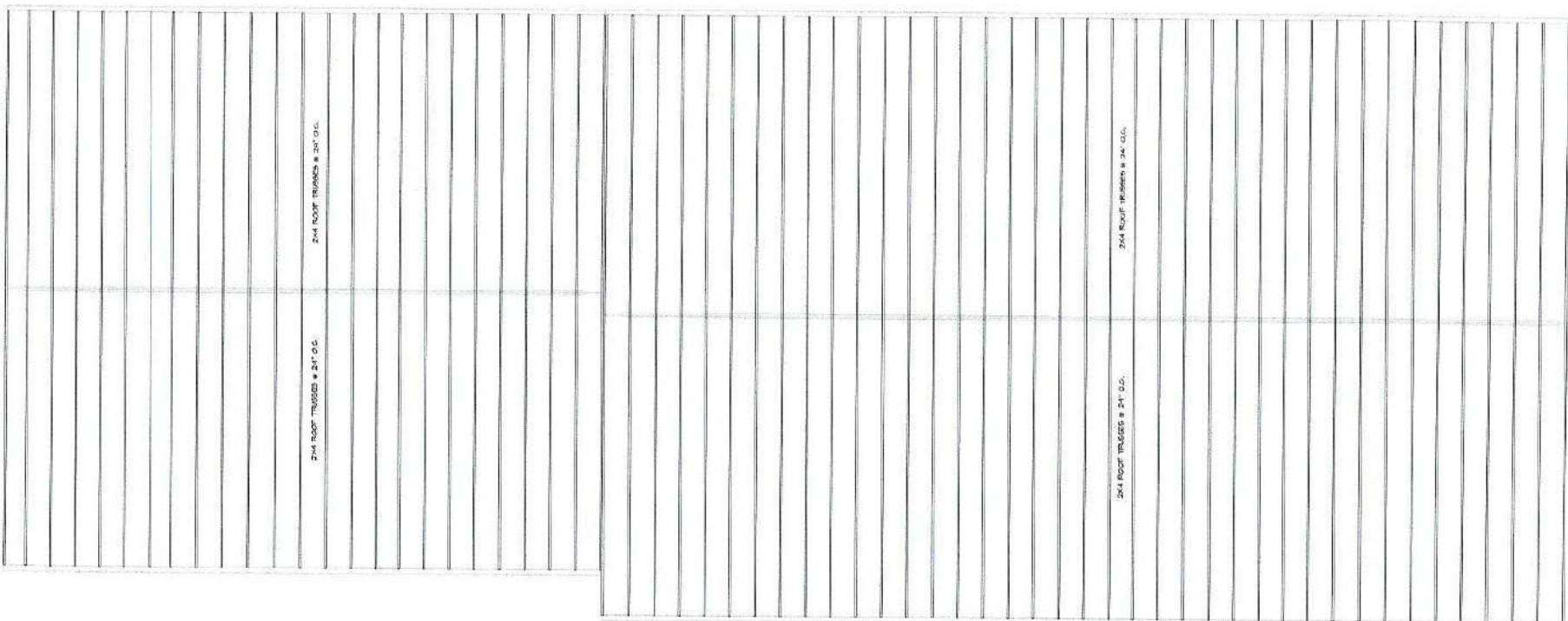
VS.2

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

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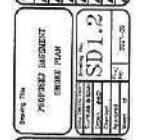
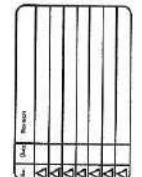
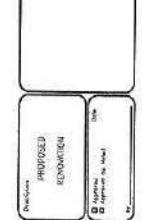
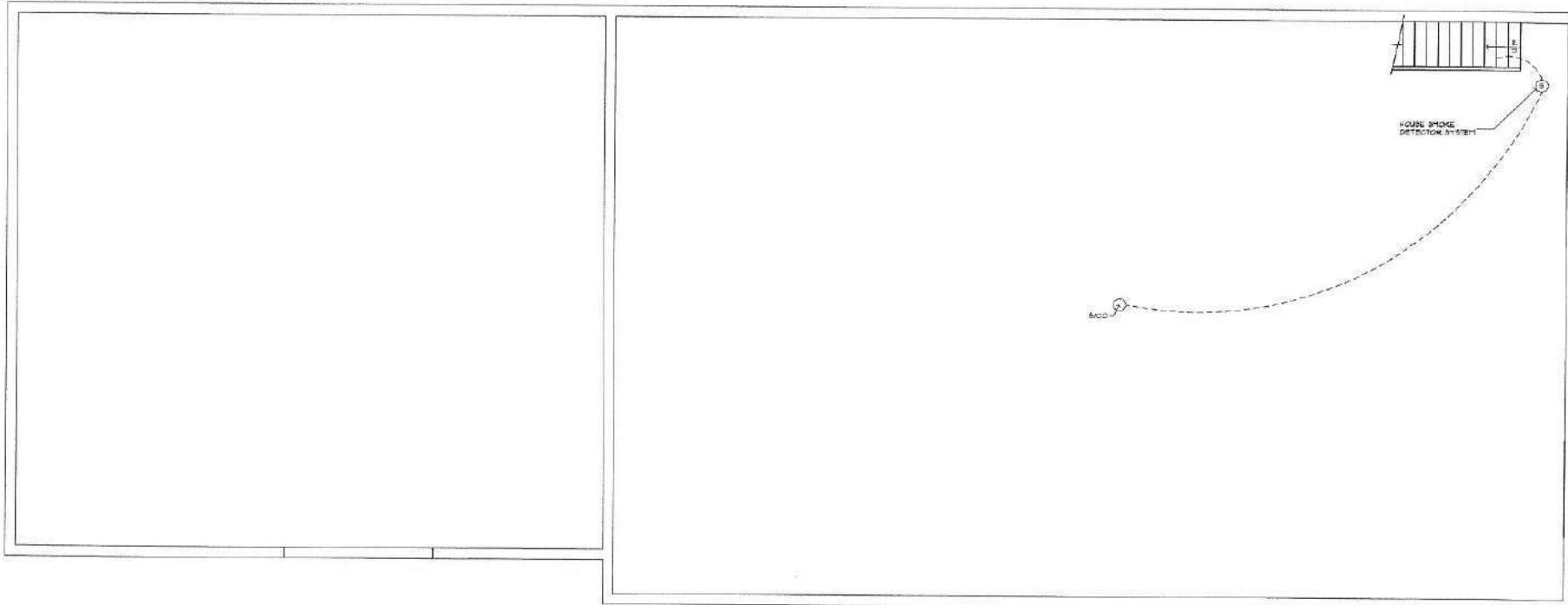


NOTE:
ROOF TRAVERSE SHALL BE DESIGNED AND SPECIFIED BY
SUPPLIER. SUPPLIER SHALL PROVIDE SIGNED AND STAMPED
DESIGN, CALCULATIONS, AND MANUFACTURER'S SPECIFICATIONS.

PROPOSED ROOF FRAMING PLAN
A5.4
SCALE 1/4" = 1'-0"

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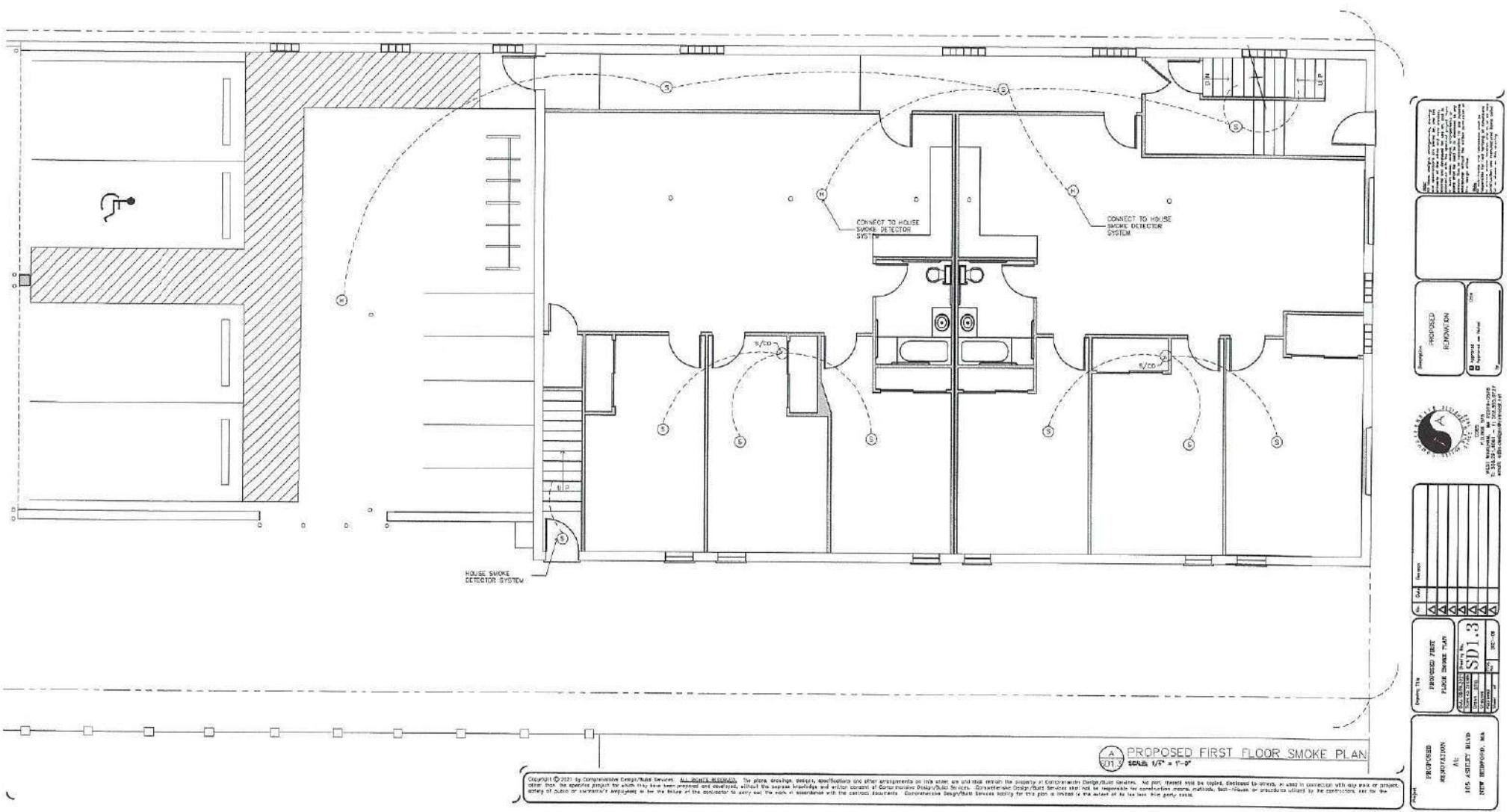
Drawing No.	PROPOSED ROOF FRAMING PLAN
Architect	EDWARD S. PORZIO, AIA
Date	12/10/01
Scale	1/4" = 1'-0"
Job No.	A5.4
Job Name	PROPOSED ROOF FRAMING PLAN
Architect's Office	EDWARD S. PORZIO, AIA
Architect's Address	100 Ladd Street, Boston, MA 02115
Architect's Phone	(617) 523-3597
Architect's Fax	(617) 523-3597

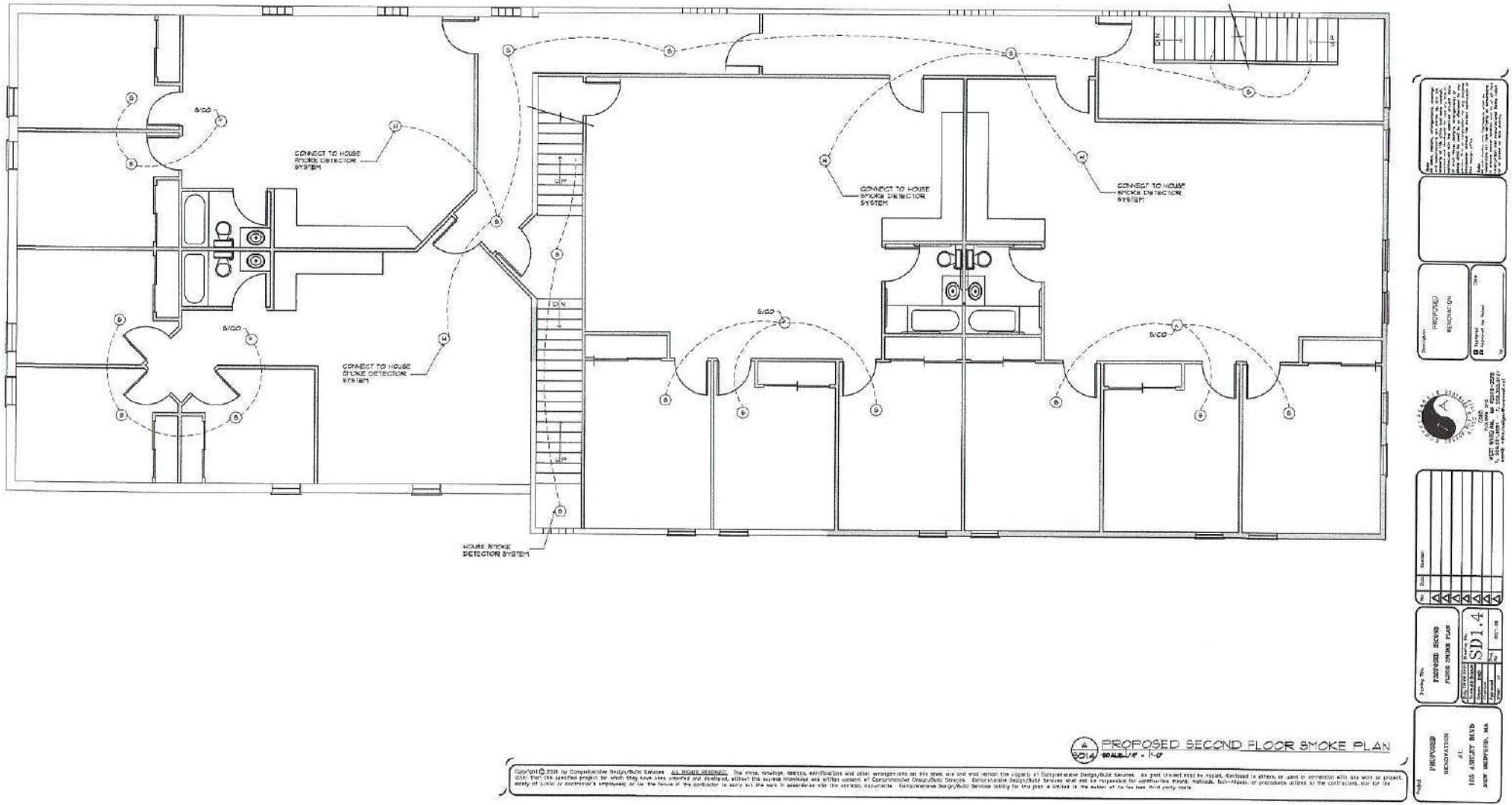


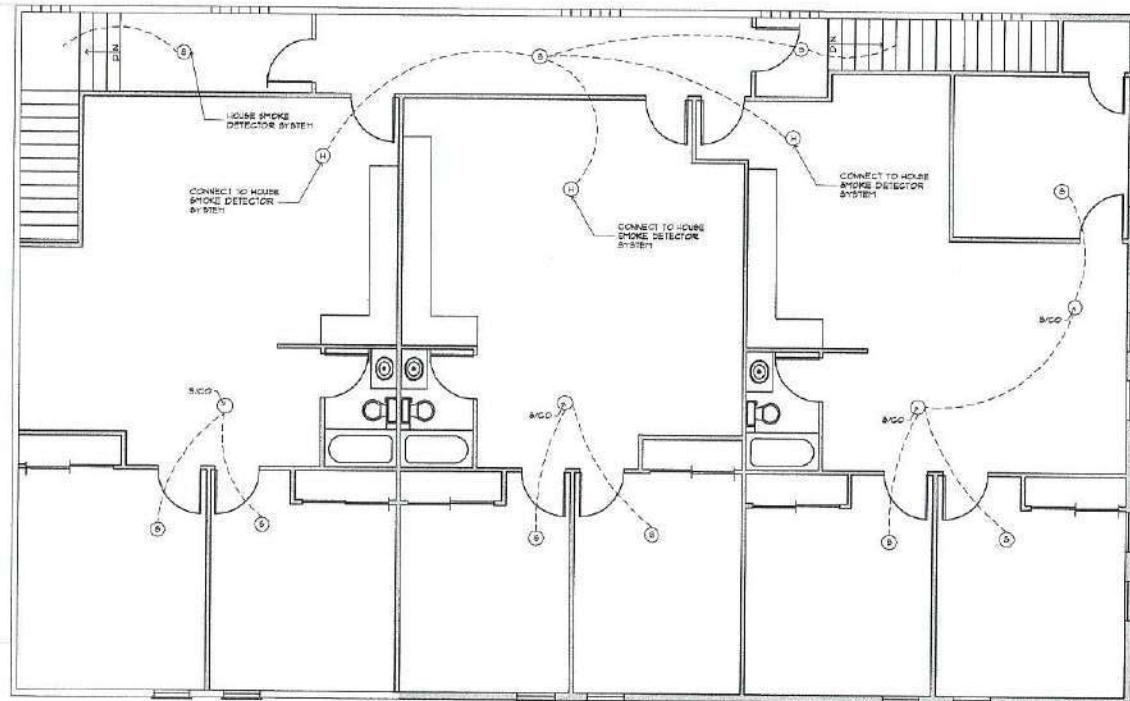
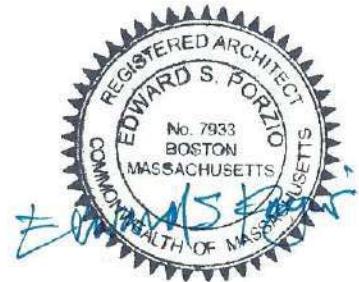
NOTE
INSTALL A SMOKE DETECTOR IN THE BASEMENT NEAR
HEATING EQUIPMENT AS REQUIRED PER CODE. ADDITIONAL
DETECTOR MAY BE REQUIRED. VERIFY LOCAL CODE
OFFICIALS.

PROPOSED BASEMENT SMOKE PLAN

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A PROPOSED THIRD FLOOR SMOKE PLAN
B/C SCALE 1/8" = 1'-0"

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