**Proposed Commercial/Residential Development**

117 Union Street

New Bedford, MA 02740

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**DEVELOPER:**
117 Union Street, LLC
128 Union Street, Fourth Floor
New Bedford, MA 02740
Contact: Michael Galasso
tel: (619) 316-5895
e-mail: mbgalasso@baronegalasso.com

**ARCHITECT:**
Stantec Architecture and Engineering P.C.
311 Summer Street
Boston, MA 02210-1723
Contact: Louis Kraft
tel: (617) 234-3149
e-mail: louis.kraft@stantec.com

**ENGINEER:**
Prime Engineering
P.O. Box 1088
Lakeville, MA 02347
Contact: Richard Rheaume, P.E.
tel: (508) 947-0050
e-mail: rich@primeengineering.org

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**SITE LOCUS**

Approx. Scale: 1"=200'

Approx. 1000'

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**ZAONING TABLE**

- Mixed Use Business
- Downtown Business Overlay District
- New Bedford Landing Waterfront Historic District

**SITE LOCUS**

Areawide Map 32, Lot 41, 42, 316 & 319
Registry of Deeds Book 1838 Page 1144

**Owners:**
Paul A. Piva and Gail Florek

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**DEVELOPER**

711 Union Street, LLC
128 Union Street, Fourth Floor
New Bedford, MA 02740
Contact: Michael Galasso
tel: (619) 316-5895
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**PROJECT TEAM**

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**DRAWING LIST**

<table>
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<tr>
<th>NO.</th>
<th>DRAWING NAME</th>
<th>DATED</th>
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<tr>
<td>A-101</td>
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**ZONE: MIXED USE BUSINESS**

- NEW BEDFORD LANDING WATERFRONT HISTORIC DISTRICT
- DOWNTOWN BUSINESS OVERLAY DISTRICT

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**SITE LOCUS**

- Assessor's Map 53, Lots 40, 41, 215 & 216
- Registry of Deeds Book 1838 Page 1144

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**EXISTING CONDITIONS & DEMOLITION PLAN**

- Existing Lot Area (sq ft)
- Existing Lot Width (ft)
- Number of Dwelling Units Max.
- Total Gross Floor Area (sq ft)
- Residential Gross Floor Area (sq ft)
- Non-Residential Gross Floor Area (sq ft)
- Building Height (ft)
- Front Setback (ft)
- Side Setback (ft)
- Rear Setback (ft)
- Max. Lot Coverage by Buildings (% of Lot Area)
- Min. Permeable Open Space (% of Lot Area)
- Min. Green Space (% of Lot Area)
- Off-Street Parking Spaces
- Long-Term Bicycle Parking Spaces
- Short-Term Bicycle Parking Spaces
- Loading Bays

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**ZONING:**

- Mixed Use Business
- Downtown Business Overlay District
- New Bedford Landing Waterfront Historic District

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