

# YWCA Southeastern Massachusetts Planning Board Submission

20 South Sixth Street  
New Bedford, MA 02740  
Deed Book 1797 Page 835

CITY CLERKS OFFICE  
NEW BEDFORD, MA

2016 JAN 15 P 3:08

CITY CLERK

NOTES



**SITE LOCUS**  
SCALE: 1"=250'

## DRAWING LIST

- T1.01 COVER SHEET
- EXISTING CONDITIONS SITE PLAN
- C1.00 SITE DEMOLITION & PREPARATION PLAN
- C1.01 SITE CONSTRUCTION/LAYOUT PLAN
- C2.01 SITE GRADING & DRAINAGE PLAN
- C3.01 SITE UTILITY & GRADING PLAN
- C4.01 SITE EROSION CONTROL PLAN
- C5.01 SITE LEGEND, NOTES & DETAILS
- C5.02 SITE DETAILS
- C5.03 SITE DETAILS
- C5.04 SITE DETAILS
- PB-L100 LANDSCAPE PLAN
- PB-L101 SIGN PLAN
- PB-X100 EXISTING/DEMO FLOOR PLANS
- PB-A100 GROUND FLOOR PLAN
- PB-A101 FIRST FLOOR PLAN
- PB-A102 SECOND AND THIRD FLOOR PLAN
- PB-A103 ROOF PLAN
- PB-A200 ELEVATIONS

**MIXED USED BUSINESS (MUB) IN DOWNTOWN BUSINESS  
OVERLAY DISTRICT (DBOD) ZONING REQUIREMENT TABLE**

ITEM	EXISTING	REQUIRED	PROPOSED
LOT AREA (SF)	11,925 SF	N/A	11,925 SF
LOT FRONTAGE (FT)	113.73 FT	0 FT	113.73 FT
TOTAL GROSS FLOOR AREA (SF)	3,872 GSF ±	N/A	10,422 GSF ±
RESIDENTIAL GROSS FLOOR AREA (SF)	0 SF	N/A	2,925 SF (8 SRO) *
NON-RESIDENTIAL GROSS FLOOR AREA (SF)	3,872 GSF ±	N/A	7,497 GSF ±
BUILDING HEIGHT (FT)	49.0 FT	100.0 FT	49.0 FT
FRONT SETBACK (FT)	14.58 FT	20.0 FT	14.58 FT
SIDE SETBACK (FT)	6.72 FT	10.0 FT	6.72 FT
SIDE SETBACK (FT)	61.92 FT	12.0 FT	8.69 FT
REAR SETBACK (FT)	40.95 FT	10.0 SF	6.42 FT
LOT COVERAGE BY BUILDINGS (% OF LOT)	16.5%	40.0%	43.5%
PERMEABLE OPEN SPACE (% OF LOT)	76.3%	N/A	23.7%
GREEN SPACE (% OF LOT)	70.4%	35.0%	23.7%
OFF-STREET PARKING SPACES	0	51	0
COMPACT PARKING SPACES	0	N/A	0
ACCESSIBLE PARKING SPACES	0	3	0
VAN ACCESSIBLE PARKING SPACES	0	1	0
LONG-TERM BICYCLE PARKING SPACES	0	N/A	0
SHORT-TERM BICYCLE PARKING SPACES	0	N/A	0
LOADING BAYS	0	1	0

Date: January 15, 2016

1	PLANNING BOARD SUBMISSION	01/15/2016
No.	REVISIONS/SUBMISSIONS	Date



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Project RENOVATIONS TO  
YWCA SOUTHEASTERN MA  
20 SOUTH SIXTH STREET, NEW BEDFORD MA

Title TITLE SHEET

Designed  
NCK  
Checked  
CMG  
Project No.  
16002  
Scale  
AS NOTED  
Date  
01/15/2016

JAN 15 2016  
PLANNING  
DEPARTMENT  
T1.01

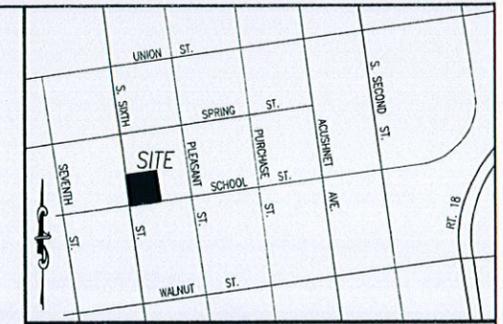
CASE 04-16

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NEW BEDFORD, MA

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SITE LOCUS  
N.T.S.

LEGEND	
• DH SET	DRILL HOLE SET
+54.2	SPOT ELEVATION
TH=108.42	THRESHOLD ELEVATION
— UCC —	UNDERGROUND COMMUNICATIONS
— UGE —	UNDERGROUND ELECTRIC
— G —	GAS MAIN
— W —	WATER MAIN
— S —	SEWER LINE
— D —	DRAIN PIPE
○ UP	UTILITY POLE
○ GSO	GAS SHUT OFF
○ WSO	WATER SHUT OFF
○ EMH	ELECTRIC MAN HOLE
○ THH	TELEPHONE HAND HOLE
○ DMH	DRAIN MAN HOLE
○ MHC	MAN HOLE COVER
○ DS	DOWNSPOUT (TYP.)
○ LP	LAMP POST
□ EMR	ELECTRIC METER
○ HYD	FIRE HYDRANT
⊗	SIGN (SEE DESCRIPTION)
⊗	TREE (TYPICAL)

**SITE UTILITIES:** (CONTACT INFORMATION\*)  
(\*OBTAINED FROM CURRENT UTILITY BILLS)

WATER/SEWER: CITY OF NEW BEDFORD  
P.O. BOX 987  
NEW BEDFORD, MA 02741

GAS/ELECTRIC: EVERSOURCE  
P.O. BOX 660369  
DALLAS, TX 75266

CATV: COMCAST  
P.O. BOX 8505  
CHELMSFORD, MA 01824

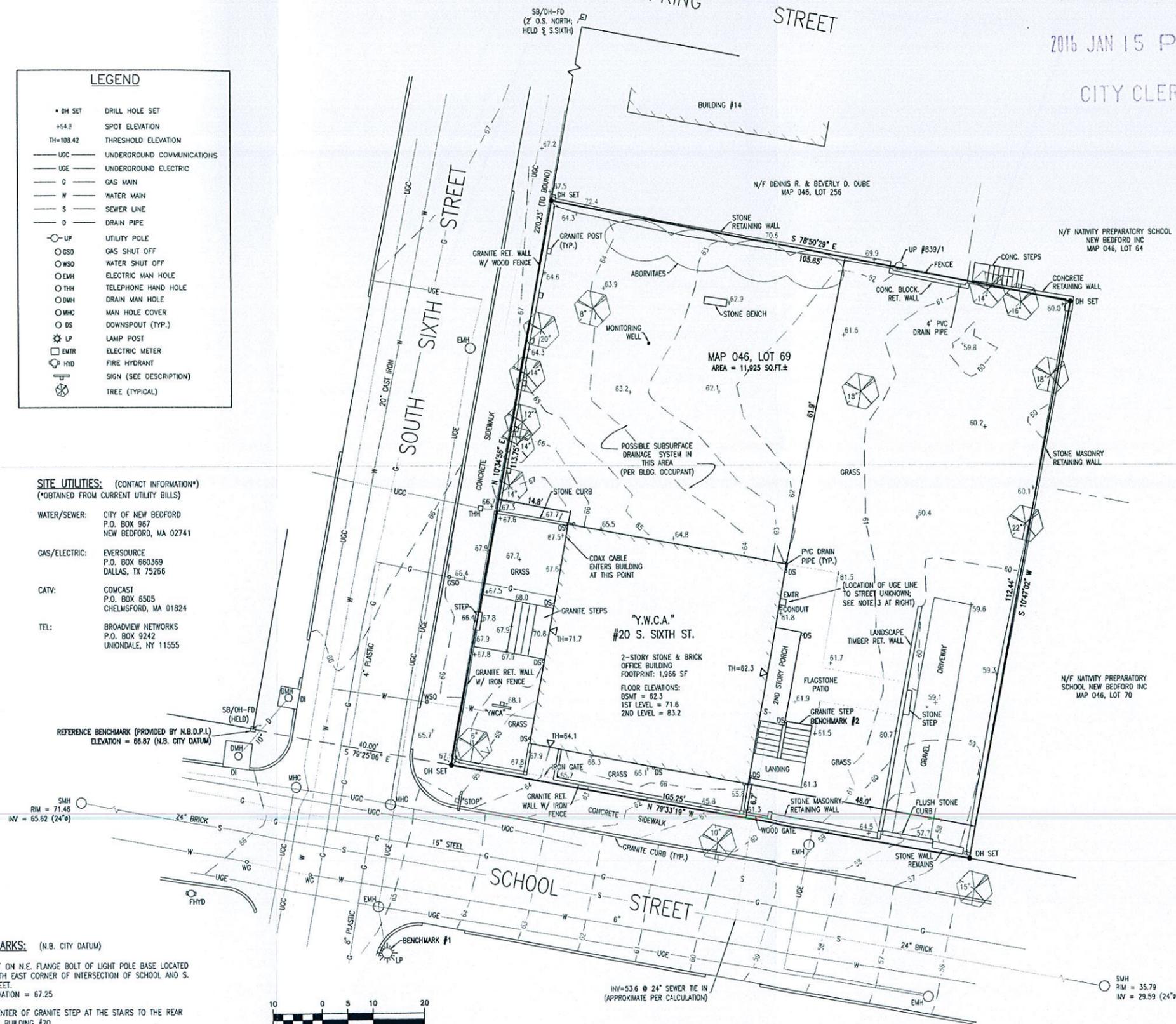
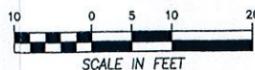
TEL: BROADVIEW NETWORKS  
P.O. BOX 9242  
UNIONDALE, NY 11555

REFERENCE BENCHMARK (PROVIDED BY N.B.D.P.I.)  
ELEVATION = 66.87 (N.B. CITY DATUM)

**BENCHMARKS:** (N.B. CITY DATUM)

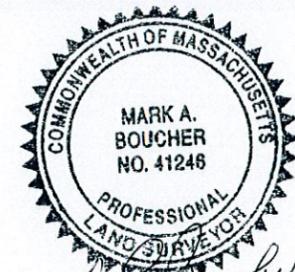
1. "X" CUT ON N.E. FLANGE BOLT OF LIGHT POLE BASE LOCATED NEAR SOUTH EAST CORNER OF INTERSECTION OF SCHOOL AND S. SIXTH STREET.  
ELEVATION = 67.25

2. TOP CENTER OF GRANITE STEP AT THE STAIRS TO THE REAR PORCH OF BUILDING #20.  
ELEVATION = 62.37



**NOTES:**

- BUILDING FOOTPRINT SHOWN REPRESENTS FIELD-LOCATED EXTERIOR CORNERS OF GRANITE AT GROUND LEVEL. CALCULATED SETBACKS SHOWN ARE FROM BUILDING FOOTPRINT TO SURVEYED LOT BOUNDARY.
- UTILITY LOCATIONS SHOWN ARE COMPILED FROM FIELD LOCATIONS OF VISIBLE APPURTENANCES, PAINT MARKINGS, AND PLANS PROVIDED BY N.B.D.P.I. AND EVERSOURCE ELECTRIC. LINES INDICATE APPROXIMATE CENTER OF LOCATED AND/OR SCALED FEATURES.
- SEE EASEMENT FOR ELECTRIC SERVICE, D. BK. 10371, PG. 154.
- THE LOCATION OF 8" & 4" PLASTIC GAS LINES IN SOUTH SIXTH STREET AS SHOWN ARE BASED ON INFORMATION PROVIDED BY AN EVERSOURCE CREW ON SITE DURING INSTALLATION OF SAID GAS LINES ON 11/12/15



*Mark A. Boucher*  
1/12/16

**EXISTING CONDITIONS  
SITE PLAN**

20 SOUTH SIXTH STREET  
NEW BEDFORD, MASSACHUSETTS

PREPARED FOR  
YWCA OF SOUTHEASTERN MA, INC.  
SCALE: 1"=10' DATE: NOVEMBER 12, 2015  
REVISED THROUGH: JANUARY 12, 2016

PREPARED BY  
**Boucher & Heureux, Inc.** PLANNING  
CIVIL ENGINEERS / LAND SURVEYORS  
648 AMERICAN LEGION HIGHWAY, SUITE ONE  
WESTPORT, MASSACHUSETTS 02790  
tel. (508) 636-5905 - fax. (508) 636-2477  
JAN 15 2016  
DEPARTMENT

CASE 04-16

FILE: 3265-01\_EC.dwg

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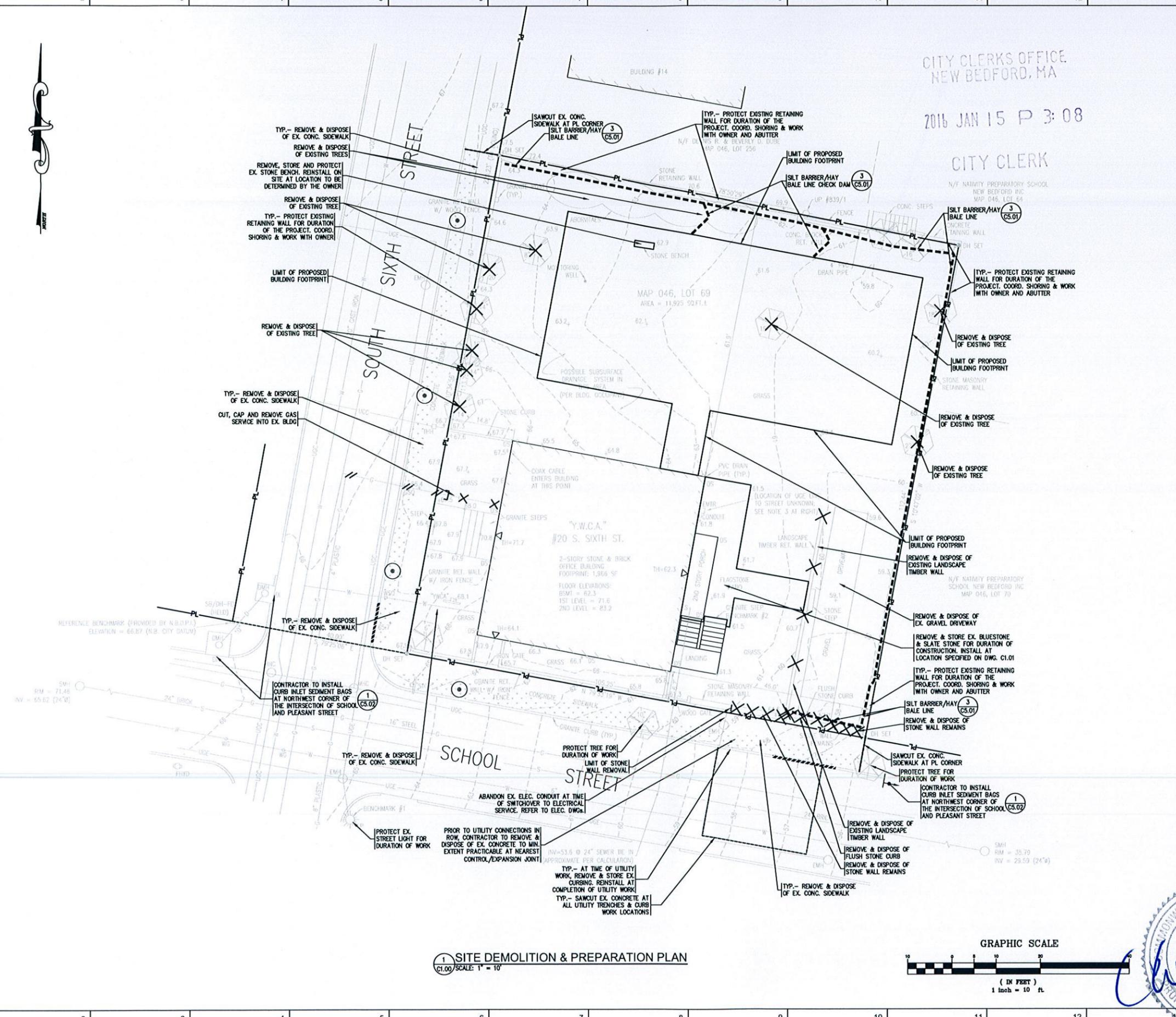
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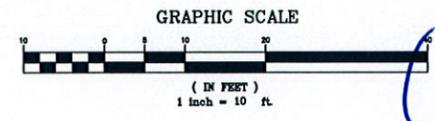
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N/Y NATAVITY PREPARATORY SCHOOL  
NEW BEDFORD INC  
MAP 046, LOT 64

N/Y NATAVITY PREPARATORY SCHOOL  
NEW BEDFORD INC  
MAP 046, LOT 73



1 SITE DEMOLITION & PREPARATION PLAN  
C1.00 SCALE: 1" = 10'



1	PLANNING BOARD SUBMISSION	01/15/2016
No.	REVISIONS/SUBMISSIONS	Date



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370 Faunce Corner Road, Easton, MA 02747-3271  
508-998-5700 FAX 508-998-0883 E-MAIL: info@gd-engineers.com

Project: RENOVATIONS TO  
YWCA SOUTHEASTERN MA  
20 SOUTH SIXTH STREET, NEW BEDFORD MA

Title: SITE DEMOLITION & PREPARATION PLAN



Designed: JNCK  
Checked: CMG  
Plan No: 16002  
Date: AS NOTED  
Date: 01/15/2016

JAN 15 2016  
DEPARTMENT

CASE 04-16

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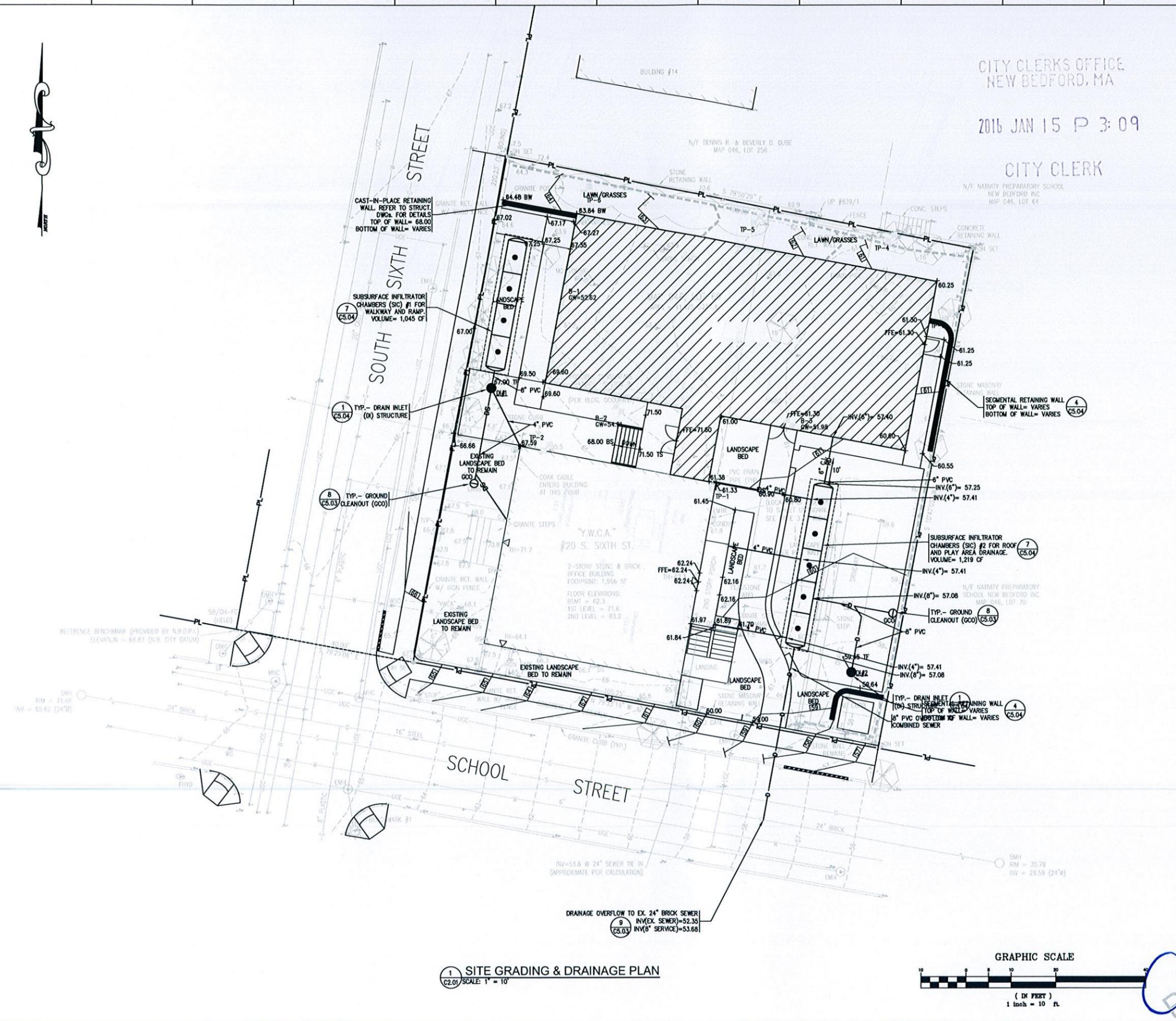
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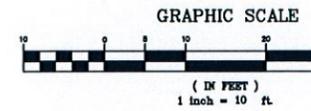
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N/Y NARRITY PREPARATORY SCHOOL  
NEW BEDFORD INC  
MAP 046, LOT 64



1 SITE GRADING & DRAINAGE PLAN  
C2.01 SCALE: 1" = 10'



No.	REVISIONS/SUBMISSIONS	Date
1	PLANNING BOARD SUBMISSION	01/15/2016



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Project **RENOVATIONS TO YWCA-SOUTHEASTERN BUILDING**  
20 SOUTH SIXTH STREET, NEW BEDFORD MA

Title **SITE GRADING & DRAINAGE PLAN**  
JAN 15 2016

Professional Engineer Seal for Christopher M. Desousa, No. 16002, State of Massachusetts, dated 01/15/2016.

**C2.01**

CASE 04-16

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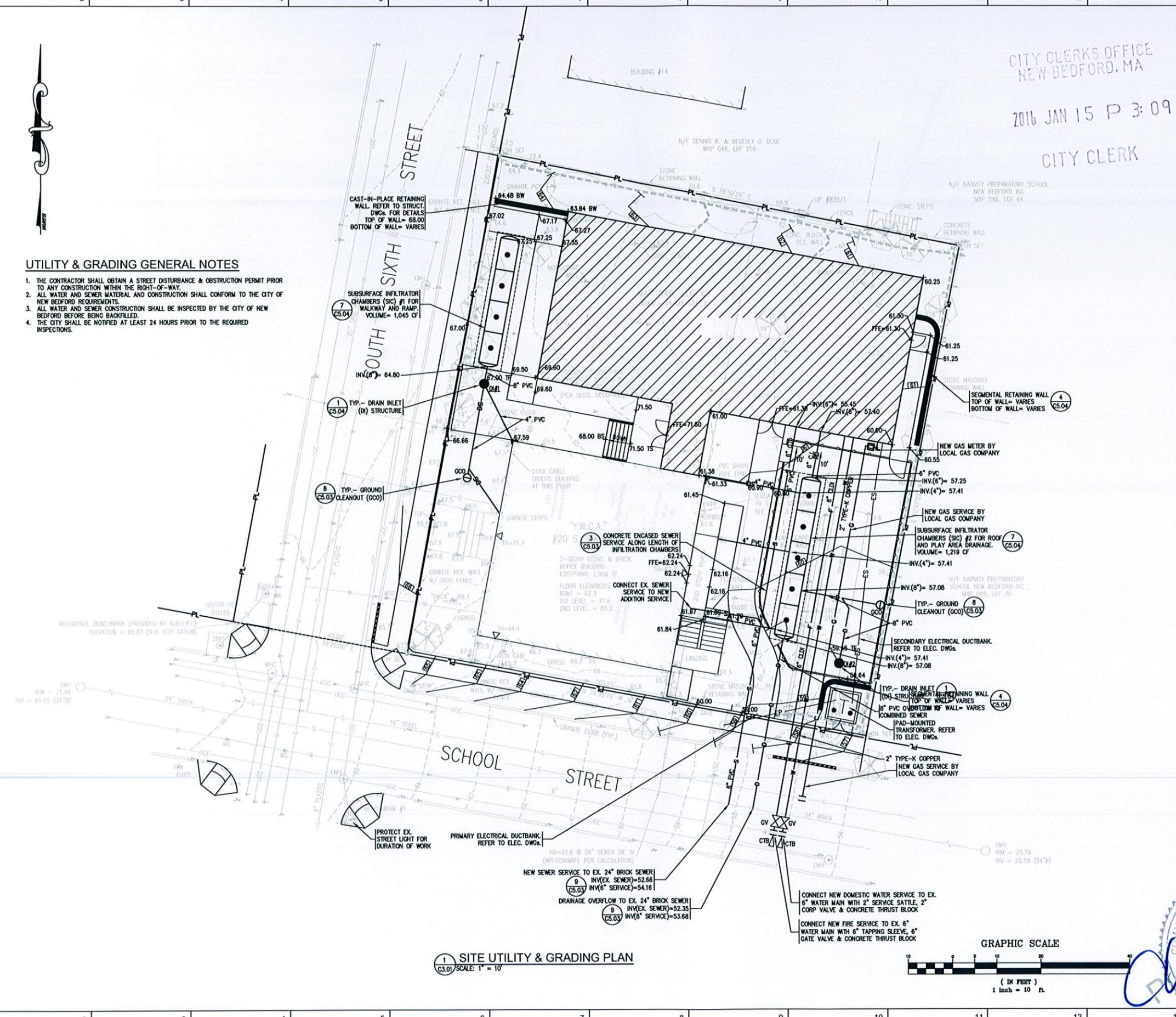
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NEW BEDFORD, MA

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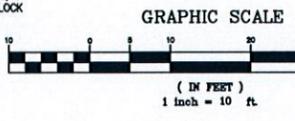
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UTILITY & GRADING GENERAL NOTES

1. THE CONTRACTOR SHALL OBTAIN A STREET DISTURBANCE & OBSTRUCTION PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
2. ALL WATER AND SEWER MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
3. ALL WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF NEW BEDFORD BEFORE BEING BACKFILLED.
4. THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.



1 SITE UTILITY & GRADING PLAN  
C3.01 SCALE: 1" = 10'



No.	REVISIONS/SUBMISSIONS	Date
1	PLANNING BOARD SUBMISSION	01/15/2016



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Project: RENOVATIONS TO  
YWCA SOUTHEASTERN MA  
20 SOUTH SIXTH STREET, NEW BEDFORD MA

SITE UTILITY & GRADING PLAN

DRIVING BY  
JAN 15 2016  
REGISTERED PROFESSIONAL ENGINEER  
CASE 04-14

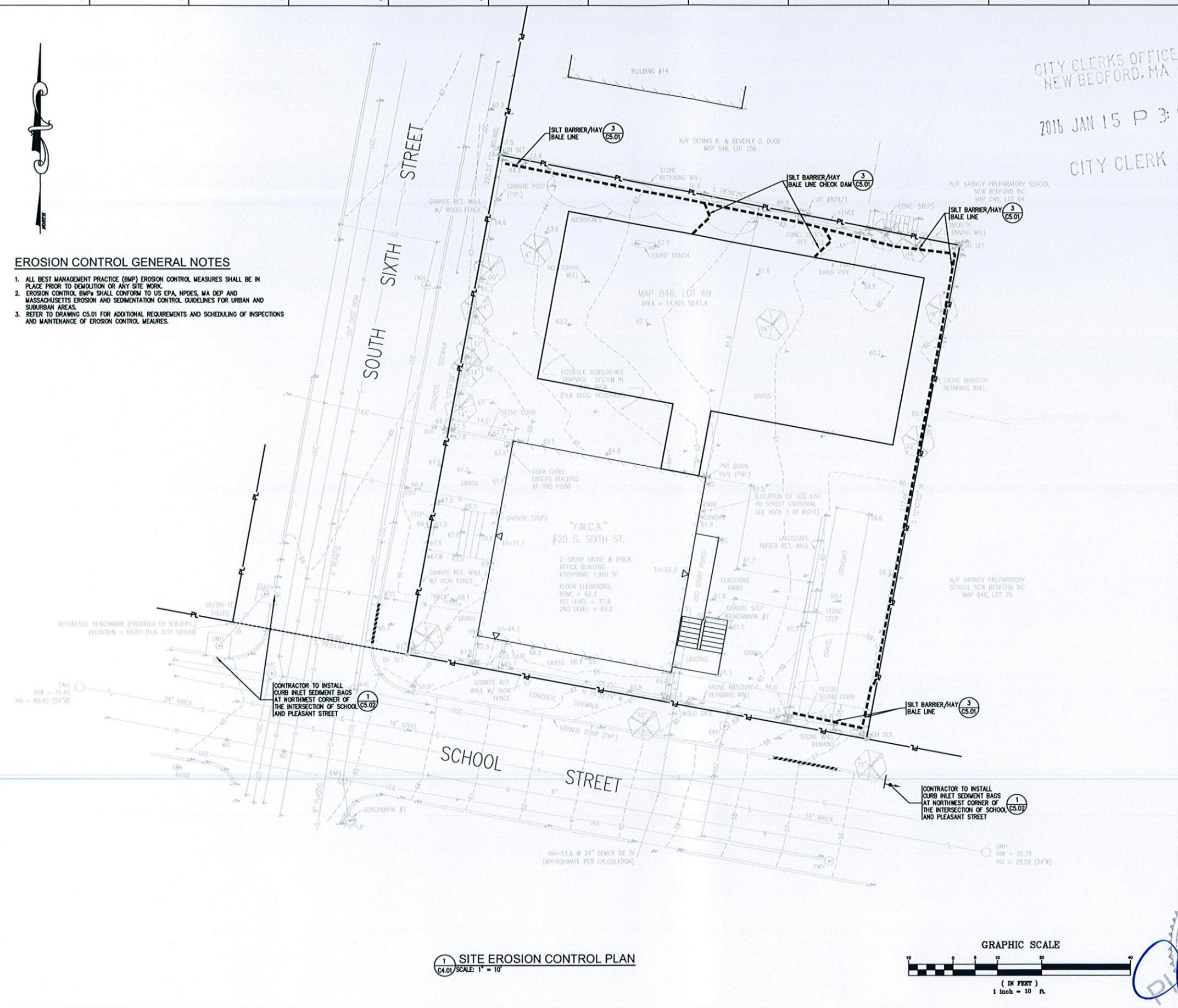
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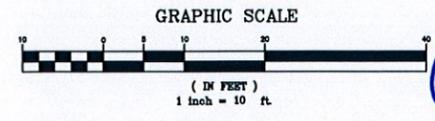
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**EROSION CONTROL GENERAL NOTES**

1. ALL BEST MANAGEMENT PRACTICE (BMP) EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION OR ANY SITE WORK.
2. EROSION CONTROL BMPs SHALL CONFORM TO US EPA, NPDES, MA DEP AND MASSACHUSETTS EROSION AND SEDIMENTATION CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS.
3. REFER TO DRAWING C5.01 FOR ADDITIONAL REQUIREMENTS AND SCHEDULING OF INSPECTIONS AND MAINTENANCE OF EROSION CONTROL MEASURES.



**1 SITE EROSION CONTROL PLAN**  
C4.01/SCALE: 1" = 10'



No.	REVISIONS/SUBMISSIONS	Date
1	PLANNING BOARD SUBMISSION	01/15/2016

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Project: RENOVATIONS TO  
YWCA SOUTHEASTERN MA  
20 SOUTH SIXTH STREET, NEW BEDFORD, MA  
Title: SITE EROSION CONTROL PLAN

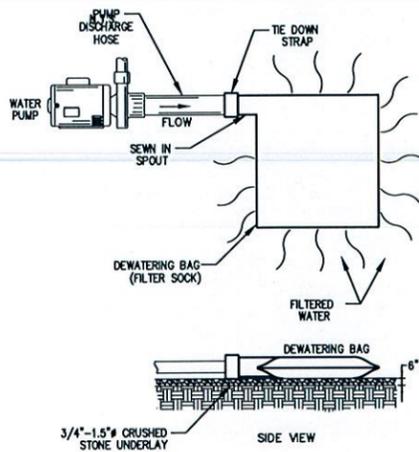
PLANNING DEPARTMENT  
JAN 15 2016  
C4.01  
C4.01  
C4.01

C4.01-16

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**SITE LEGEND**

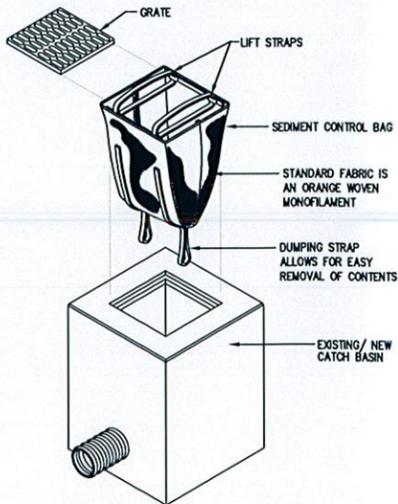
EXISTING	NEW	DESCRIPTION
—	—	BASELINE (LAYOUT)
—	—	CENTERLINE (LAYOUT)
—	—	STORM DRAIN
—	—	ELECTRIC (UNDERGROUND)
—	—	FIRE SERVICE
—	—	FOOTING DRAIN
—	—	ROOF DRAIN
—	—	DOWNSPOUT DRAIN
—	—	GAS
—	—	OVERHEAD WIRE
—	—	PROPERTY LINE
—	—	SANITARY SEWER
—	—	WATER
—	—	UNDERGROUND ELECTRIC PRIMARY SERVICE
—	—	UNDERGROUND ELECTRIC SECONDARY SERVICE
—	—	UNDERGROUND TELEPHONE SERVICE
—	—	UNDERGROUND CABLE TV & FIBER OPTIC
—	—	UNDERGROUND SITE LIGHTING SERVICE
—	—	UNDERGROUND FIRE ALARM SERVICE
—	—	CONTOUR
—	—	SLOPED GRANITE CURB
—	—	VERTICAL GRANITE CURB
—	—	SPOT GRADE
—	—	CHAINLINK FENCE
—	—	CONSTRUCTION CHAINLINK FENCING
—	—	DRAIN MANHOLE
—	—	FLARED END STRUCTURE
—	—	SEWER MANHOLE
—	—	CATCH BASIN
—	—	DOUBLE GRATE CATCH BASIN
—	—	WATER SERVICE
—	—	POST INDICATOR VALVE
—	—	UTILITY POLE
—	—	CONCRETE THRUST BLOCK
—	—	FIRE HYDRANT
—	—	GATE VALVE AND CURB BOX
—	—	HANDICAP SYMBOL (PRKG. SPACE)
—	—	ELECTRIC MANHOLE
—	—	TELEPHONE MANHOLE
—	—	ELECTRIC PULL BOX
—	—	SIGHT LIGHT POLE
—	—	FIRE DEPARTMENT CONNECTION
—	—	BORING LOCATION
—	—	TEST PIT LOCATION
—	—	C.T.E.
—	—	E.T.R.
—	—	EXISTING TO REMAIN
—	—	FINISH FLOOR ELEVATION (FIRST FLOOR)
—	—	FURNISH AND INSTALL
—	—	GROUND CLEANOUT
—	—	INVERT ELEVATION
—	—	N.T.S.
—	—	WQS
—	—	V.I.F.



1. DETAIL OF DEWATERING BAG  
SCALE: N.T.S.

**GENERAL NOTES**

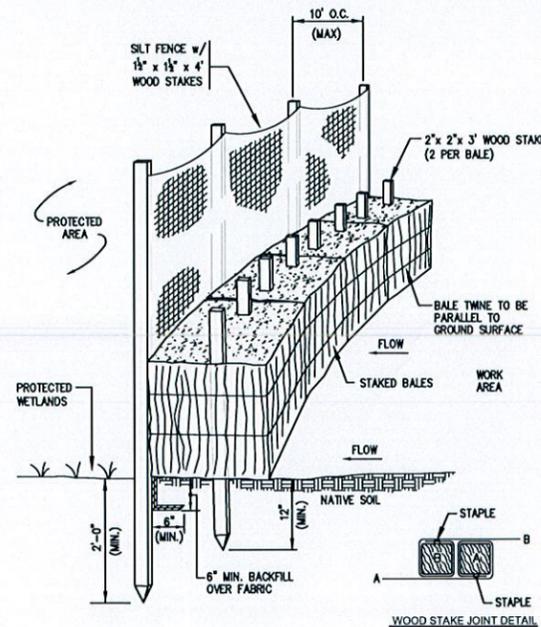
- EXISTING CONDITIONS SHOWN WERE TAKEN FROM EXISTING CONDITIONS PLAN PREPARED BY BOUCHER & HEUREUX, INC. FOR YMCA OF SOUTHEASTERN MA, INC. DATED 11/20/2015.
- CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED LAND SURVEYOR TO LAYOUT ON THE GROUND ALL NEW ELEMENTS OF WORK. THE NEW WORK IS TO BE COMPLETED, MARKED, AND LAID OUT ON THE GROUND, REVIEWED AND APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. IF ANY WORK IS INSTALLED PRIOR TO THE ABOVE REQUIREMENT BEING MET, AND IF THE WORK IS NOT SATISFACTORY IN LAYOUT TO THE ARCHITECT, CONTRACTOR SHALL REPLACE THE WORK AT NO COST.
- PRIOR TO ANY EXCAVATION, IN ADDITION TO "DIG SAFE", NOTIFY APPROPRIATE UTILITY COMPANY OR AUTHORITY TO VERIFY EXACT DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES. LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT UTILITIES IN THE FIELD WHETHER OR NOT SHOWN ON THE DRAWINGS.
- THE DOCUMENTS MAY INDICATE RESULTS OF BORINGS AND/OR TEST PITS. THESE INVESTIGATIONS AND RESULTANT INTERPRETATIONS WERE MADE FOR THE SOLE PURPOSE OF PROVIDING DESIGN DATA FOR THE USE OF THE DESIGN TEAM ONLY. INTERPRETATION OF THE DATA FOR PURPOSES OF CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DURING THE COURSE OF CONSTRUCTION, ALL INTERPRETATIONS OF SOIL SUITABILITY SHALL BE MADE BY THE ARCHITECT. THE DECISION OF THE ARCHITECT SHALL BE FINAL AND BINDING ON THE CONTRACTOR.
- REFER TO THE SPECIFICATIONS. IN ADDITION TO THOSE REQUIREMENTS, SITE PREPARATION SHALL ALSO INCLUDE THE FOLLOWING:
  - IN THE COURSE OF INSTALLING THE UNDERGROUND UTILITIES, REMOVE ANY ABANDONED FOUNDATION, UTILITY STRUCTURES, ETC., ENCOUNTERED WHICH INTERFERE WITH THE UTILITY WORK. ALL SUCH STRUCTURES SHALL BE COMPLETELY REMOVED AND SHALL BE BACKFILLED WITH GRAVEL COMPACTED IN 9" LIFTS TO 95% COMPACTION TO 6" BELOW THE BOTTOM OF THE PIPE AND UTILITY.
  - IF DURING EXCAVATION THE TRENCH WIDTH EXCEEDS THE SUM OF THE PIPE O.D. PLUS 2'-0", PLACE AND COMPACT THE FILL TO 12" ABOVE THE PIPE AND RE-EXCAVATE TO REQUIRED GRADES.
  - AT THE POINT WHERE BULK EARTH MOVING HAS BEEN COMPLETED TO THE SUBGRADE LEVEL AND PRIOR TO PLACING UTILITIES, CURBING, OR PAVING, PROOF ROLL THE ENTIRE AREA IN THE PRESENCE AND UNDER THE SUPERVISION OF THE SOILS LABORATORY. PROOF-ROLLING SHALL CONSIST OF MAKING NOT LESS THAN (5) PASSES OVER THE AREA WITH A VIBRATOR DRUM ROLLER WEIGHING AT LEAST 10,000 LB. THE SOILS LAB WILL CONDUCT FIELD DENSITY TESTS AND WILL DETERMINE CORRECTIVE MEASURES TO BE DONE, IF ANY, BASED ON THE PROOF-ROLLING.
- ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE ZONING AND PLANNING BOARD DECISIONS AND THE NEW BEDFORD DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
- WATER AND FIRE SERVICE PIPING SHALL BE CLASS 52 DOUBLE CEMENT LINED DUCTILE IRON WITH TYTON JOINTS. FITTINGS SHALL BE 350 LB. GREY IRON CASTINGS WITH MECHANICAL JOINT ENDS. ALL BENDS, TEES, ETC., SHALL BE JOINT RESTRAINED BY THE USE OF CONCRETE THRUST BLOCKS.
- GATE VALVES SHALL BE CAST IRON BODY BRONZE MOUNTED, 200 PSI, COMPLETE WITH ROAD BOX AND CONFORMING IN EVERY RESPECT TO LOCAL SPECIFICATIONS.
- STORM DRAINS 12" AND OVER SHALL BE ADS N-12 WT HOPE PIPE (H-20) WITH WATER TIGHT RUBBER GASKET JOINT UNLESS NOTED OTHERWISE. JOINTS SHALL MEET OR EXCEED ASTM D3212 LAB TEST AND ASTM F1417 WATER TIGHT FIELD TEST.
- SEWER PIPING AND STORM DRAINS 10" AND UNDER SHALL BE MANVILLE ASTM D-3034 SDR-35 P.V.C. SEWER PIPE WITH PUSH-ON RUBBER JOINTS.
- CONTRACTOR SHALL REFER TO SPECIFICATIONS AND DRAWINGS FOR PHASING OF PROJECT.
- SEWER LINES SHALL BE INSTALLED AT MINIMUM 10 FOOT HORIZONTAL SEPARATION FROM ANY PROPOSED OR EXISTING WATER LINES.
- WHENEVER SEWER LINES MUST CROSS WATER LINES THE SEWER SHALL BE INSTALLED SO THAT THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, WHERE 18 INCH VERTICAL SEPARATION & 10 FEET HORIZONTAL SEPARATION CAN NOT BE MET AT WATER AND SEWER CROSSINGS, BOTH THE WATER AND SEWER PIPE SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT-LINED DUCTILE IRON PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF CROSSING, BOTH PIPES SHALL BE PRESSURE TESTED BY AN APPROVED METHOD TO ASSURE WATERTIGHTNESS.
- WHENEVER NEW SEWER LINES CONNECT INTO EXISTING SEWER MANHOLES THE CONTRACTOR SHALL REBUILD THE SEWER MANHOLE CHANNEL TO ACCOMMODATE THE NEW CONNECTION.
- WHENEVER UTILITIES OR STRUCTURES ARE TO BE INSTALLED WITHIN CITY/TOWN PUBLIC OR PRIVATE LAYOUT, THE EXCAVATION SHALL BE BACKFILLED WITH FLOWABLE FILL. ALL AREAS OF ROADWAY PAVEMENT & WALKWAYS DISTURBED DURING CONSTRUCTION SHALL BE RE-PAVED PER NEW BEDFORD DEPARTMENT OF INFRASTRUCTURE STANDARDS.
- WHENEVER ELECTRIC DUCT BANKS/CONDUITS MUST CROSS ANY UTILITY LINE SERVICE THE ELECTRIC DUCT BANKS/CONDUITS SHALL BE INSTALLED SO THAT THE BOTTOM OF THE ELECTRIC DUCT BANKS/CONDUITS ARE AT LEAST 12" ABOVE THE TOP OF THE UTILITY SERVICE. WHERE 12 INCH VERTICAL SEPARATION CAN NOT BE MET ABOVE THE TOP OF THE UTILITY SERVICE, THE ELECTRIC DUCT BANKS/CONDUITS SHALL BE RUN 12" BELOW THE BOTTOM OF THE UTILITY SERVICE.
- CONTRACTOR SHALL MAKE PROVISIONS TO PROVIDE EXCAVATION AND BACKFILL SERVICES TO THE LOCAL GAS COMPANY FOR THE INSTALLATION OF NEW GAS SERVICE AND/OR THE REMOVAL OF EXISTING GAS SERVICES. COORDINATE ALL INSTALLATIONS AND REMOVAL OF GAS SERVICES WITH LOCAL GAS CO.



2. SEDIMENT CONTROL BAG - CATCH BASIN  
SCALE: N.T.S.

**EROSION & SEDIMENT CONTROL NARRATIVE**

- EROSION CONTROL MEASURES SHOWN HEREIN ARE A MINIMUM. CONTRACTOR SHALL FURNISH THE SERVICES OF AN INDEPENDENT PROFESSIONAL ENGINEER OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL TO PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). PRIOR TO COMMENCEMENT OF DEMOLITION SITE PREPARATION OR EARTHWORK SAID PLAN SHALL BE IMPLEMENTED. THE INITIAL METHOD OUTLINED IS INTENDED TO ROUTE ALL PRACTICABLE SURFACE WATER FROM THE EXCAVATION AREA INTO EROSION CONTROL FACILITIES. THE CONTRACTOR SHALL INSTALL ANY ADDITIONAL PROTECTIVE MEASURES AS MAY BE REQUIRED TO CONTROL EROSION AND SEDIMENT RUNOFF FROM THE SITE DURING CONSTRUCTION.
- STAKE THE LIMIT OF WORK TO ENSURE THAT ALL WORK WILL BE INSIDE THE EROSION CONTROL FACILITY. THE LIMIT OF WORK WILL BE INDICATED BY ORANGE CONSTRUCTION MESH. THE MESH WILL INCLUDE BUILDINGS, PARKING FACILITIES, ACCESS ROADS, DETENTION/RETENTION BASINS, EQUIPMENT STAGING AREAS AND ALL MATERIAL STOCKPILE AND HANDLING AREAS.
- PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES ON SITE, A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON SITE TO ESTABLISH SUPERVISORY AND INSPECTION PROCEDURES FOR SEDIMENT AND EROSION CONTROL MEASURES. THIS MEETING SHALL BE ATTENDED BY THE CONTRACTOR, APPLICANT/OWNER, ARCHITECT/ENGINEER AND THE LOCAL EROSION CONTROL AGENT.
- THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR PROTECTION OF ANY LANDS OR PROPERTIES AS MAY BE SUBJECT TO ANY AFFECT OR BY-PRODUCT OF HIS DEMOLITION/CONSTRUCTION EFFORT. SPECIAL CARE SHALL BE TAKEN TO AVOID EROSION OF FILL OR CUT SLOPES ONTO ADJACENT PROPERTIES OR DOWNSTREAM SILTATION OF DIVERSION OF EXISTING DRAINAGE. ANY DAMAGE IS TO BE CORRECTED IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE OWNER.
- THE WORK IS TO BE PHASED. CONSTRUCT THE PROJECT IN PHASES AS DIRECTED BY THE ARCHITECT/ENGINEER TO SUIT THE PROJECT SCHEDULE.
- GENERAL SEQUENCE SHALL BE AS FOLLOWS:
  - ESTABLISH HAYBALE/SILT BARRIER & CONSTRUCTION FENCE PRIOR TO ANY EARTHWORK
  - INSTALL SITE ENTRANCE MATS AT SITE CONSTRUCTION ENTRANCES AS DETAILED.
  - CONSTRUCT TEMPORARY SETTLING BASINS AND INSTALL EROSION CONTROL DEVICES.
  - CLEAN AND GRUB VEGETATION AS REQUIRED. REMOVE AND DISPOSE OF ALL STUMPS FROM SITE.
  - PERFORM MASS EARTHWORK AND ROCK EXCAVATION FOR THE SITE.
  - PROTECT ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES FROM SEDIMENT BY THE USE OF DANDY BAGS AND HAY BALES AT CATCH BASIN AS DETAILED.
- AT NO TIME SHALL SILT LADEN WATER BE ALLOWED TO ENTER ENVIRONMENTALLY SENSITIVE AREAS AND EXISTING OR NEW DRAINAGE SYSTEMS. RUNOFF FROM DISTURBED SURFACES SHALL BE DIRECTED THROUGH SETTLING BASINS AND EROSION CONTROL MEASURES PRIOR TO ENTERING ANY ENVIRONMENTALLY SENSITIVE AREAS OR THE DRAINAGE SYSTEM.
- DEWATER ALL EXCAVATIONS AND TRENCHES, AS REQUIRED, WITH DEWATERING BAGS AND OUTFALLS AT CONTROLLED TEMPORARY SETTLING BASINS.
- INSTALL STONE REINFORCED SILT BARRIER AROUND STOCKPILE AREAS, TRUCK WASH DOWN AREAS AND VEHICLE FUELING AREAS.
- INSTALL TEMPORARY SEED OR MULCH AND EROSION CONTROL BLANKETS (ECB) TO ALL AREAS IMMEDIATELY UPON FORMATION OF GRADES.
- SURFACE STABILIZATION MUST BE IMPLEMENTED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN A PORTION OF THE SITE THAT HAS CEASED OR IS TEMPORARILY HALTED.
- TRUCK WASH DOWN AREA SHALL BE 20'(L)x20'(W) AT A MINIMUM SURROUNDED BY STONE REINFORCED SILT BARRIER. ACCUMULATED CONCRETE SHALL BE EITHER RECYCLED ON SITE OR DISPOSED OF AT AN APPROVED OFF-SITE LOCATION.
- CONTRACTOR REFUELING AREA SHALL BE 20'(L)x20'(W) AT A MINIMUM SURROUNDED BY STONE REINFORCED SILT BARRIER. AREA SHALL BE SCRAPED AND REDRESSED MONTHLY. THE DEPTH SHALL BE DETERMINED IN THE FIELD. SCRAPED MATERIAL SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED OFF-SITE LOCATION.
- AS SOON AS PAVING OF DRIVES IS COMPLETED, ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF ANY ACCUMULATED SEDIMENT. THEREAFTER, CLEAN UP SHOULD FOLLOW LONG TERM MAINTENANCE PLAN.
- CONTINUALLY MONITOR ALL SILT BARRIER AND EROSION CONTROL DEVICES ON A WEEKLY BASIS, REPAIR ANY DAMAGED AREAS IMMEDIATELY. REMOVE ALL CAPTURED SEDIMENT AS REQUIRED AND DISPOSE OF. INSTALL ADDITIONAL MEASURES AS DIRECTED BY THE OWNER, LOCAL DPW, CONSERVATION OFFICER AND THE ARCHITECT/ENGINEER.
- CONTRACTOR SHALL REDUCE SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES AS REQUIRED BY CONSTRUCTION ACTIVITIES. CONSTRUCTION ACTIVITIES SHALL BE SO SCHEDULED SO THAT THE LEAST AREA OF DISTURBED SOIL IS EXPOSED AT ONE TIME. IN DISTURBED AREAS NOT SUBJECT TO TRAFFIC, CONTRACTOR SHALL USE TEMPORARY SEEDING AND MULCHING OPERATIONS. IN DISTURBED AREAS SUBJECT TO TRAFFIC, CONTRACTOR SHALL SPRINKLE SURFACE WITH WATER TO MINIMIZE DUST. DUST CONTROL MEASURES SHALL BE MAINTAINED THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
- REMOVE CONSTRUCTION FENCE, SILT BARRIER AND EROSION CONTROL MEASURES ONLY AFTER ESTABLISHMENT OF PERMANENT VEGETATION.



3. DETAIL OF HAYBALE & SILT BARRIER  
SCALE: N.T.S.

**NOTES**

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Project RENOVATIONS TO  
YMCA SOUTHEASTERN MA  
20 SOUTH SIXTH STREET, NEW BEDFORD, MA

Title SITE LEGEND, NOTES & DETAILS

Drawn by	CHK	Checked by	MG
Scale	16002	AS NOTED	
Date	01/15/2016		

C5.01

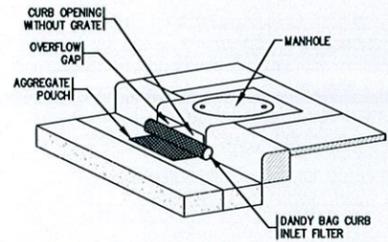
CASE 04-16

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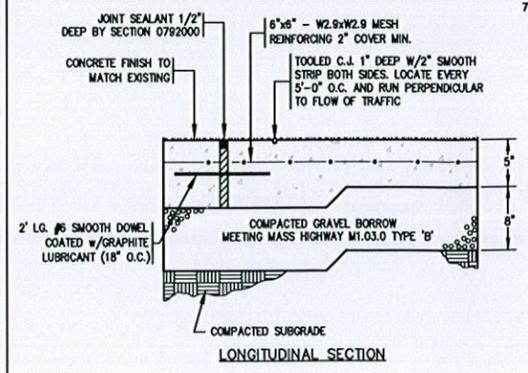
**DANDY CURB™ (SAFETY ORANGE)**

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 X 10
PUNCTURE STRENGTH	ASTM D 4833	kN (lbs)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	kPa (psi)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
LV RESISTANCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
FLOW RATE	ASTM D 4491	1/min/ft <sup>2</sup> (gal/min/ft <sup>2</sup> )	5907 (145)
PERMITTIVITY	ASTM D 4491	Sec <sup>-1</sup>	2.1

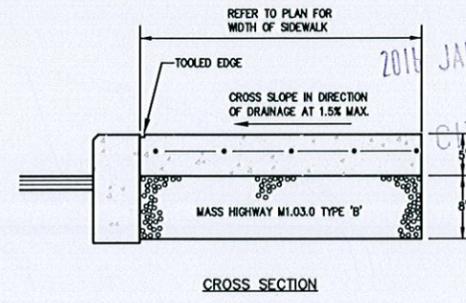
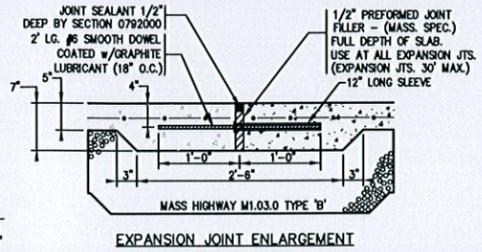
\*NOTE: ALL DANDY CURBS TO BE ORDERED WITH OPTIONAL OIL ABSORBENTS



**1 SEDIMENT CONTROL BAG - CURB INLET**  
C5.02 N.T.S.

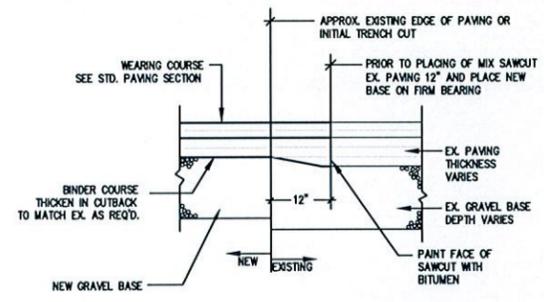


**4 CONCRETE SIDEWALK DETAIL**  
C5.02 N.T.S.

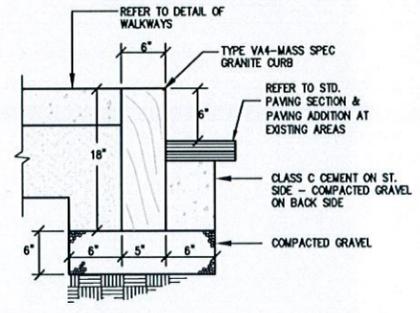


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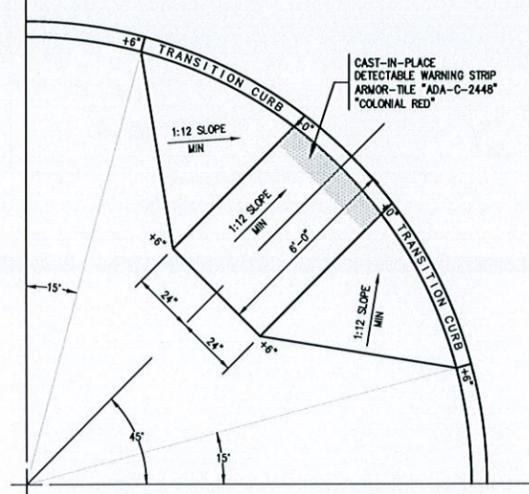
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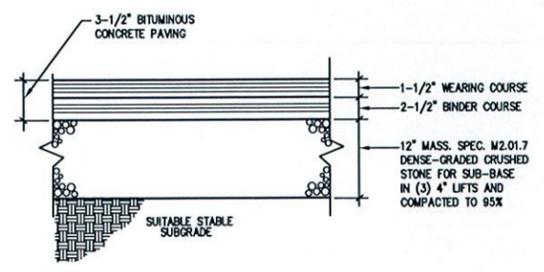
**2 DETAIL OF PAVING ADDITION AT EXISTING AREAS**  
C5.02 N.T.S.



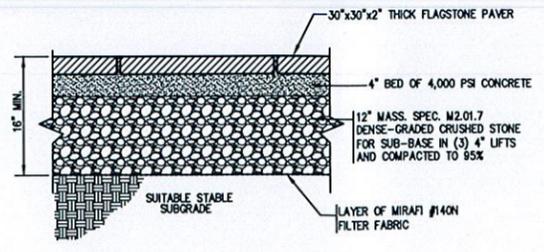
**5 DETAIL OF VERTICAL GRANITE CURB**  
C5.02 N.T.S.



**7 ACCESSIBLE RAMP GEOMETRY DETAIL**  
C5.02 N.T.S.



**3 STANDARD PAVING SECTION**  
C5.02 N.T.S.



**6 FLAGSTONE WALKWAY DETAIL**  
C5.02 N.T.S.  
NOTE: DURING INSTALLATION, THE CONTRACTOR SHALL MONITORING THAT ALL STONES PLACED IN MORTAR BED MEET THE REQUIREMENTS OF MAAB.

**8 BLANK**  
C5.02 N.T.S.

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Project: RENOVATIONS TO YWCA SOUTHEASTERN MA  
20 SOUTH SIXTH STREET, NEW BEDFORD, MA  
Title: SITE DETAILS  
Date: 01/15/2016

Professional Engineer Seal for Christopher M. Garcia, State of Massachusetts, License No. 16002, dated 01/15/2016.

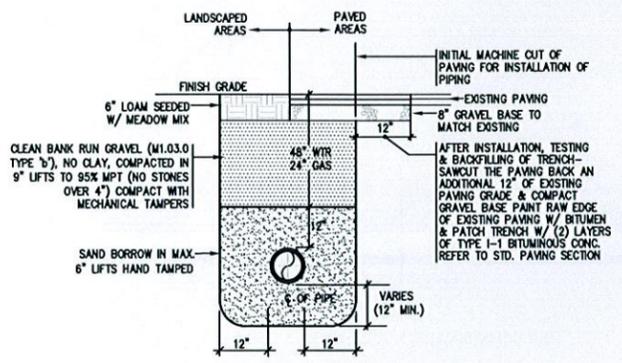
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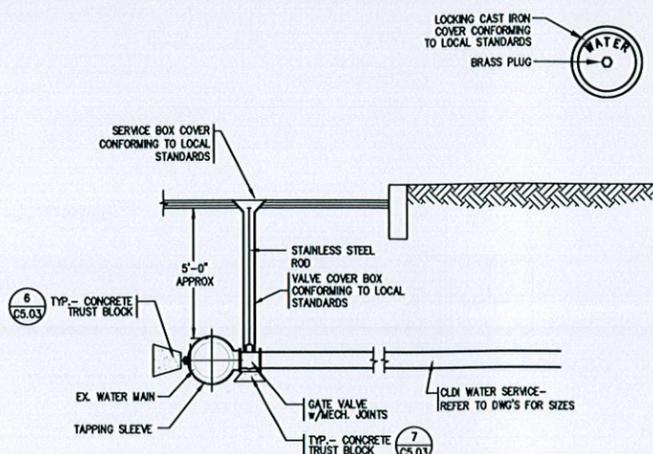
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1 TYP. TRENCH SECTION FOR WATER & GAS  
C5.03 N.T.S.



4 FIRE SERVICE DETAIL  
C5.03 N.T.S.

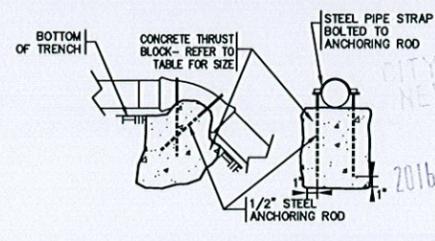
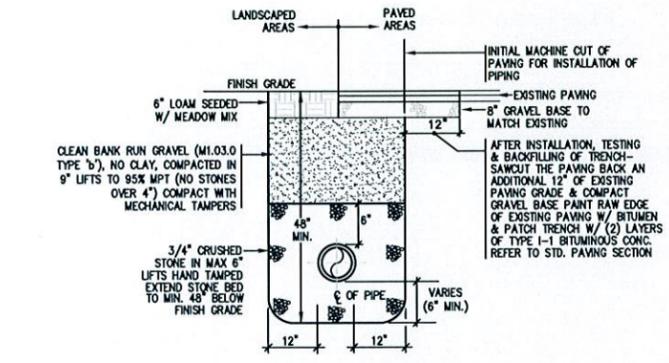


TABLE OF MIN. VOLUME (c.y.)

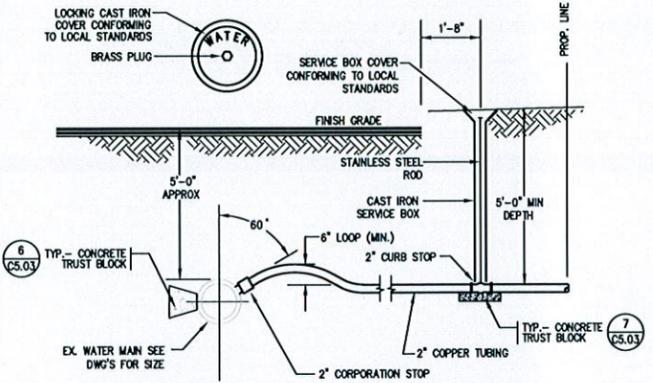
SIZE OF MAIN (in.)	BENDS		
	45°	22-1/2°	11-1/4°
≤ 4"	0.56	0.29	0.29
6"	1.25	0.63	0.63
8"	2.21	1.13	1.13
≥ 10"	3.45	1.76	1.76

7 VERTICAL CONCRETE THRUST BLOCK DETAIL  
C5.03 N.T.S.

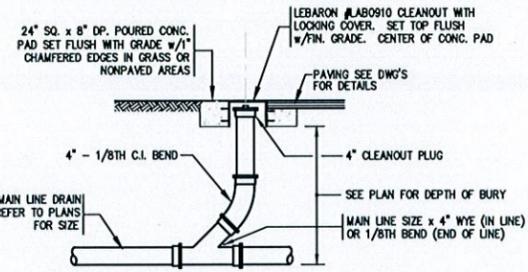
- CONCRETE SHALL BE 2500# TYPE BEARING ON UNDISTURBED EARTH
- CONCRETE SHALL NOT RUN INTO PIPE JOINTS
- 8 MIL. PLASTIC TO BE PLACED BETWEEN THRUST BLOCK AND FITTINGS.
- THRUST BLOCK SHALL BE POURED AGAINST UNDISTURBED EARTH.



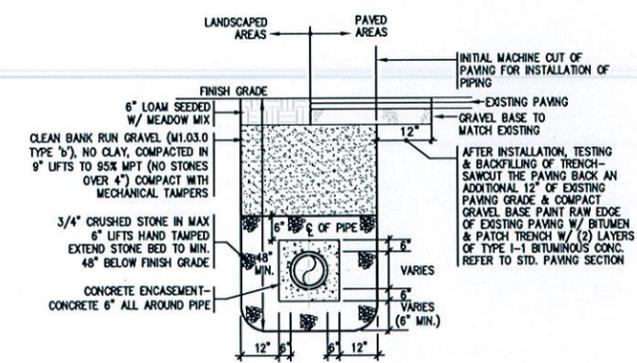
2 TYPICAL TRENCH SECTION FOR DRAINAGE  
C5.03 N.T.S.



5 DOMESTIC WATER SERVICE DETAIL  
C5.03 N.T.S.



8 GROUND CLEANOUT DETAIL  
C5.03



3 TYPICAL TRENCH SECTION FOR CONCRETE ENCASED SEWER  
C5.03 N.T.S.

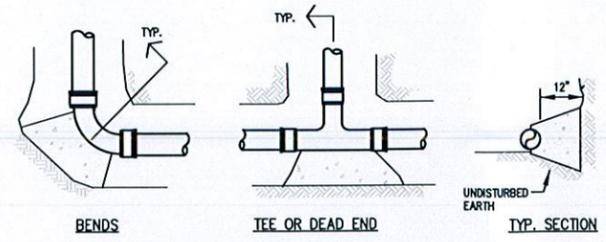
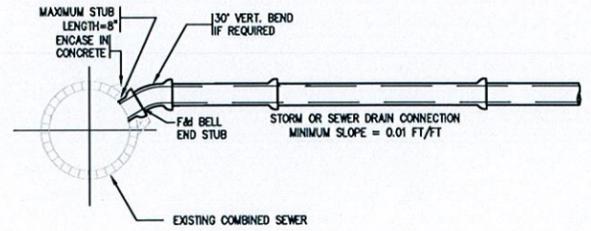


TABLE OF BEARING AREAS (s.f.)

SIZE OF MAIN (in.)	TEES & PLUGS	VALVES	BENDS		
			90°	45°	22-1/2°
≤ 4"	2	1	2	1	1
6"	3	2	3	2	2
8"	4	3	5	3	2
≥ 10"	9	4	10	6	4

6 HORIZONTAL CONCRETE THRUST BLOCK DETAIL  
C5.03 N.T.S.

- CONCRETE SHALL BE 2500# TYPE BEARING ON UNDISTURBED EARTH
- CONCRETE SHALL NOT RUN INTO PIPE JOINTS
- ALL BLOCKS SHALL BE MIN. 1'-0" HIGH
- 8 MIL. PLASTIC TO BE PLACED BETWEEN THRUST BLOCK AND FITTINGS.
- THRUST BLOCK SHALL BE POURED AGAINST UNDISTURBED EARTH.



9 TYPICAL CONNECTION TO COMBINED SEWER  
C5.03 N.T.S.

- NOTE: CONNECTION TO CLAY, PVC, CONCRETE AND IRON PIPES SHALL BE MADE BY CORING EXISTING CONDUIT AS INDICATED ABOVE OR USING AN APPROVED GASKET SADDLE.

No.	REVISIONS/SUBMISSIONS	Date
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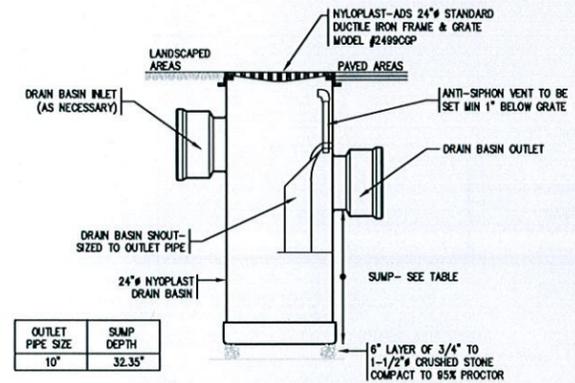
Project: RENOVATIONS TO YWCA SOUTHEASTERN MA  
20 SOUTH SIXTH STREET, NEW BEDFORD MA

Title: SITE DETAILS  
JAN 15 2016

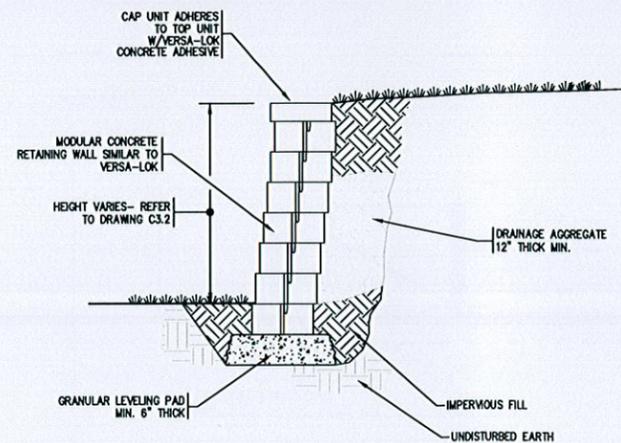
Professional Engineer  
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01/15/2016

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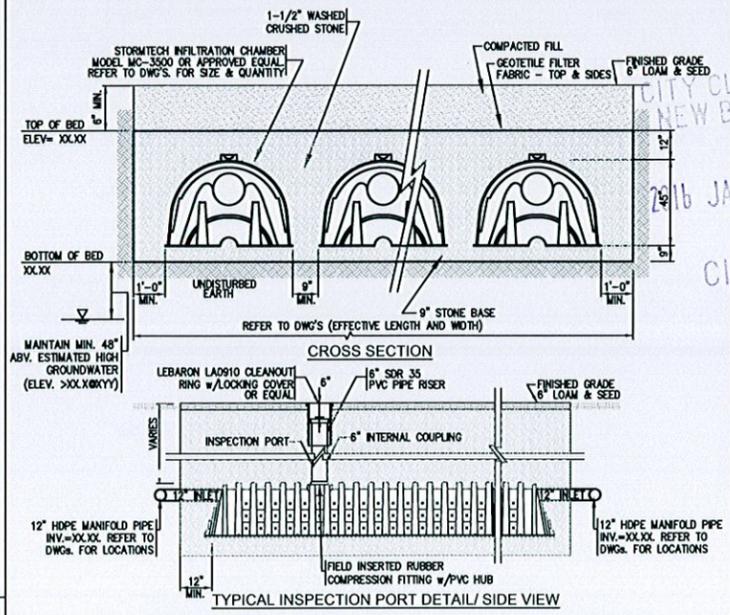
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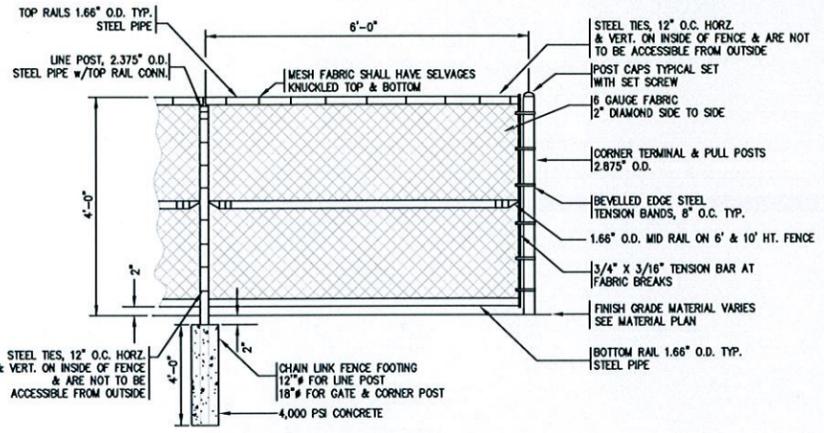
1 NYLOPLAST DRAIN BASIN DETAIL  
CS.04 N.T.S.



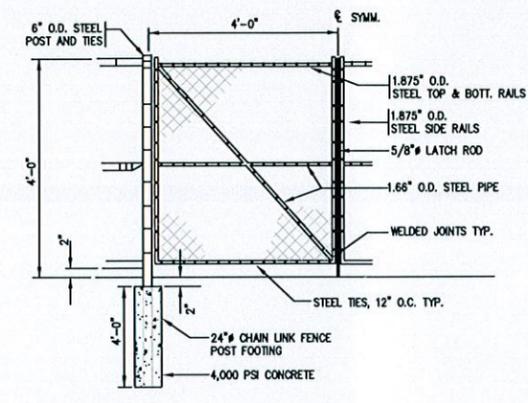
4 SEGMENTAL RETAINING WALL DETAIL  
CS.04 N.T.S.



7 SUBSURFACE INFILTRATION CHAMBER DETAIL  
CS.04 N.T.S.

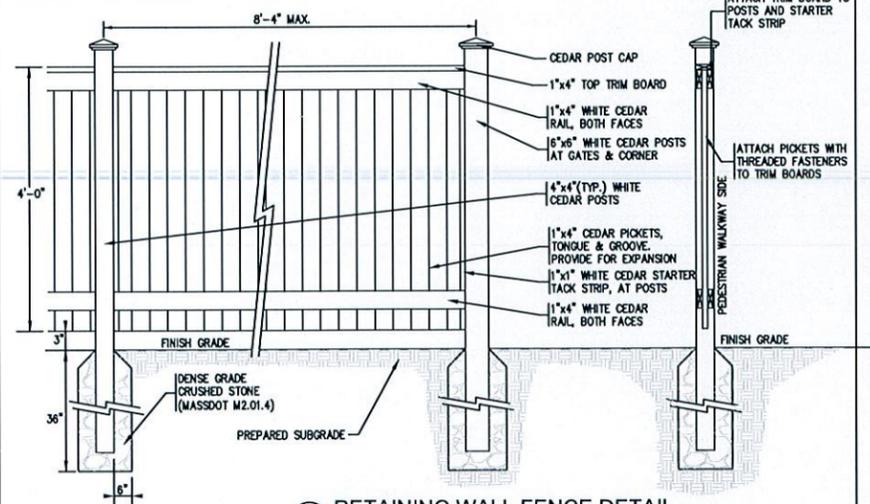


2 CHAIN-LINK FENCE DETAIL  
CS.04 N.T.S.



5 GATE DETAIL  
CS.04 N.T.S.

8 BLANK  
CS.04 N.T.S.



3 RETAINING WALL FENCE DETAIL  
CS.04 N.T.S.

6 BLANK  
CS.04 N.T.S.

9 BLANK  
CS.04 N.T.S.

NOTES

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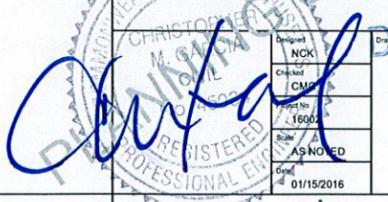
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Project RENOVATIONS TO  
YWCA SOUTHEASTERN MA  
20 SOUTH SIXTH STREET, NEW BEDFORD MA

Title SITE DETAILS



C5.04

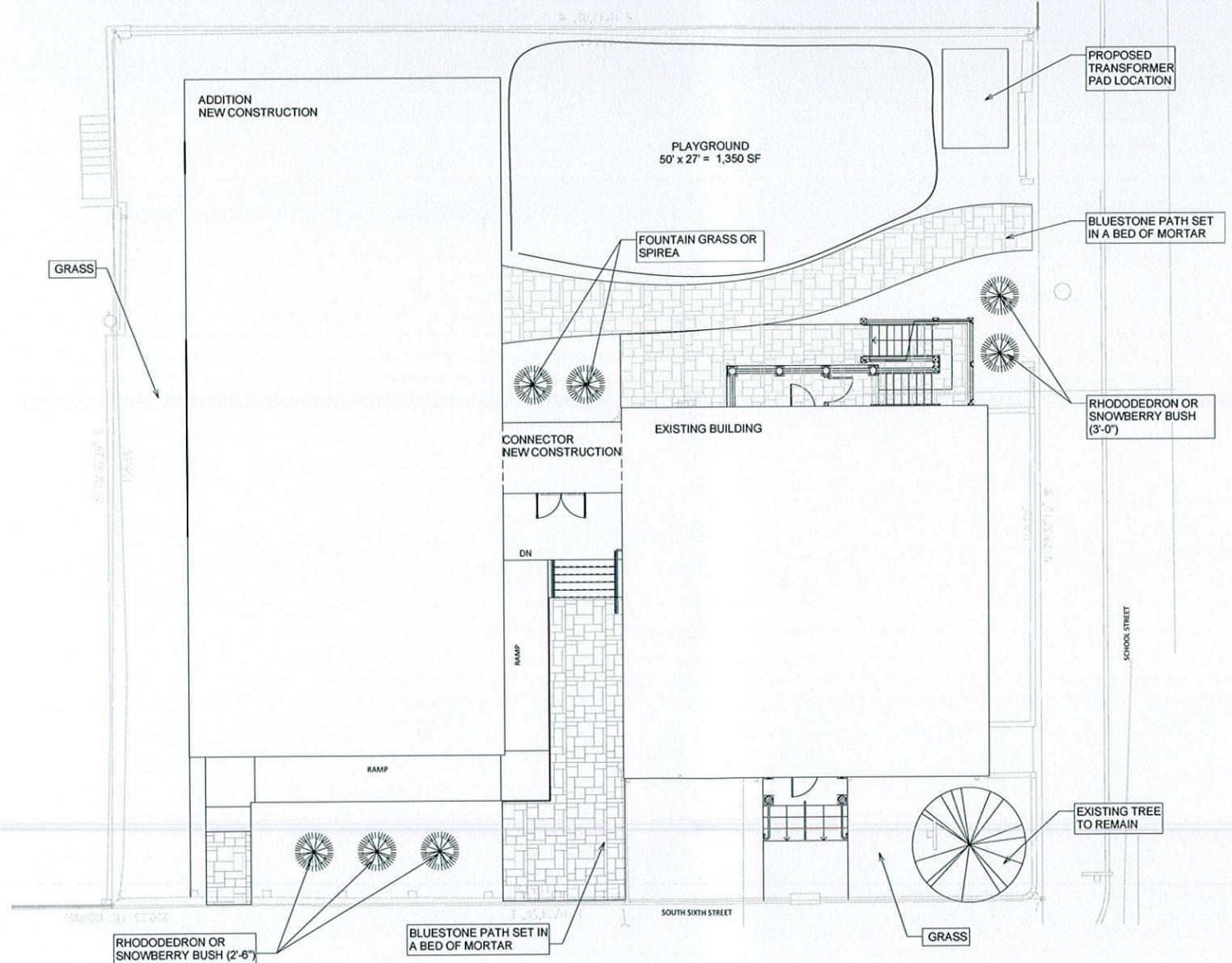
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Project RENOVATIONS TO  
 YAWCA SOUTHEASTERN MA  
 240 SOUTH SIXTH STREET, NEW BEDFORD, MA

RELANDSCAPING PLAN

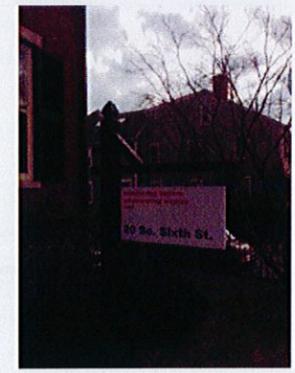
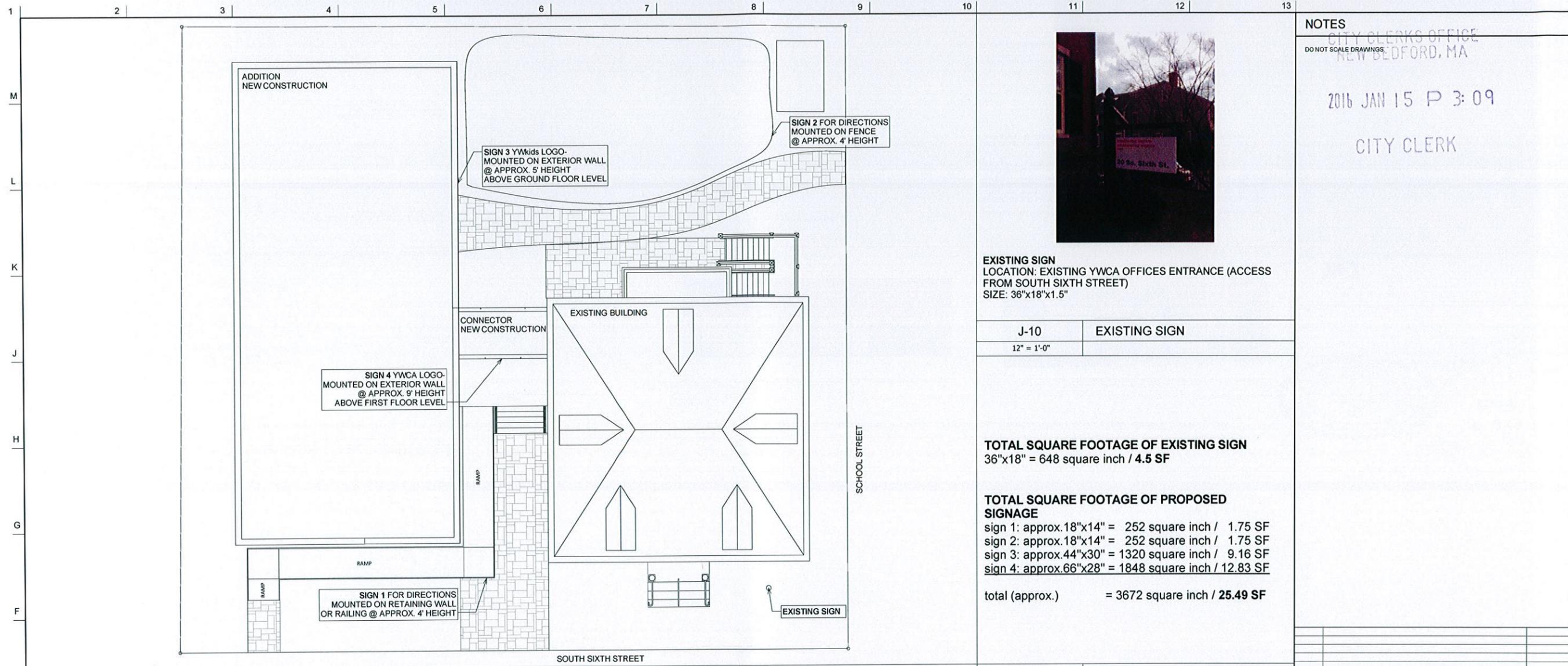
No. 10697  
 CAMBRIDGE, MA  
 Author  
 Designer  
 Date  
 Scale  
 Drawing No.

PB - L100

CASE 04-16

A-1 LANDSCAPING PLAN

1/8" = 1'-0"



**EXISTING SIGN**  
 LOCATION: EXISTING YWCA OFFICES ENTRANCE (ACCESS FROM SOUTH SIXTH STREET)  
 SIZE: 36"x18"x1.5"

J-10	EXISTING SIGN
12" = 1'-0"	

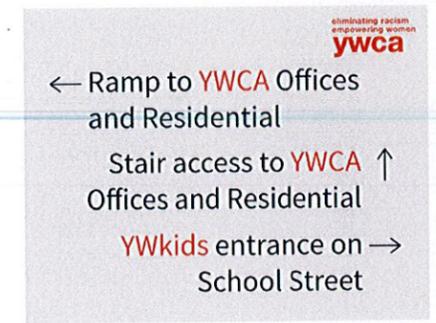
**TOTAL SQUARE FOOTAGE OF EXISTING SIGN**  
 36"x18" = 648 square inch / 4.5 SF

**TOTAL SQUARE FOOTAGE OF PROPOSED SIGNAGE**  
 sign 1: approx. 18"x14" = 252 square inch / 1.75 SF  
 sign 2: approx. 18"x14" = 252 square inch / 1.75 SF  
 sign 3: approx. 44"x30" = 1320 square inch / 9.16 SF  
 sign 4: approx. 66"x28" = 1848 square inch / 12.83 SF  
 total (approx.) = 3672 square inch / 25.49 SF

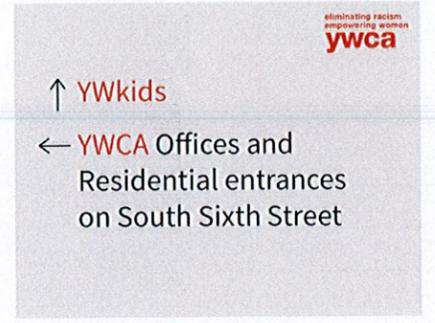
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**E-1 SITE PLAN WITH INDICATION OF SIGNAGE LOCATION**  
 1/8" = 1'-0"

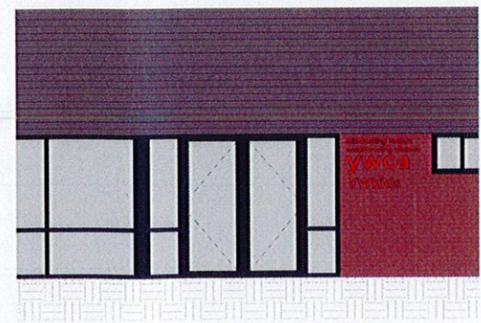
**E-10 SIGNAGE SQUARE FOOTAGE**  
 12" = 1'-0"



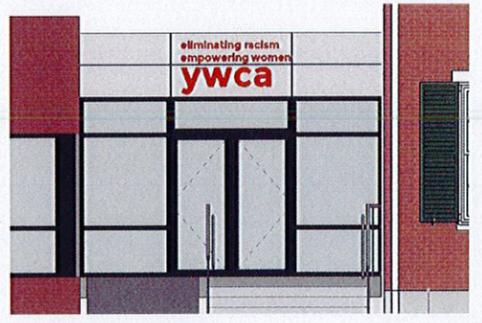
**SIGN 1**  
 LOCATION: CLOSE TO SOUTH SIXTH STREET  
 SIZE: APPROX. 18"x14"  
 MATERIAL: METAL PLATE WITH ENGRAVING OR PLASTIC PLATE WITH PRINT  
 TEXT: TO BE FINALIZED



**SIGN 2**  
 LOCATION: CLOSE TO SCHOOL STREET  
 SIZE: APPROX. 18"x14"  
 MATERIAL: METAL PLATE WITH ENGRAVING OR PLASTIC PLATE WITH PRINT  
 TEXT: TO BE FINALIZED



**SIGN 3**  
 LOCATION: YWCA RESIDENTIAL AND OFFICES ENTRANCE (ACCESS FROM SCHOOL STREET)  
 SIZE: APPROX. 44"x30"x3" (OUTLINE OF ALL LETTERS)  
 MATERIAL: METAL LETTERS OR SIMILAR, ILLUMINATED FROM BEHIND



**SIGN 4**  
 LOCATION: YWCA RESIDENTIAL AND OFFICES ENTRANCE (ACCESS FROM SOUTH SIXTH STREET)  
 SIZE: APPROX. 66"x28"x3" (OUTLINE OF ALL LETTERS)  
 MATERIAL: METAL LETTERS OR SIMILAR, ILLUMINATED FROM BEHIND

**A-1 PROPOSED SIGNS MOUNTED ON FENCING, RAILINGS AND SIM.**  
 1/4" = 1'-0"

**A-7 PROPOSED SIGNS MOUNTED ON EXTERIOR WALLS AT NEW CONSTRUCTION**  
 1/4" = 1'-0"

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 Project RENOVATIONS TO YWCA SOUTHEASTERN MA  
 20 SOUTH SIXTH STREET, NEW BEDFORD MA  
 No. 10697  
 CAMBRIDGE MA  
 1/15/2016

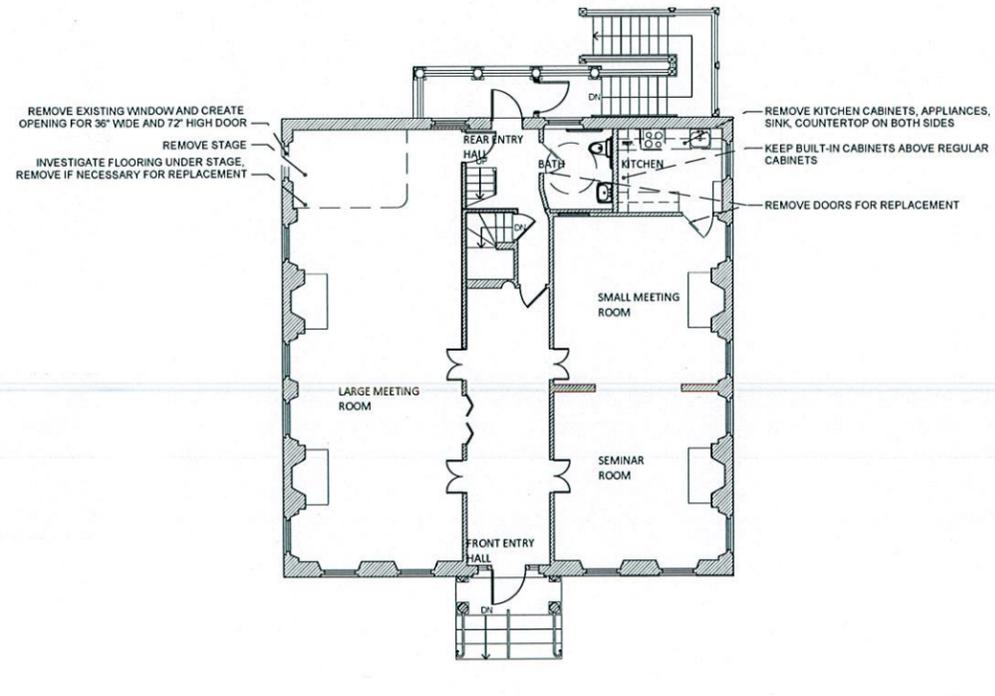
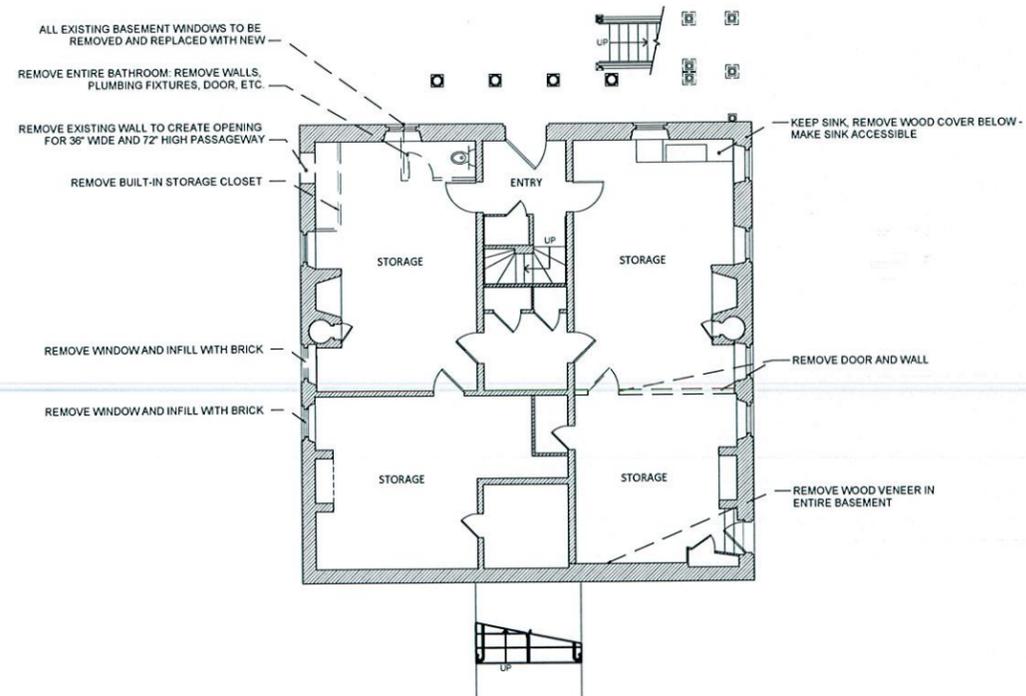
**PB - L101**

CASE 04-16

1 2 3 4 5 6 7 8 9 10 11 12 13

M  
L  
K  
J  
H  
G  
F  
E  
D  
C  
B

**NOTES**  
 CITY CLERK'S OFFICE  
 NEW BEDFORD, MA  
 2016 JAN 15 P 3:09  
 CITY CLERK



No.	REVISIONS/SUBMISSIONS	Date

**DAVIS SQUARE ARCHITECTS**  
 240A Elm St.,  
 Somerville, MA 02144  
 617.628.5700  
 www.davissquarearchitects.com

Project RENOVATIONS TO  
**YWCA SOUTHEASTERN MASSACHUSETTS**  
 20 SOUTH SIXTH STREET, NEW BEDFORD, MA

Title **EXISTING DEMO FLOOR PLANS**

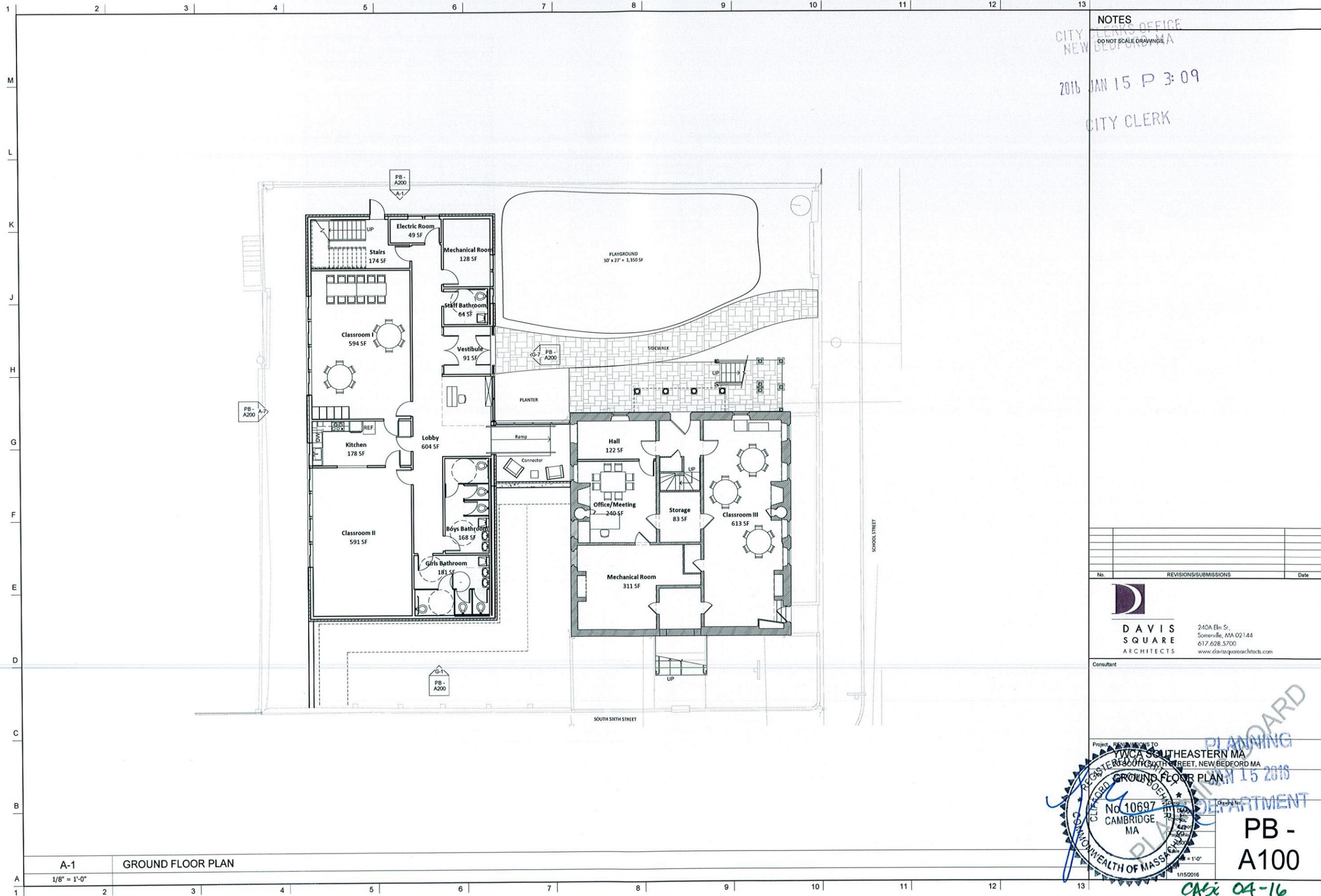
DESIGNER: JEROME BOEVEN  
 No. 10697  
 CAMBRIDGE, MA 02142  
 Scale 1/8" = 1'-0"  
 Date JAN 15 2016

**PB - X100**

CASE 04-16

A-1	EXISTING BUILDING - DEMO BASEMENT PLAN	A-7	EXISTING BUILDING - DEMO FIRST FLOOR PLAN
1/8" = 1'-0"		1/8" = 1'-0"	

1 2 3 4 5 6 7 8 9 10 11 12 13



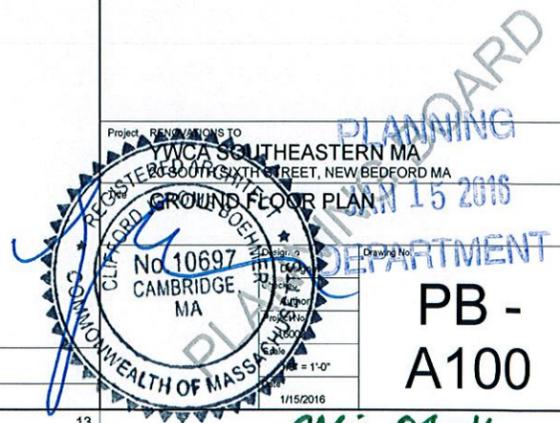
NOTES  
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Consultant

Project: REVISIONS TO  
 YWCA SOUTHEASTERN MA  
 23 SOUTH SIXTH STREET, NEW BEDFORD MA  
 GROUND FLOOR PLAN  
 No. 10697  
 CAMBRIDGE MA  
 1/15/2016  
 1/8" = 1'-0"



**PB - A100**

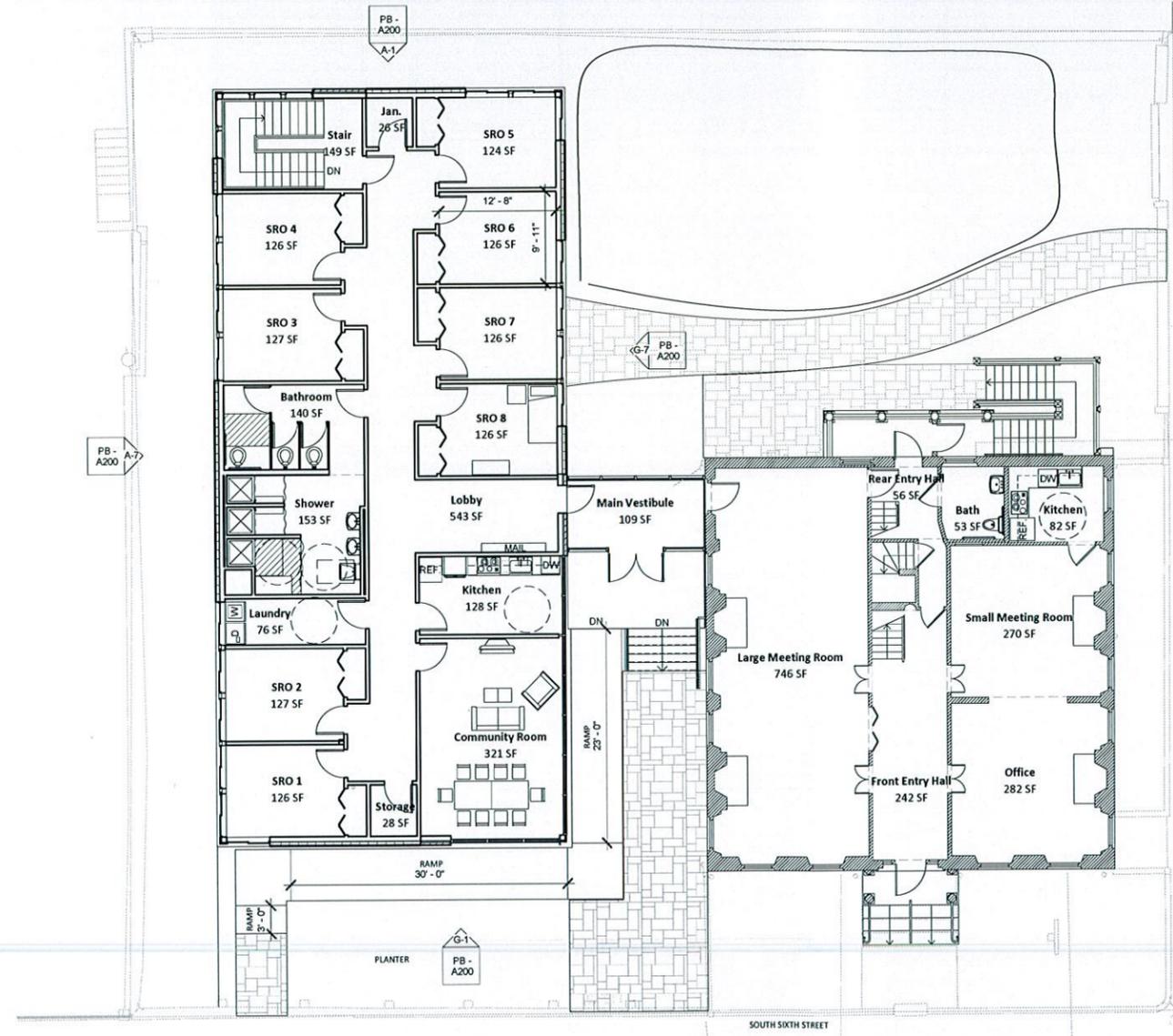
CASE 04-16

A-1 GROUND FLOOR PLAN  
 1/8" = 1'-0"

NOTES  
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PLANNING BOARD

Project: RENOVATIONS TO  
**YWCA SOUTHEASTERN MA**  
 20 SOUTH SIXTH STREET, NEW BEDFORD MA  
 2015

THE FIRST FLOOR PLAN  
 DEPARTMENT

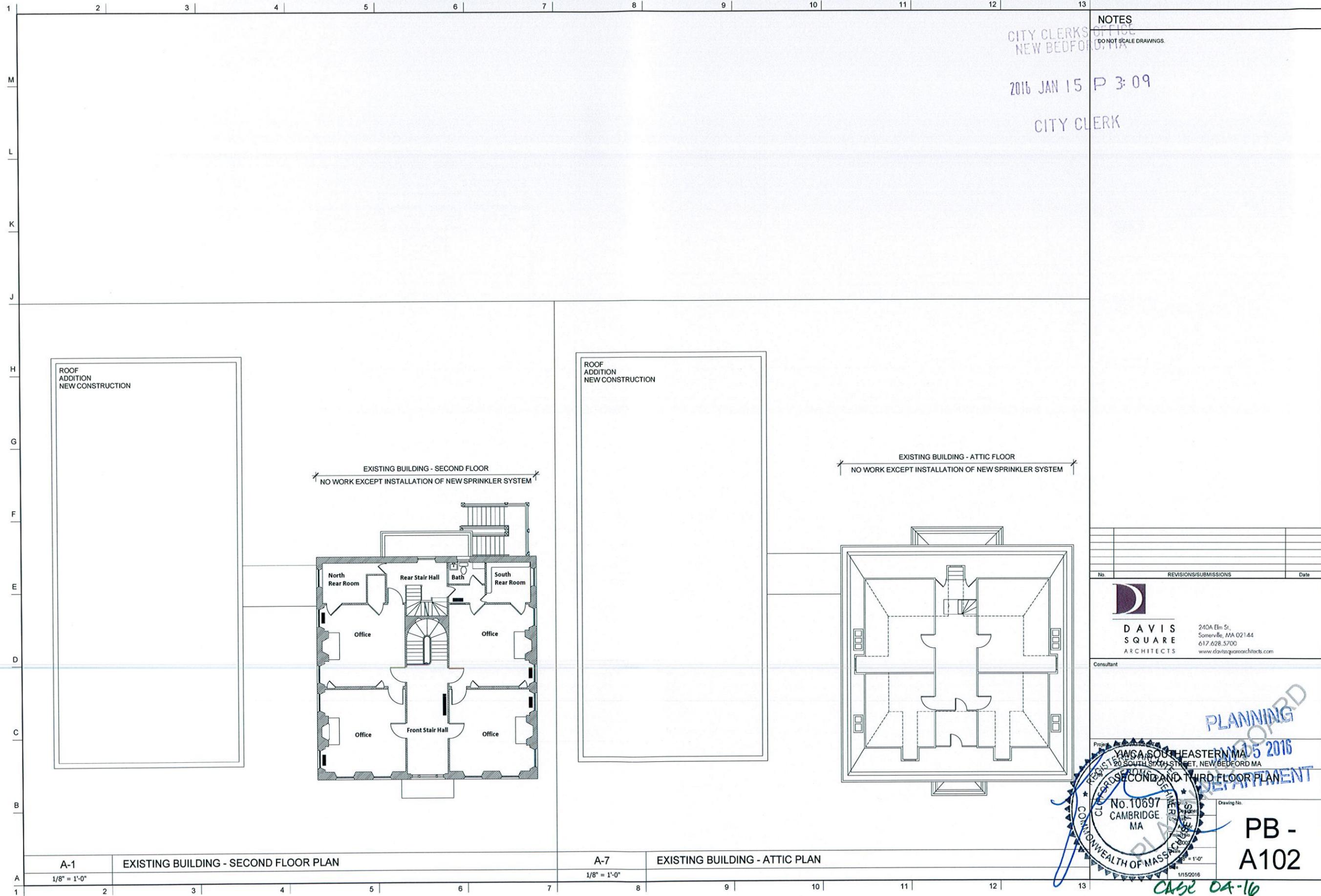


**PB - A101**

CNR 04-16

A-1 FIRST FLOOR PLAN

1/8" = 1'-0"



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 NEW BEDFORD, MA  
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No.	REVISIONS/SUBMISSIONS	Date

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Consultant

PLANNING DEPARTMENT  
 JAN 15 2016

PROJECT: YWCA SOUTHEASTERN MA  
 20 SOUTH SIXTH STREET, NEW BEDFORD MA  
 SECOND AND THIRD FLOOR PLAN  
 No. 10697  
 CAMBRIDGE MA

COMMONWEALTH OF MASSACHUSETTS  
 1/15/2016  
 Drawing No. PB - A102

CASE 04-16

ROOF  
 ADDITION  
 NEW CONSTRUCTION

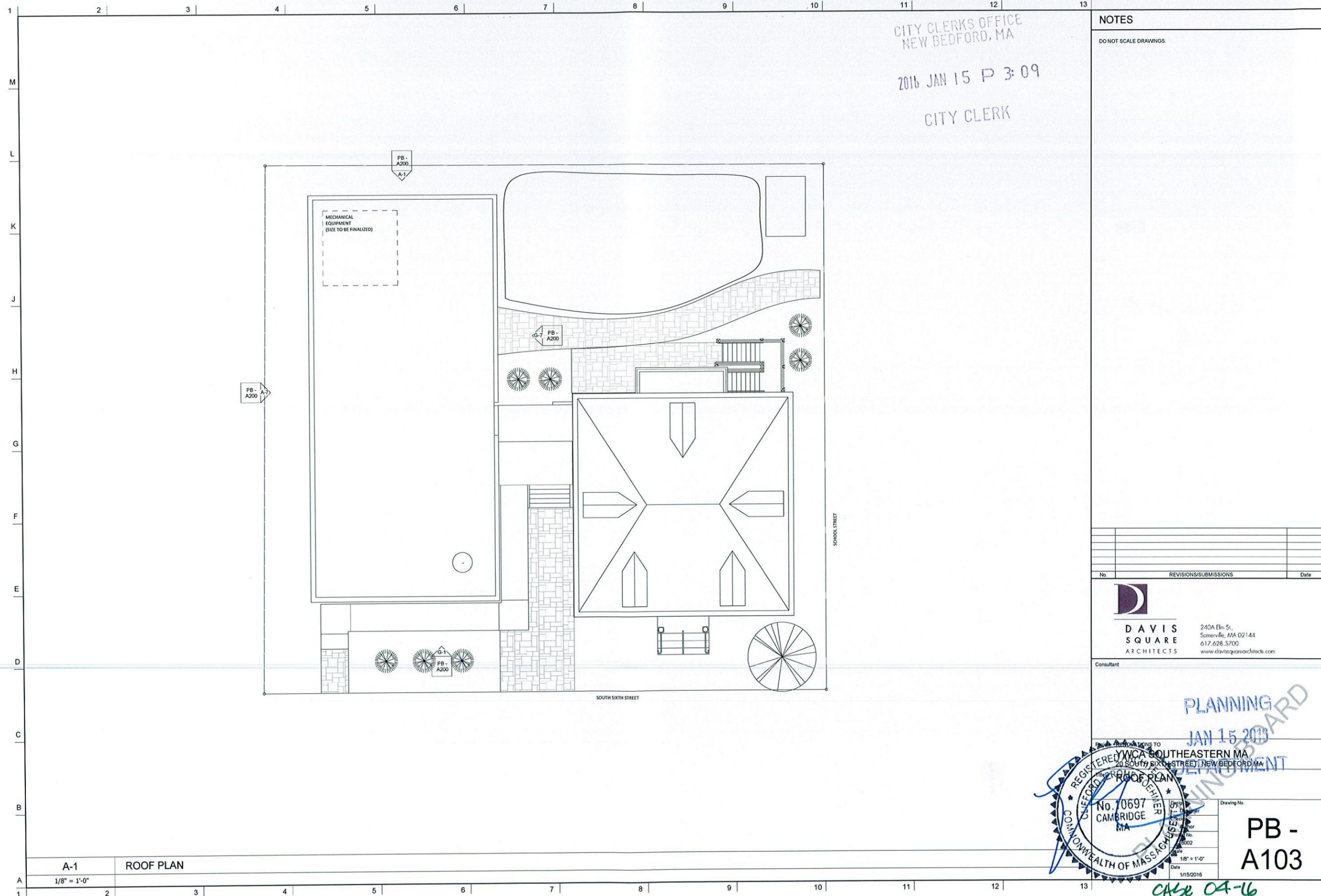
ROOF  
 ADDITION  
 NEW CONSTRUCTION

EXISTING BUILDING - SECOND FLOOR  
 NO WORK EXCEPT INSTALLATION OF NEW SPRINKLER SYSTEM

EXISTING BUILDING - ATTIC FLOOR  
 NO WORK EXCEPT INSTALLATION OF NEW SPRINKLER SYSTEM

A-1 EXISTING BUILDING - SECOND FLOOR PLAN  
 1/8" = 1'-0"

A-7 EXISTING BUILDING - ATTIC PLAN  
 1/8" = 1'-0"



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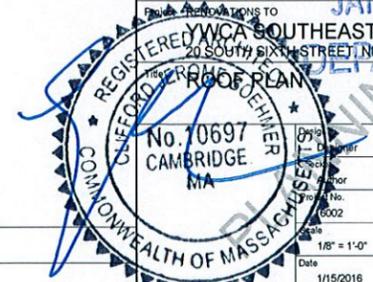
NOTES

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No.	REVISIONS/SUBMISSIONS	Date

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PLANNING BOARD  
 JAN 15 2016

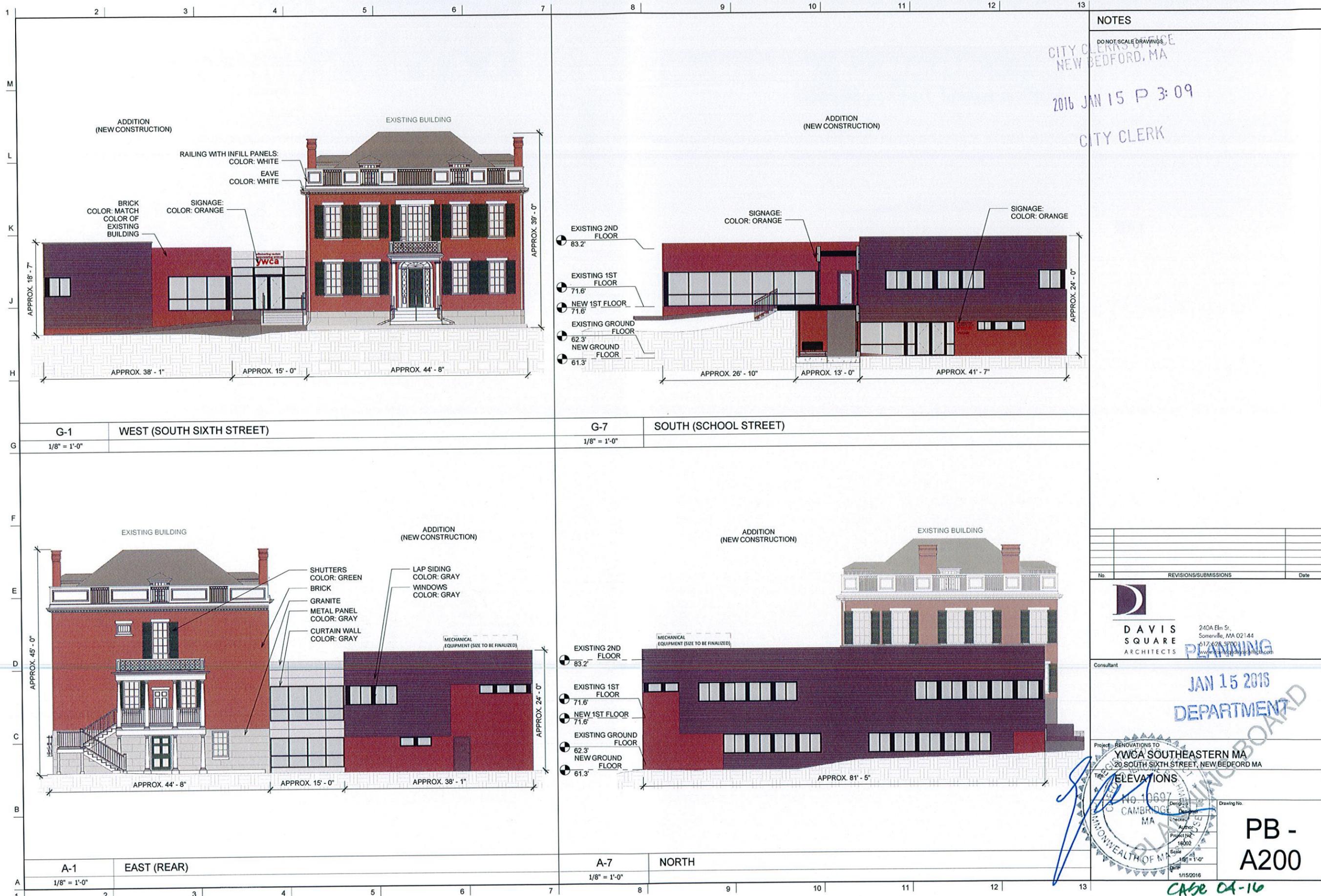


YWCA SOUTHEASTERN MA  
 20 SOUTH SIXTH STREET, NEW BEDFORD, MA  
 Drawing No. **PB - A103**  
 Date 1/15/2016

CASE 04-16

A-1 ROOF PLAN

1/8" = 1'-0"



NOTES  
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 NEW BEDFORD, MA  
 2016 JAN 15 P 3:09  
 CITY CLERK

No.	REVISIONS/SUBMISSIONS	Date


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Project: RENOVATIONS TO  
**YWCA SOUTHEASTERN MA**  
 20 SOUTH SIXTH STREET, NEW BEDFORD MA

ELEVATIONS  
 NO. 10697  
 CAMBRIDGE  
 MA  
 1/15/2016

**PB - A200**  
 CASE 04-16