ORIGINAL

February 2, 2015
Construction Documents

FUNDED BY:

Massachusetts Department of Housing and Community Development

OWNER:

New Bedford Housing Authority
134 South Second Street, New Bedford, MA 02740
tel 508 997 4800

Steven Beauregard, Executive Director
Anne Croke Shoemaker, Director of Modernization

ARCHITECT:

ABACUS [Architects + Planners]
119 Braintree Street, Boston MA 02134
tel 617 562 4446 fax 617 254 0004

LANDSCAPE ARCHITECT

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18 Summit Drive, Hingham, MA 02043
tel 781 923 0741

CIVIL ENGINEERS:

Waterfield Design Group
50 Cross Street, Winchester, MA 01890
tel 781 756 0001

STRUCTURAL ENGINEERS:

RSE Associates, Inc.
63 Pleasant Street, Suite 200, Watertown, MA 02472
tel 617 926 9300

MEP ENGINEERS:

Norian Siani Engineering, Inc.
241 Crescent Street, Waltham MA 02453
tel 781 398 2250

GEOTECHNICAL ENGINEERS:

UTS of Massachusetts, Inc.
5 Richardson Lane, Stoneham MA 02180
tel 781 438 7755

ENVIRONMENTAL ENGINEERS:

OHI Engineering, Inc.
44 Wood Avenue, Mansfield MA 02048
tel 508 339 3929

BUILDING AND SITE REHABILITATION
WESTWOOD ELDERLY DEVELOPMENT

NEW BEDFORD HOUSING AUTHORITY — DHCD PROJECT 205134

134 South Second Street, New Bedford, MA 02740

CITY CLERK'S OFFICE
NEW BEDFORD, MA
2015 JUN -1 A 8:38
CITY CLERK

REGISTERED ARCHITECT
DAVID J. EISEN
No. 5913
BOSTON
MASS.
COMMONWEALTH OF MASSACHUSETTS

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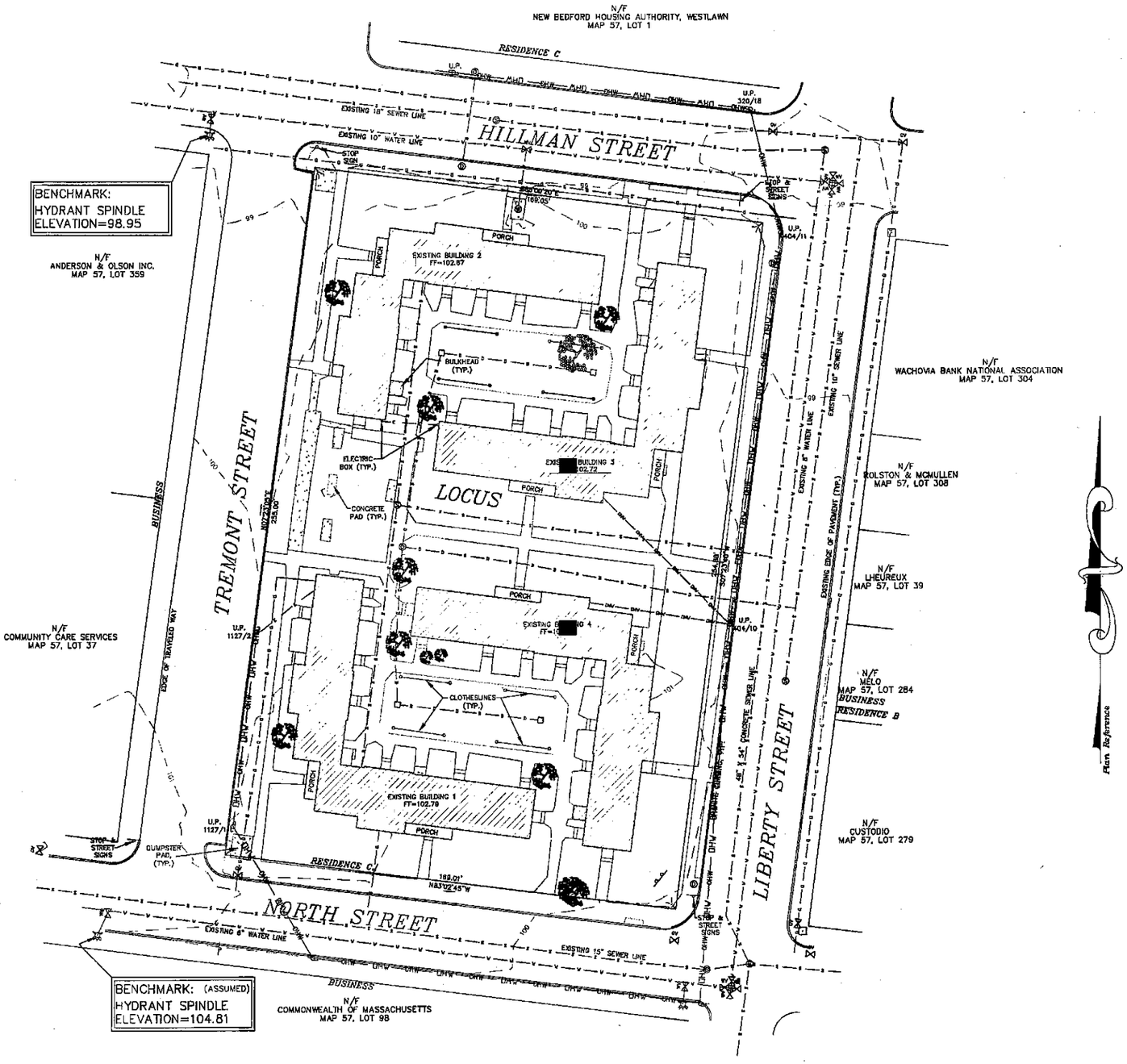
ABACUS
119 Braintree Street Boston MA 02134
tel 617 562 4446 fax 617 254 0004



GENERAL NOTES

1. PLAN REFERENCE:
   A. PROPERTY LINE INFORMATION TAKEN FROM PLAN ENTITLED "PROPERTY LINE MAP, PROJECT MASS. 667-1 SITE-NO.2 – NEW BEDFORD HOUSING AUTHORITY – NEW BEDFORD, MASS" DATED JULY 6, 1955 BY GEORGE J. THOMAS, CIVIL ENGINEER.

   B. THE TOPOGRAPHY SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING, INC. ON NOVEMBER 14, 2008 & DECEMBER 11, 2008.

   C. ELEVATIONS ARE BASED ON AN ASSUMED DATUM.
2. THE LAND SHOWN HEREON FALLS WITHIN ZONE "C", AREAS OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, NEW BEDFORD COMMUNITY-PANEL NUMBER 255216 0009 B WITH AN EFFECTIVE DATE OF JANUARY 5, 1984.
3. SITE IS NOT LOCATED WITHIN A ZONE II WATER RESOURCE PROTECTION DISTRICT.
4. THE SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AND ENDANGERED SPECIES (NHESP) AREA AS DESIGNATED USING THE LATEST 2008 ONLINE MAPPING INFORMATION.
5. ALL EXISTING UTILITY INFORMATION IS FROM THE BEST AVAILABLE INFORMATION SUPPLIED BY FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING INC AND FROM DATA PROVIDED FROM THE CITY OF NEW BEDFORD DEPARTMENT OF PUBLIC INFRASTRUCTURE. CONTRACTORS SHALL NOTIFY DIGSAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO THE ONSET OF ANY CONSTRUCTION TO HAVE ALL EXISTING UTILITIES LOCATED AND CLEARLY MARKED.
6. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE NOTIFIED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN, (SEE CHAPTER 370, ACTS OF 1963, MASSACHUSETTS) BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAVING.
7. OUTBACK ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES WHICH WERE OMITTED (OR INACCURATELY SHOWN) AND WHICH ARE BASED ON INACCURATE INFORMATION.

LOCUS DATA

ASSESSORS MAP 57 LOT 38
ZONING DISTRICT; RESIDENCE C
LOT AREA: 0.989 ACRES

LEGEND

- BOUND FOUND
- W — WATER – EXISTING
- G — GAS – EXISTING
- E — UNDERGROUND ELECTRIC – EXISTING
- OHW — OVERHEAD WIRES – EXISTING
- S — SEWER – EXISTING
- D — DRAINAGE – EXISTING
- UTILITY POLE – EXISTING
- FIRE HYDRANT – EXISTING
- WATER GATE – EXISTING
- GAS GATE – EXISTING
- DRAIN MANHOLE – EXISTING
- SEWER MANHOLE – EXISTING

REVISIONS

NO.	DATE	DESCRIPTION

OWNER

NEW BEDFORD HOUSING AUTHORITY
WESTWOOD
134 SOUTH SECOND ST
NEW BEDFORD, MA 02740

EXISTING CONDITIONS PLAN

"NEW BEDFORD HOUSING AUTHORITY, WESTWOOD, 123-131 LIBERTY STREET"
IN
NEW BEDFORD, MASSACHUSETTS

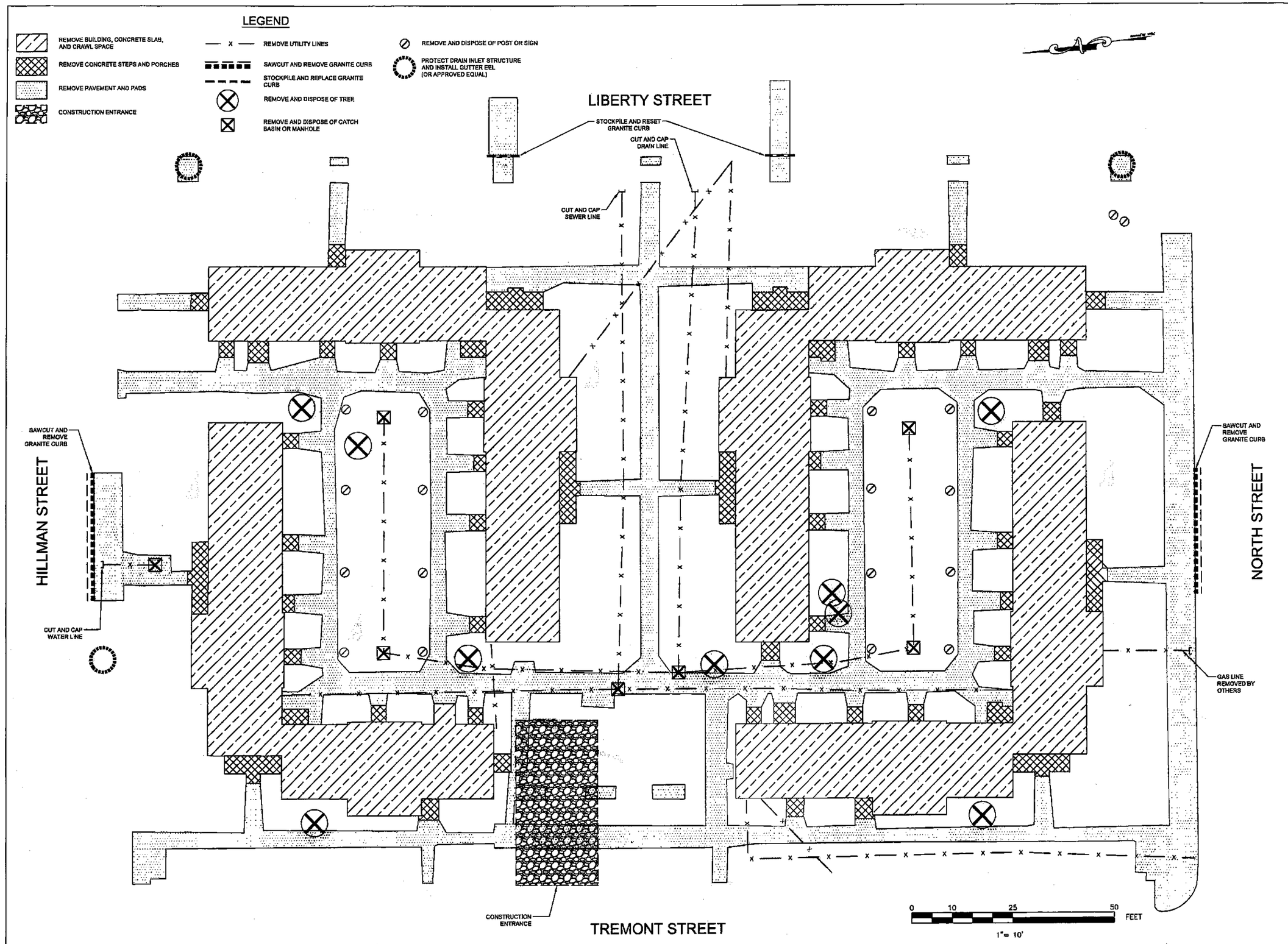
Outback Engineering Incorporated
165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
FAX: (508)-947-8873

DATE: DECEMBER 12, 2008
DRAWN BY: J.K.M. | CHECKED BY: A.A.E.
SCALE: 1"=20' | SHEET 1 OF 1
0' 20' 40' 60'

OE-2104 | C.01

LEGEND

- REMOVE BUILDING, CONCRETE SLAB, AND CRAWL SPACE
- REMOVE CONCRETE STEPS AND PORCHES
- REMOVE PAVEMENT AND PADS
- CONSTRUCTION ENTRANCE
- REMOVE UTILITY LINES
- SAWCUT AND REMOVE GRANITE CURB
- STOCKPILE AND REPLACE GRANITE CURB
- REMOVE AND DISPOSE OF TREE
- REMOVE AND DISPOSE OF CATCH BASIN OR MANHOLE
- REMOVE AND DISPOSE OF POST OR SIGN
- PROTECT DRAIN INLET STRUCTURE AND INSTALL GUTTER EEL (OR APPROVED EQUAL)



PREPARED FOR: ABACUS

PREPARED BY: WDG Waterfield Design Group

NO.	DESCRIPTION	DATE

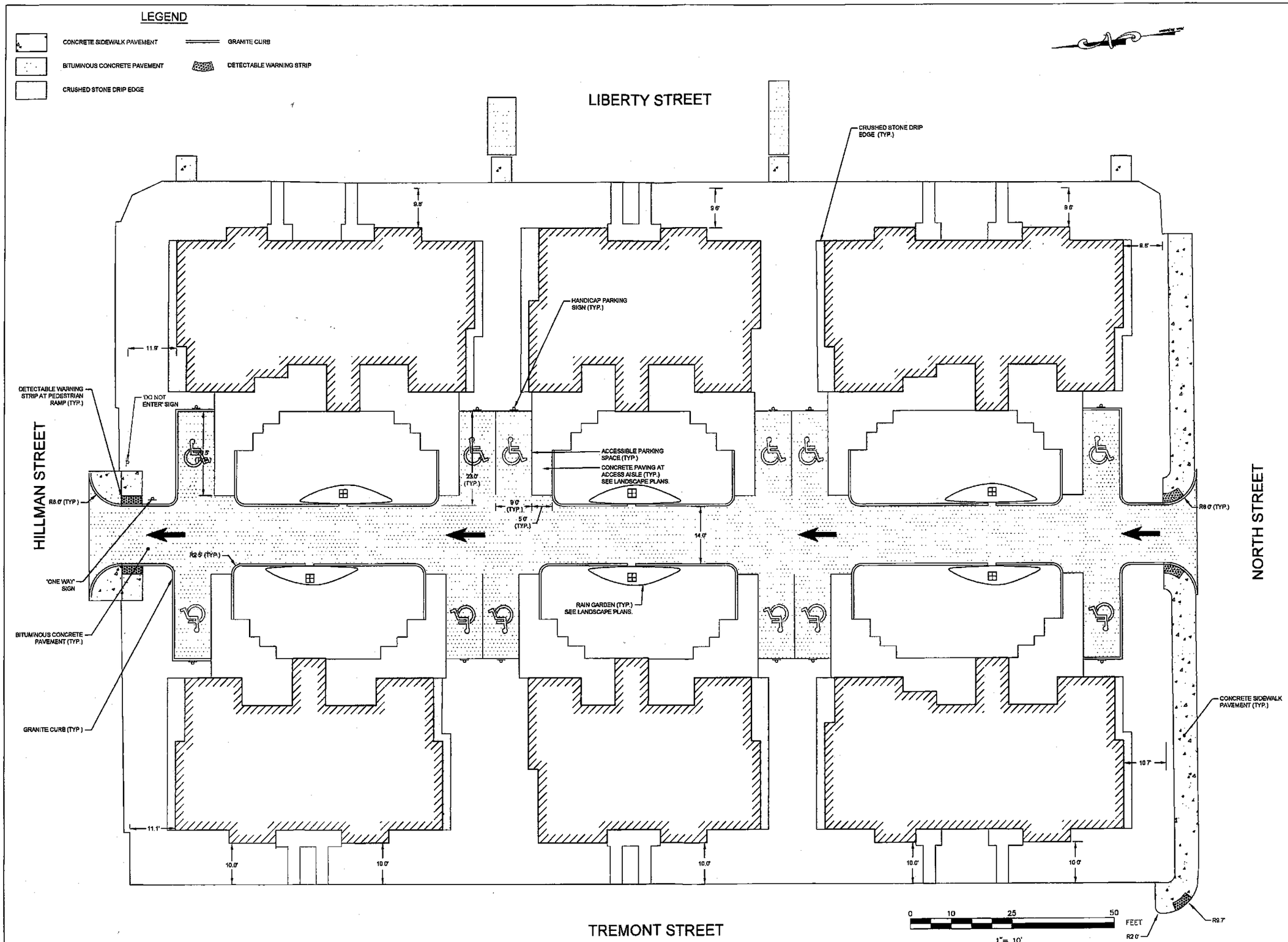
STATUS: 50% Construction Documents DRAWN: TRW CHECKED: JRM

NEW BEDFORD HOUSING AUTHORITY
BUILDING AND SITE REHABILITATION
WESTWOOD ELDERLY DEVELOPMENT

DATE: 12/8/14 SCALE: 1" = 10'

SITE PREPARATION & DEMOLITION PLAN

C 101



PREPARED FOR:

ABACUS

PREPARED BY:

WDG Waterfield Design Group

NO.	DESCRIPTION	DATE

STATUS: 50% Construction Documents DRAWN: THW CHECKED: JRM

NEW BEDFORD HOUSING AUTHORITY

BUILDING AND SITE REHABILITATION
WESTWOOD ELDERLY DEVELOPMENT

DATE: 12/05/14 SCALE: 1" = 10'

SITE LAYOUT & MATERIALS PLAN

C 102

LEGEND

- DRAIN LINE
- SEWER LINE
- WATER LINE
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- WATER VALVE (CORPORATION STOP)
- SEWER MANHOLE
- DRAIN MANHOLE
- AREA DRAIN
- OUTLET CONTROL STRUCTURE
- GAS VALVE

LIBERTY STREET

HILLMAN STREET

NORTH STREET

TREMONT STREET

SMH #3 (DROP AND DOG HOUSE MANHOLE) RIM=98.3± INV.IN=92.2

104 LF± 6" PVC SDR 35 S=2.0%

CONNECT TO WATER MAIN

82 LF 1" COPPER TYPE 'K'

CORPORATION STOP (TYP.)

DMH#7 RIM=100.50 INV.IN=97.1 INV.OUT=97.1

INV.=96.6

5 LF± 12" HDPE S=0.5%

DMH#8 RIM=100.20 INV.IN=96.7 INV.OUT=96.7

76 LF± 12" HDPE S=0.5%

INV.=95.5

18 LF± 12" HDPE S=0.05%

INV.=95.5

4" PERFORATED HDPE ROOF COLLECTION PIPE IN CRUSHED STONE PITCH TOWARD DRAIN MANHOLE CONNECTION (TYP.)

38 LF± 12" HDPE S=0.05%

DMH #4 RIM=99.8 INV.IN=95.8 INV.OUT=95.8

4" HDPE PIPE ROOF DRAIN COLLECTION PIPE PITCH TOWARDS DRAIN MANHOLE CONNECTION (TYP.)

CONNECT TO DOWNSPOUT

INV.=93.3

INV.=93.5

SEE SHEET C205 FOR UTILITY ENLARGEMENT

42 LF± 1" COPPER TYPE 'K'

AD #2 RIM=98.28 INV.=96.3

9 LF± 6" HDPE S=1.0%

54 LF± 12" HDPE S=0.5%

DMH #1 RIM=98.51 INV.IN=96.2 INV.OUT=96.1

8 LF± 6" HDPE S=1.0%

72 LF± 12" HDPE S=1.3%

SMH #1 RIM=99.60 INV.=94.3

AD #1 RIM=98.28 INV.=96.3

24 LF± 4" PVC SDR 35 S=3.6%

AD #5 RIM=99.68 INV.=97.8

15 LF± 6" HDPE S=1.0%

DMH #5 RIM=100.09 INV.IN=97.8 INV.OUT=97.5

14 LF± 6" HDPE S=1.0%

INV.=95.6

21 LF± 1" COPPER TYPE 'K'

3 LF± 1" COPPER TYPE 'K'

53 LF± 6" HDPE S=2.5%

21 LF± 4" PVC SDR 35 S=2.6%

SEE PLUMBING PLAN FOR PIPE WITHIN 10 LF OF BUILDING (TYP.)

GAS LINE BY GAS COMPANY (TYP.)

ELECTRICAL CONNECTION FROM EXISTING UTILITY POLE (TYP.)

0 10 25 50 FEET

1"= 10'

PREPARED FOR: ABACUS

PREPARED BY: WDG Waterfield Design Group

NO. | DESCRIPTION | DATE

STATUS: 50% Construction Documents DRAWN: THW CHECKED: JRM

NEW BEDFORD HOUSING AUTHORITY
BUILDING AND SITE REHABILITATION
WESTWOOD ELDERLY DEVELOPMENT

DATE: 12/20/14 SCALE: 1"= 10'

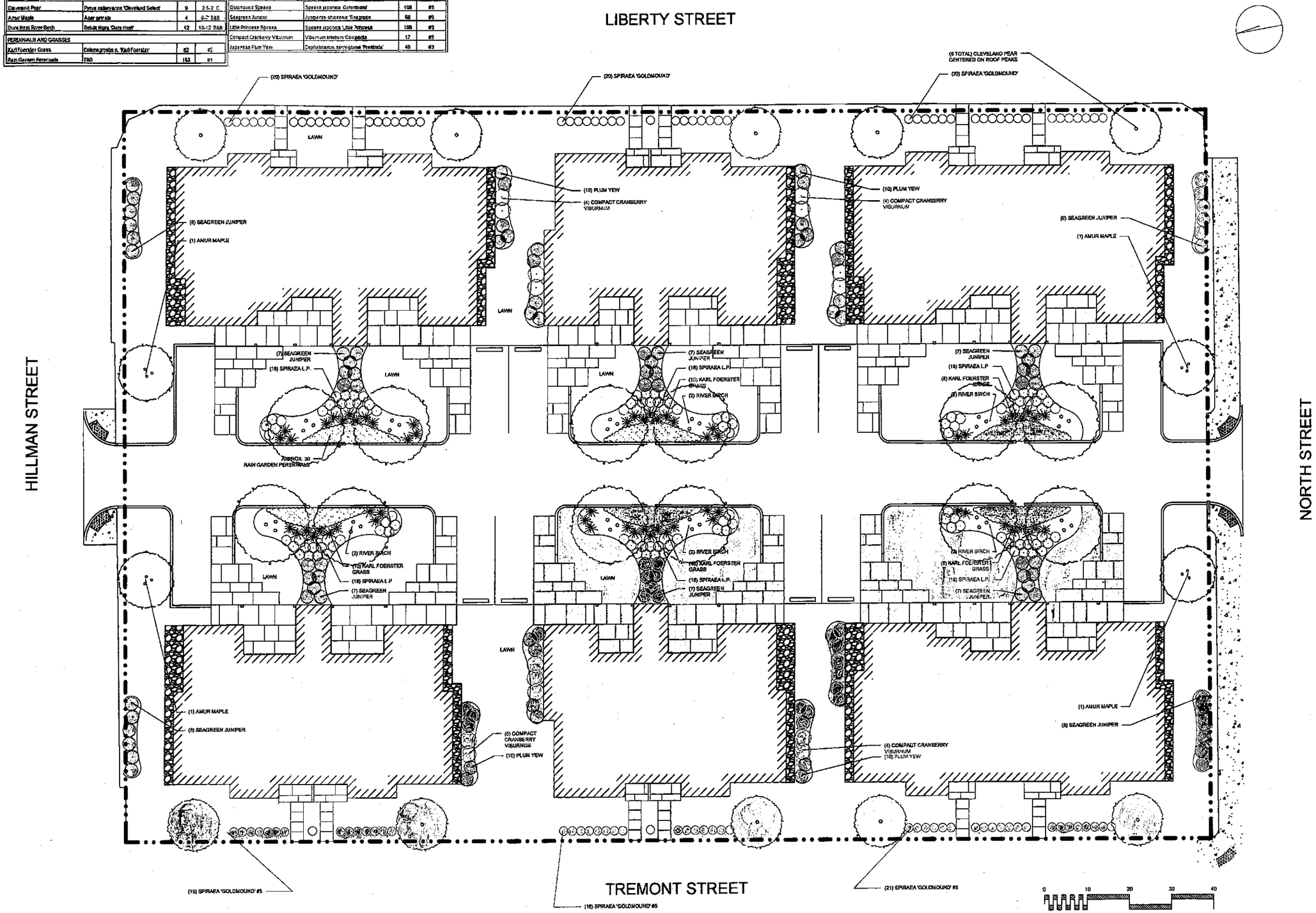
UTILITY PLAN

C 103

PLANT LIST

COMMON NAME	BOTANICAL NAME	QTY.	SIZE
TREES			
Cleveland Pear	Pyrus calleryanna 'Cleveland Select	9	2.5-3" C
Amur Maple	Acer ginnala	4	8-7" B&B
Dura Heat River Birch	Betula Nigra 'Dura Heat'	12	10-12 B&B
PERENNIALS AND GRASSES			
Karl Foerster Grass	Calamagrostis n. 'Karl Foerster'	82	#2
Rain Garden Perennials	TBD	153	#1

SHRUBS			
Goldmound Spiraea	Spiraea japonica 'Goldmound'	108	#5
Seagreen Juniper	Juniperus chinensis 'Seagreen'	66	#5
Little Princess Spiraea	Spiraea japonica 'Little Princess'	108	#3
Compact Cranberry Viburnum	Viburnum trilobum 'Compacta'	17	#5
Japanese Plum Yew	Cephalotaxus harringtonia 'Prostrata'	40	#3



ABACUS

NEW BEDFORD HOUSING AUTHORITY

BUILDING AND SITE REHABILITATION
WESTWOOD ELDERLY DEVELOPMENT

PREPARED BY

CHECKED: PVB

DRAWN: PVB

STATUS: 50% Construction Documents

NO. | DESCRIPTION | DATE

SCALE: 1" = 10'-0"

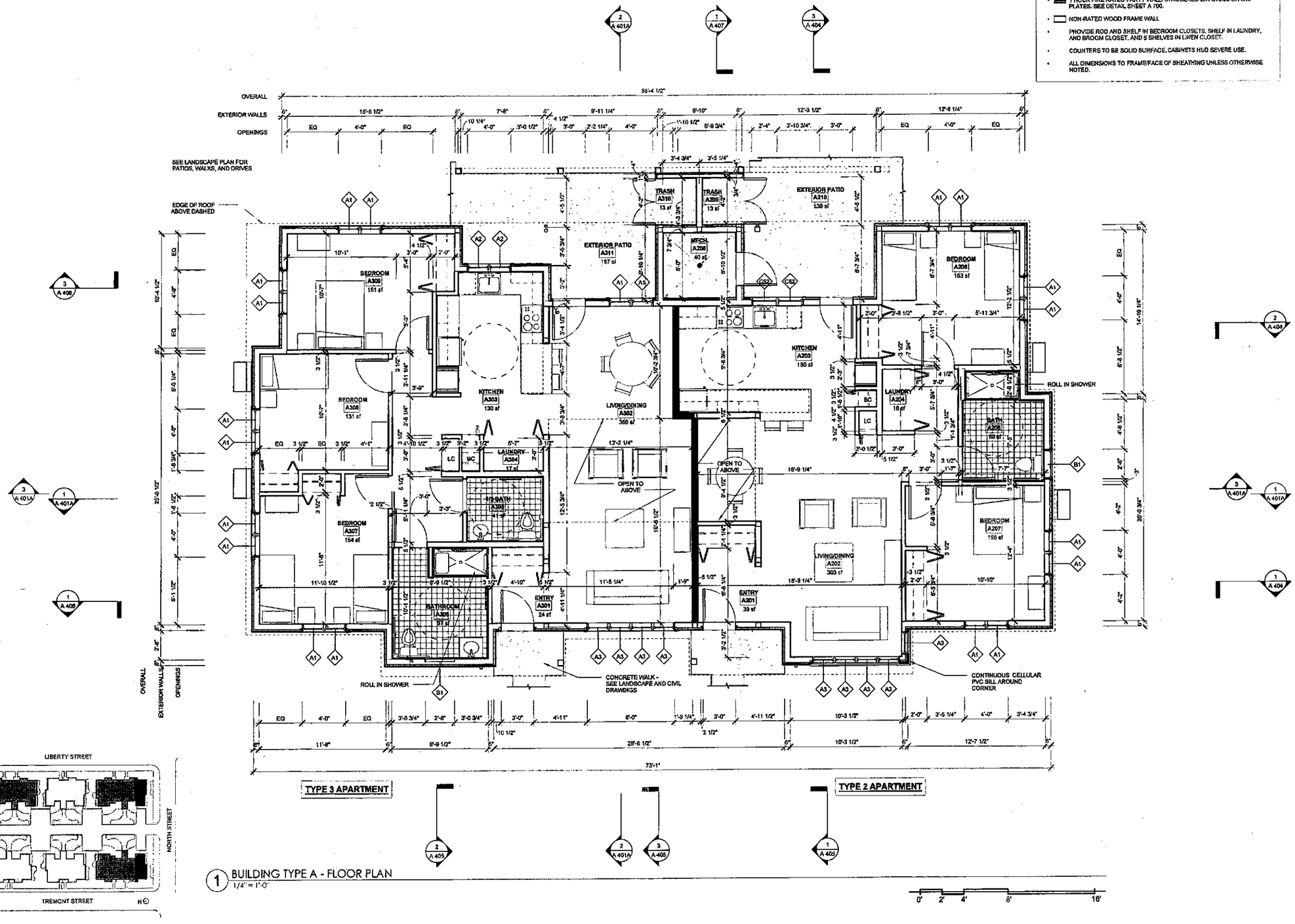
DATE: 1/28/15

PLANTING PLAN

L 102

NOTE.

- ALL FLOORING STRIP VINYL EXCEPT WHERE SHOWN AS CERAMIC TILE IN BATHROOMS OR SEALED CONCRETE IN MECHANICAL ROOM
- 1 HOUR FIRE RATED PARTY WALL. STAGGERED 2X4 STUDS ON 2X6 PLATES. SEE DETAIL SHEET A 700.
- NON-RATED WOOD FRAME WALL
- PROVIDE ROD AND SHELF IN BEDROOM CLOSETS, SHELF IN LAUNDRY, AND BROOM CLOSET, AND 5 SHELVES IN LINEN CLOSET.
- COUNTERS TO BE SOLID SURFACE, CABINETS HUD SEVERE USE.
- ALL DIMENSIONS TO FRAME/FACE OF SHEATHING UNLESS OTHERWISE NOTED.



1 BUILDING TYPE A - FLOOR PLAN
1/4" = 1'-0"

ABACUS

NEW BEDFORD HOUSING AUTHORITY
BUILDING AND SITE REHABILITATION
WESTWOOD ELDERLY DEVELOPMENT

DATE: February 2, 2015 SCALE: As indicated

STATUS: 50% Construction Documents

DRAWN: JP CHECKED: DE, DL

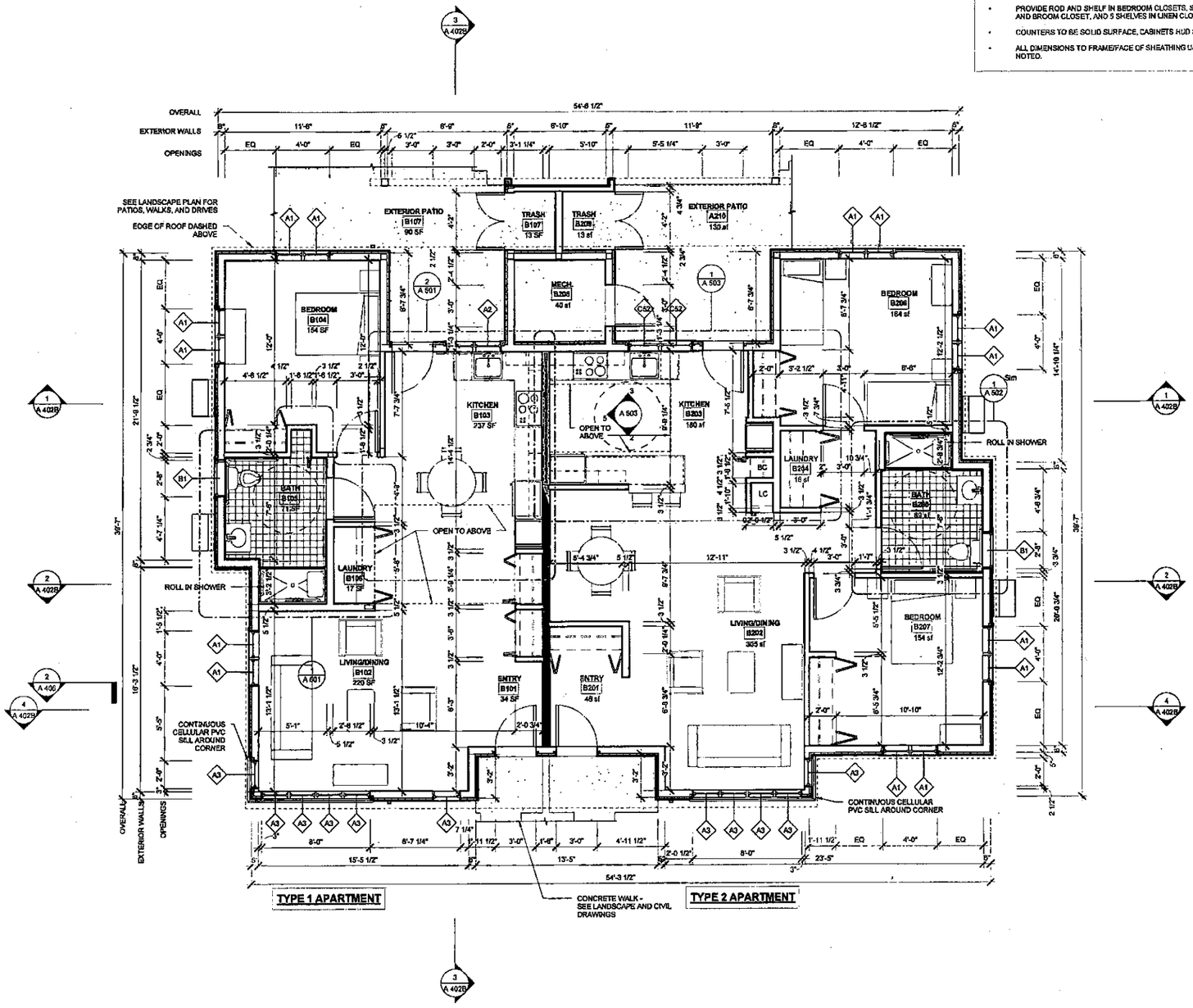
NO. DESCRIPTION DATE

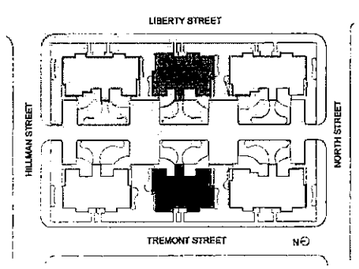
BUILDING TYPE A FLOOR PLAN

A 101A

NOTE

- ALL FLOORING STRIP VINYL EXCEPT WHERE SHOWN AS CERAMIC TILE IN BATHROOMS OR SEALED CONCRETE IN MECHANICAL ROOM
- 1 HOUR FIRE RATED PARTY WALL, STAGGERED 2X4 STUDS ON 2X6 PLATES, SEE DETAIL SHEET A 700.
- NON-RATED WOOD FRAME WALL
- PROVIDE ROD AND SHELF IN BEDROOM CLOSETS, SHELF IN LAUNDRY, AND BROOM CLOSET, AND 5 SHELVES IN LINEN CLOSET.
- COUNTERS TO BE SOLID SURFACE, CABINETS HUD SEVERE USE.
- ALL DIMENSIONS TO FRAME/FACE OF SHEATHING UNLESS OTHERWISE NOTED.





1 BUILDING TYPE B - FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

ABACUS
118 Blackstone Street Boston MA 02114
ph 617 523 2666 fax 617 234 0004
contact@abacusarchitects.com

NO.	DESCRIPTION	DATE

STATUS: 50% Construction Documents
DRAWN: JP
CHECKED: DE, DP

NEW BEDFORD HOUSING AUTHORITY
BUILDING AND SITE REHABILITATION
WESTWOOD ELDERLY DEVELOPMENT

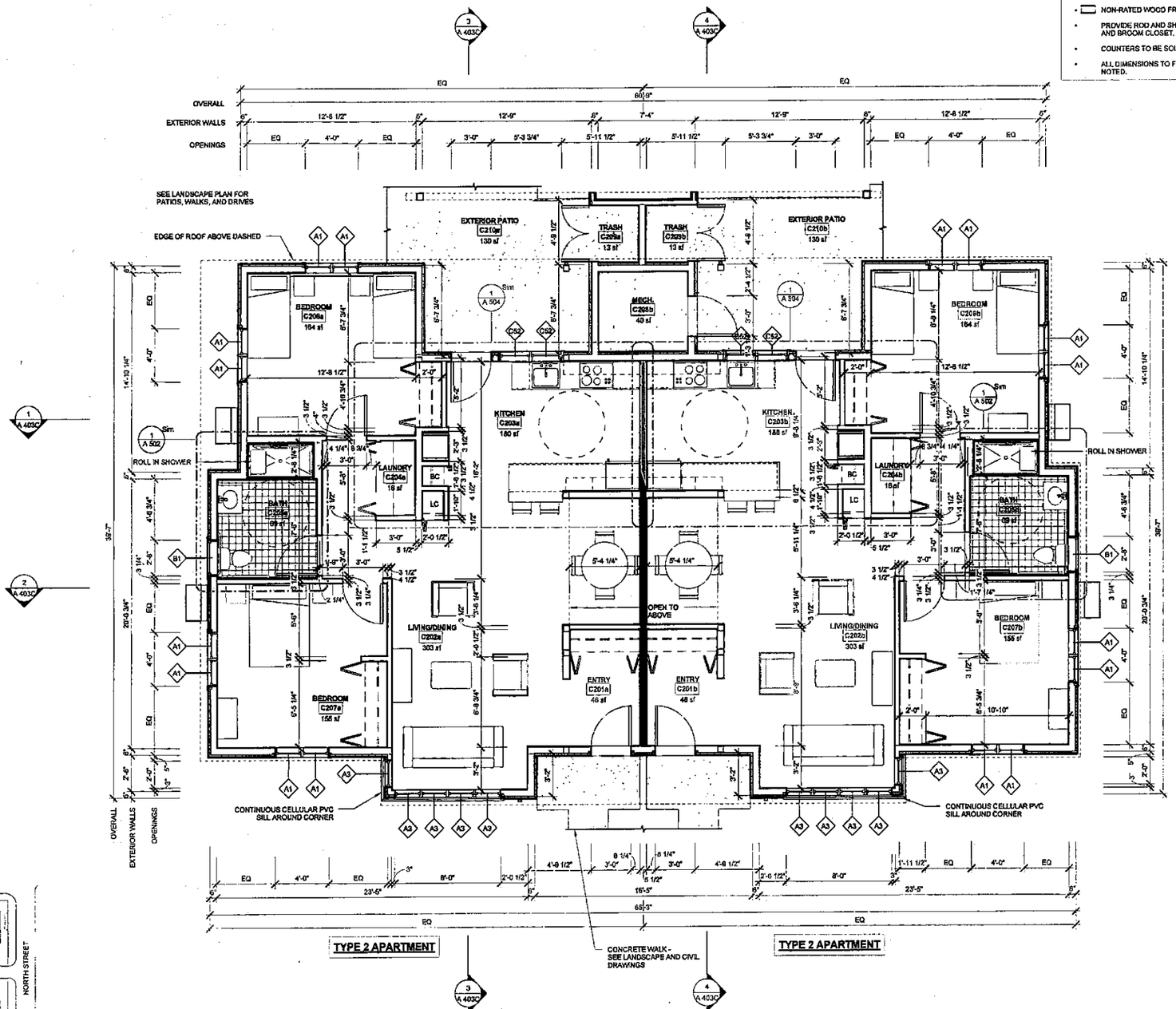
DATE: February 2, 2015
SCALE: As indicated

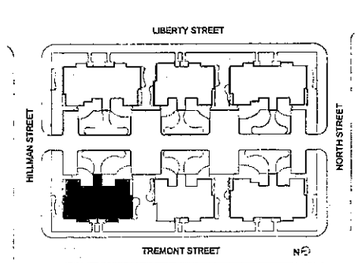
BUILDING TYPE B FLOOR PLAN

A 101B

NOTE

- ALL FLOORING STRIP VINYL EXCEPT WHERE SHOWN AS CERAMIC TILE IN BATHROOMS OR SEALED CONCRETE IN MECHANICAL ROOM
- 1 HOUR FIRE RATED PARTY WALL, STAGGERED 2X4 STUDS ON 2X8 PLATES. SEE DETAIL SHEET A 700.
- NON-RATED WOOD FRAME WALL
- PROVIDE ROD AND SHELF IN BEDROOM CLOSETS, SHELF IN LAUNDRY, AND BROOM CLOSET, AND 5 SHELVES IN LINEN CLOSET
- COUNTERS TO BE SOLID SURFACE, CABINETS HUD SEVERE USE.
- ALL DIMENSIONS TO FRAME/FACE OF SHEATHING UNLESS OTHERWISE NOTED.





1 BUILDING TYPE C - FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

ABACUS

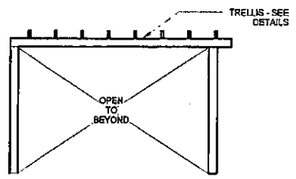
NO.	DESCRIPTION	DATE

STATUS: 50% Construction Documents
DRAWN: JP
CHECKED: DE, DP
SCALE: As Indicated
DATE: February 2, 2015

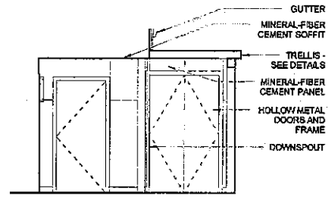
NEW BEDFORD HOUSING AUTHORITY
BUILDING AND SITE REHABILITATION
WESTWOOD ELDERLY DEVELOPMENT

BUILDING TYPE C FLOOR PLAN

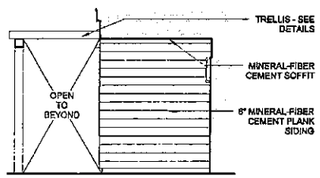
A 101C



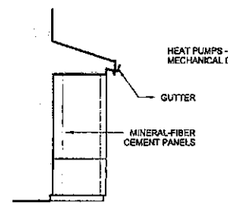
3 UNIT TYPE 2 - PORCH ELEVATION WEST
1/4" = 1'-0"



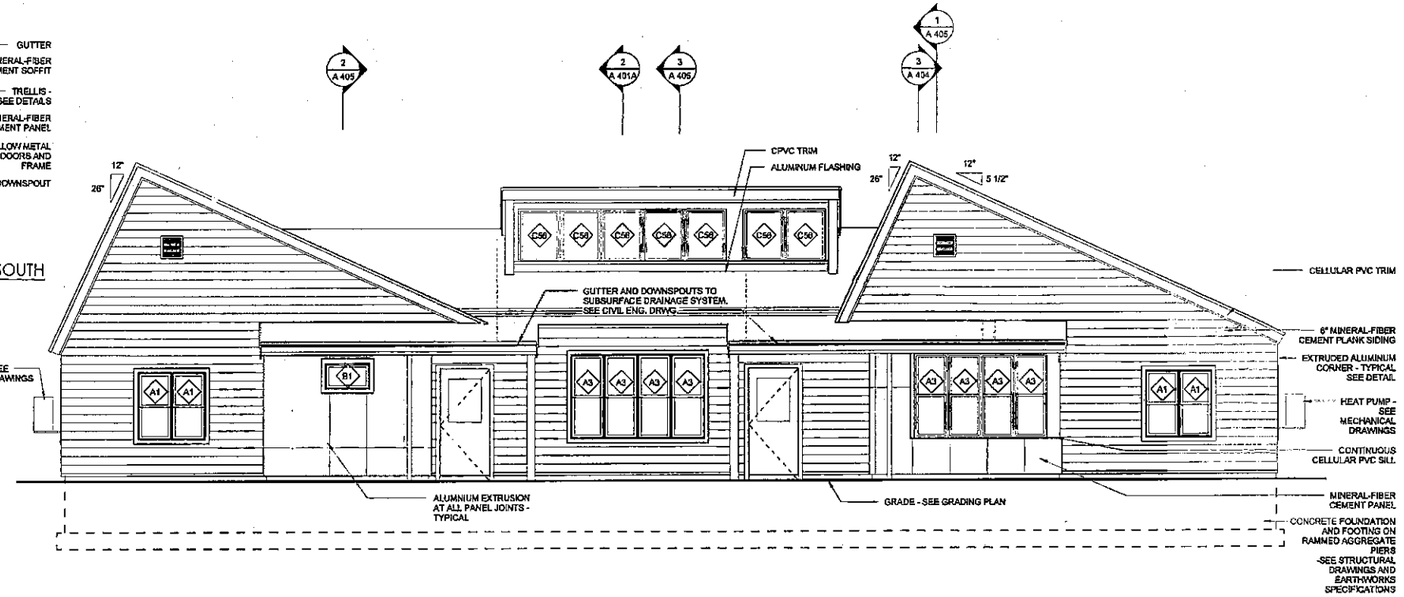
4 UNIT TYPE 2 - PORCH ELEVATION SOUTH
1/4" = 1'-0"



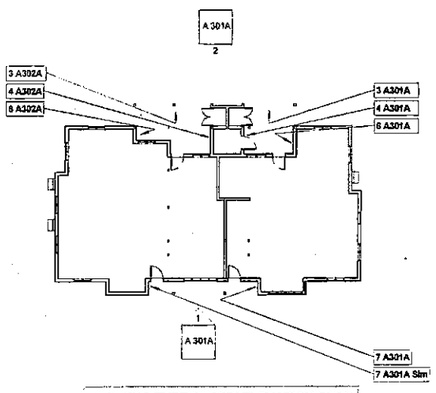
6 UNIT TYPE 2 - PORCH ELEVATION NORTH
1/4" = 1'-0"



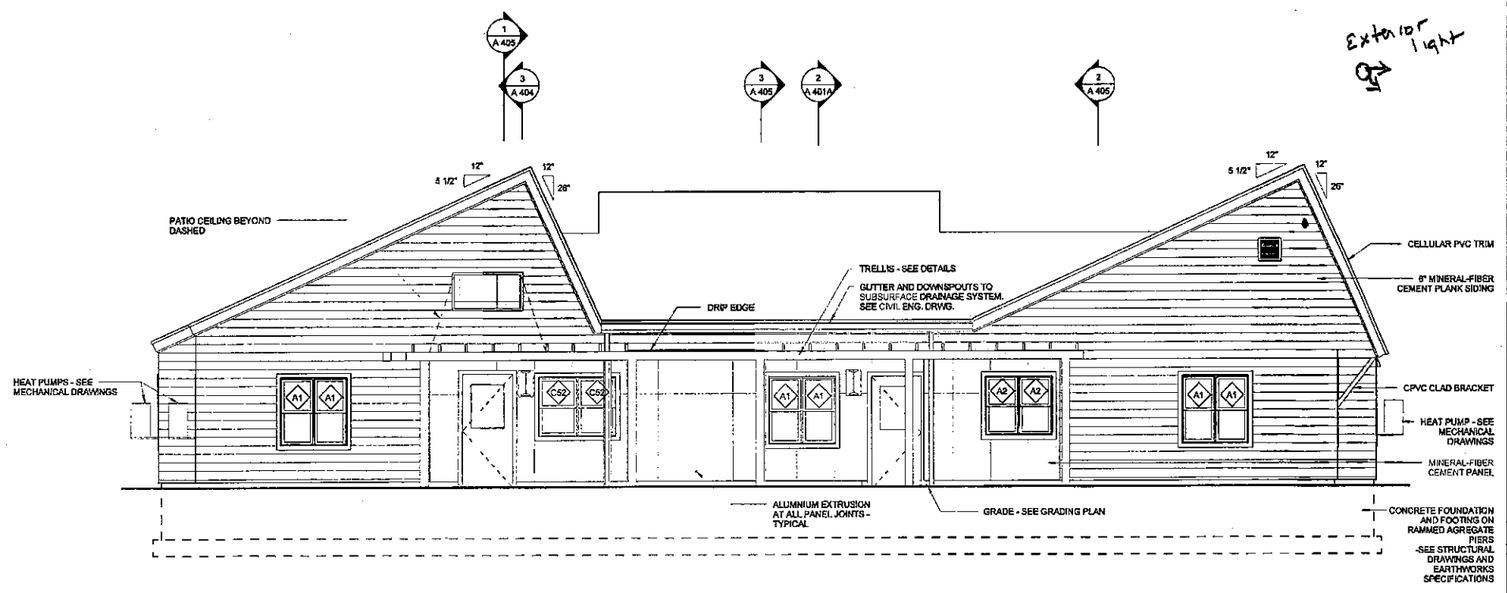
7 ENTRY
1/4" = 1'-0"



1 BUILDING TYPE A - FRONT ELEVATION WEST
1/4" = 1'-0"



BUILDING TYPE A - KEY ELEVATION PLAN



2 BUILDING TYPE A - REAR ELEVATION EAST
1/4" = 1'-0"

3/2

ABACUS
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NO.	DESCRIPTION	DATE

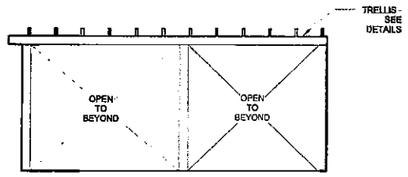
STATUS: 50% Construction Documents
DRAWN: JP
CHECKED: DE

NEW BEDFORD HOUSING AUTHORITY
BUILDING AND SITE REHABILITATION
WESTWOOD ELDERLY DEVELOPMENT

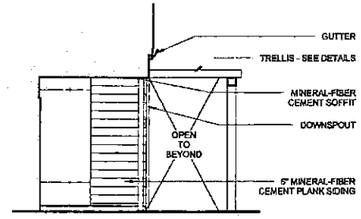
DATE: February 2, 2015
SCALE: As indicated

BUILDING A EXTERIOR ELEVATIONS 1

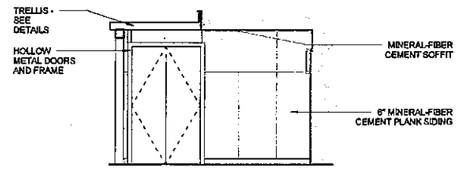
A 301A



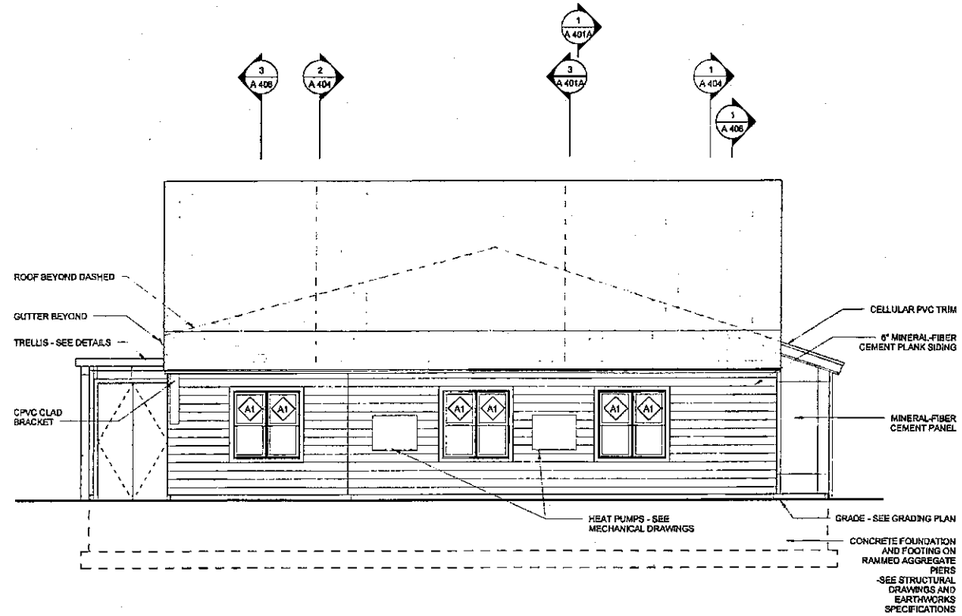
3 UNIT TYPE 3 - PORCH ELEVATION WEST
1/4" = 1'-0"



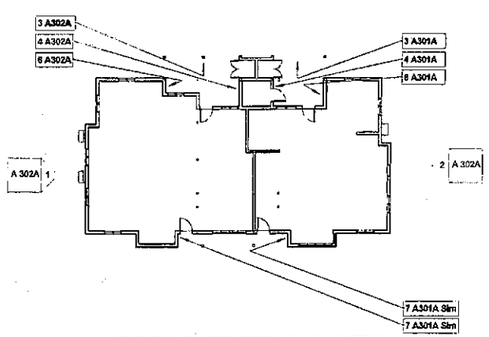
4 UNIT TYPE 3 - PORCH ELEVATION SOUTH
1/4" = 1'-0"



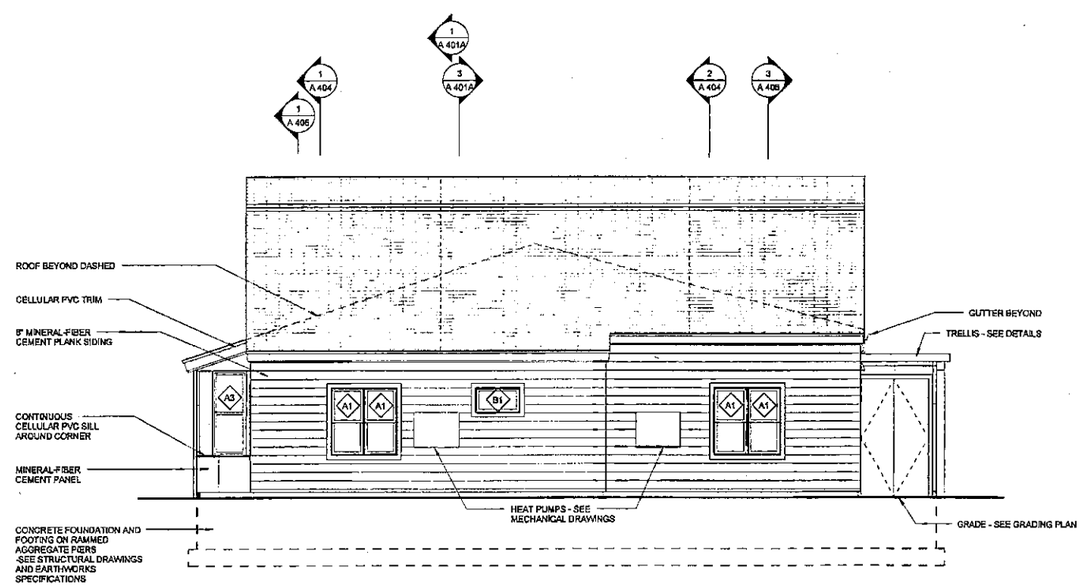
6 UNIT TYPE 3 - PORCH ELEVATION NORTH
1/4" = 1'-0"



1 BUILDING TYPE A - SIDE ELEVATION NORTH
1/4" = 1'-0"



BUILDING TYPE A - KEY ELEVATION PLAN



2 BUILDING TYPE A - SIDE ELEVATION SOUTH
1/4" = 1'-0"

ABACUS
178 Bluxome Street, San Jose, CA 95134
tel. 831.362.4646 fax. 831.723.6006
contact@abacusarchitects.com

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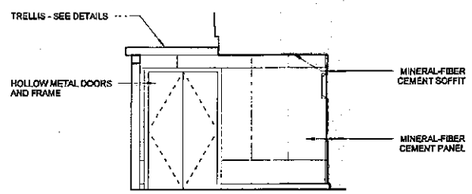
DRAWN: JP
DATE
DESCRIPTION
NO.
STATUS: 50% Construction Documents

NEW BEDFORD HOUSING AUTHORITY
BUILDING AND SITE REHABILITATION
WESTWOOD ELDERLY DEVELOPMENT

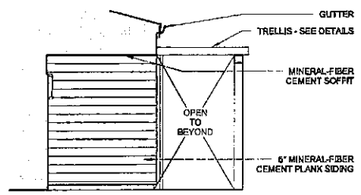
DATE: February 2, 2015
SCALE: As indicated

BUILDING A EXTERIOR ELEVATIONS 2

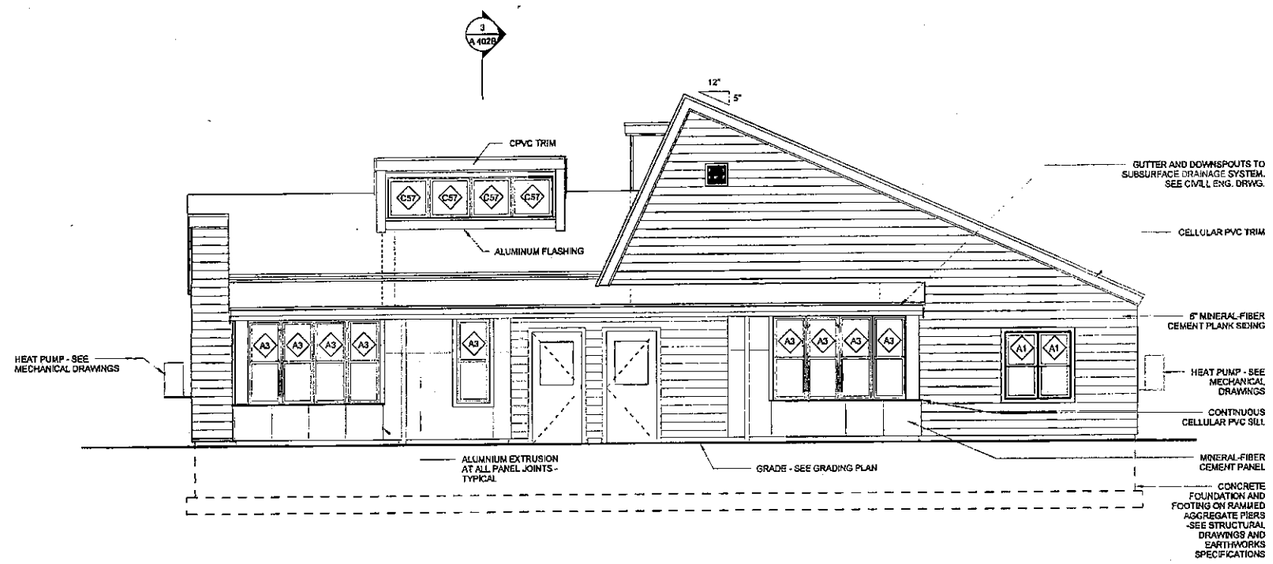
A 302A



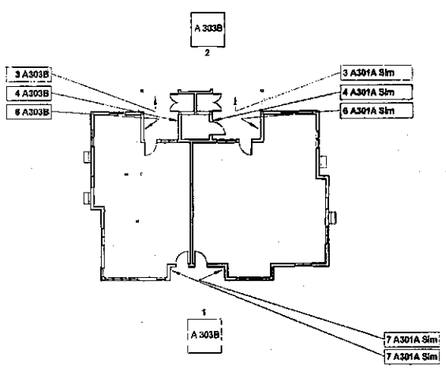
4 UNIT TYPE 1 - PORCH ELEVATION NORTH
1/4" = 1'-0"



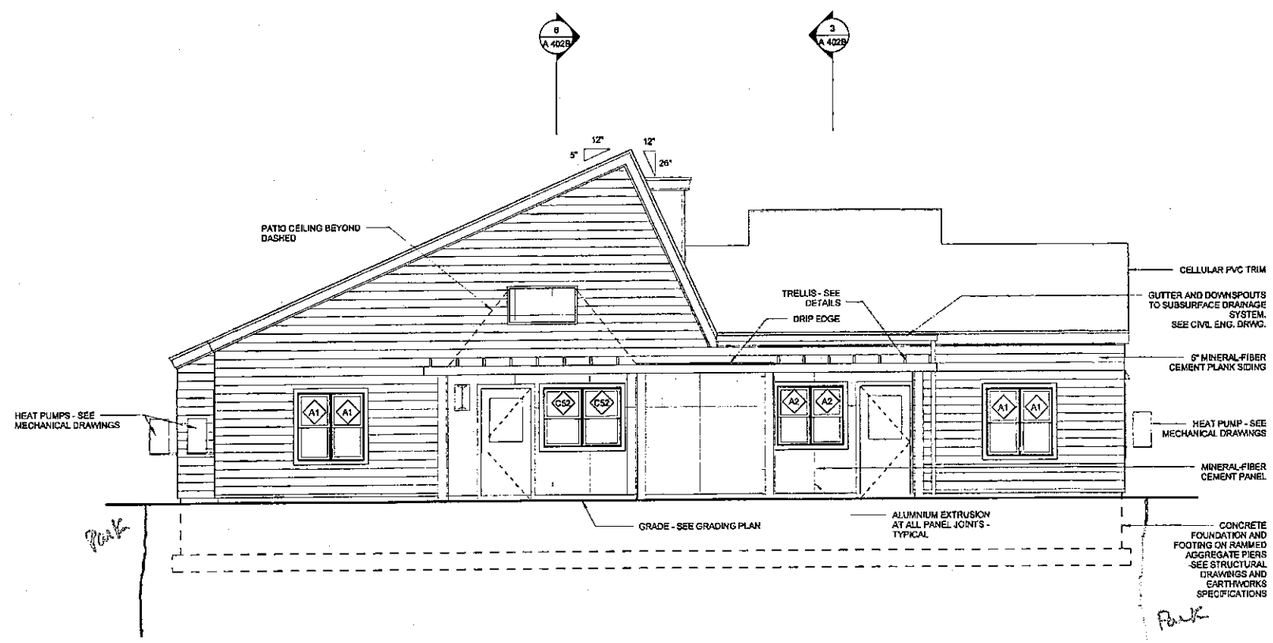
6 UNIT TYPE 1 - PORCH ENTRY SOUTH
1/4" = 1'-0"



1 BUILDING TYPE B - FRONT ELEVATION WEST
1/4" = 1'-0"



BUILDING TYPE B - KEY ELEVATION PLAN



2 BUILDING TYPE B - REAR ELEVATION EAST
1/4" = 1'-0"

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DRAWN: Author
DATE
DESCRIPTION
NO.
STATUS: 50% Construction Documents

NEW BEDFORD HOUSING AUTHORITY
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WESTWOOD ELDERLY DEVELOPMENT

DATE: February 2, 2015
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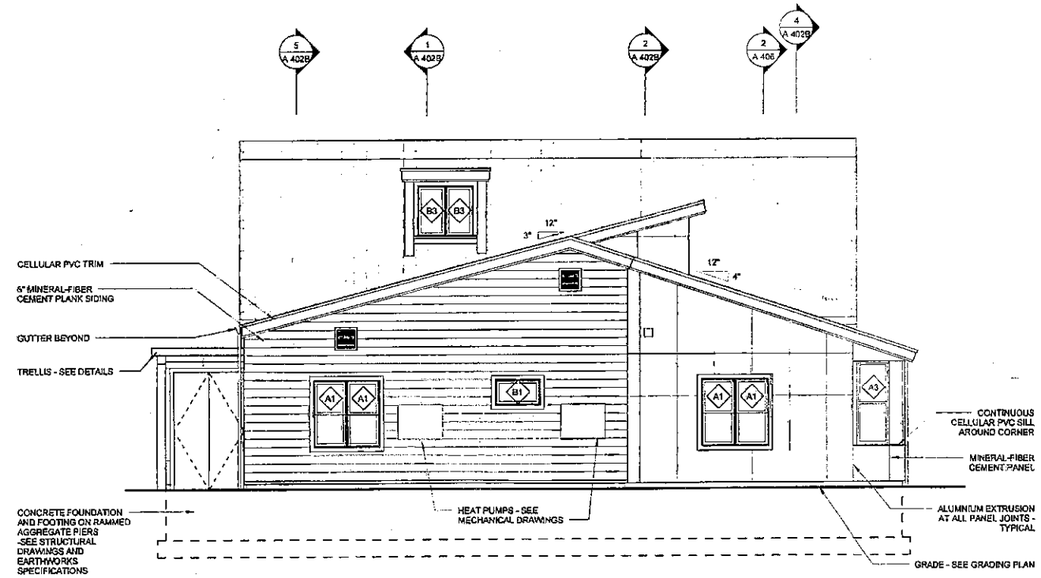
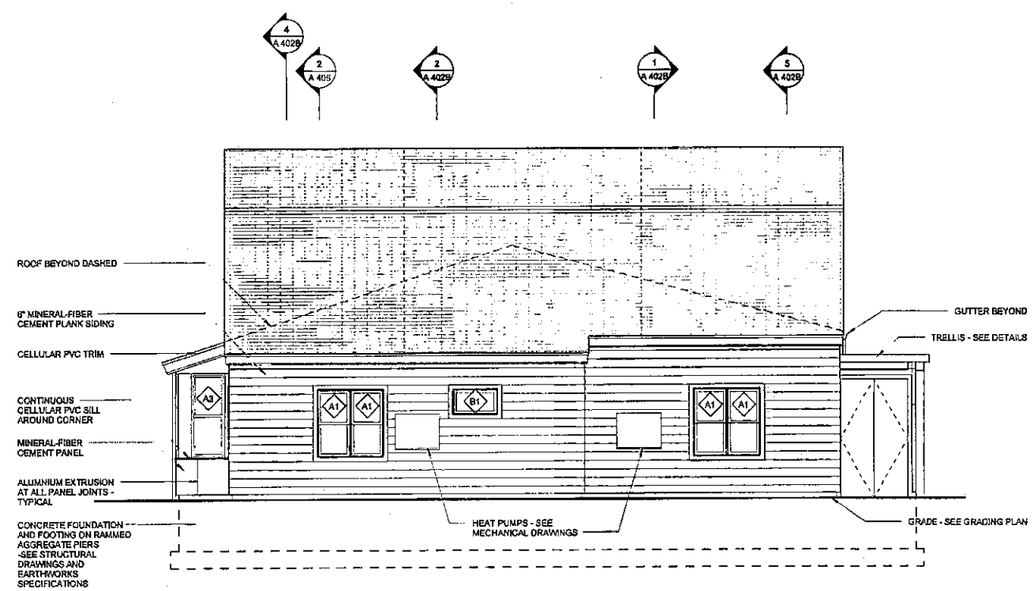
BUILDING B EXTERIOR ELEVATIONS 1

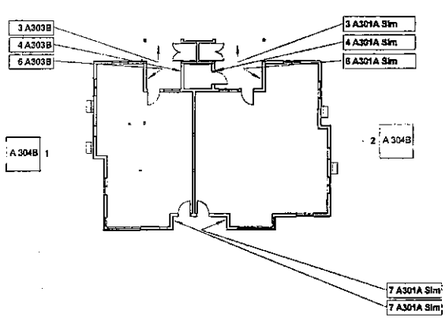
A 303B



1 BUILDING TYPE B - SIDE ELEVATION NORTH
1/4" = 1'-0"



2 BUILDING TYPE B - SIDE ELEVATION SOUTH
1/4" = 1'-0"



BUILDING TYPE B - KEY ELEVATION PLAN

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STATUS: 50% Construction Documents

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CHECKED: DE

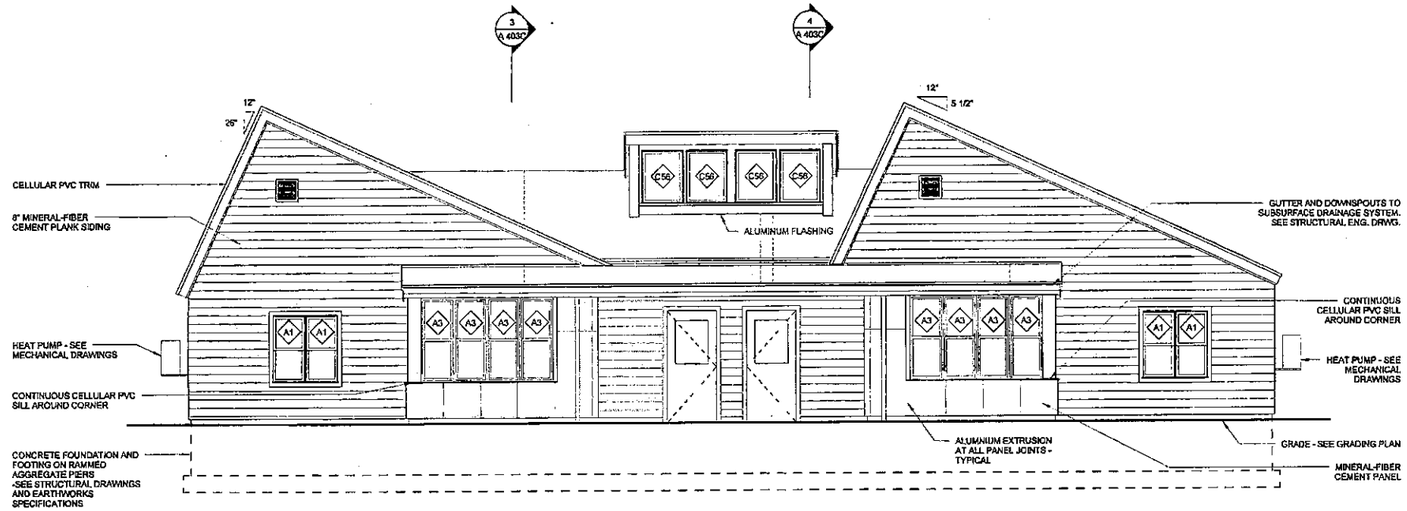
NEW BEDFORD HOUSING AUTHORITY
BUILDING AND SITE REHABILITATION
WESTWOOD ELDERLY DEVELOPMENT

DATE: February 2, 2015

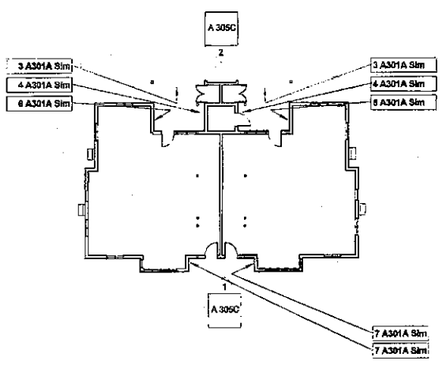
SCALE: As indicated

BUILDING B EXTERIOR ELEVATIONS 2

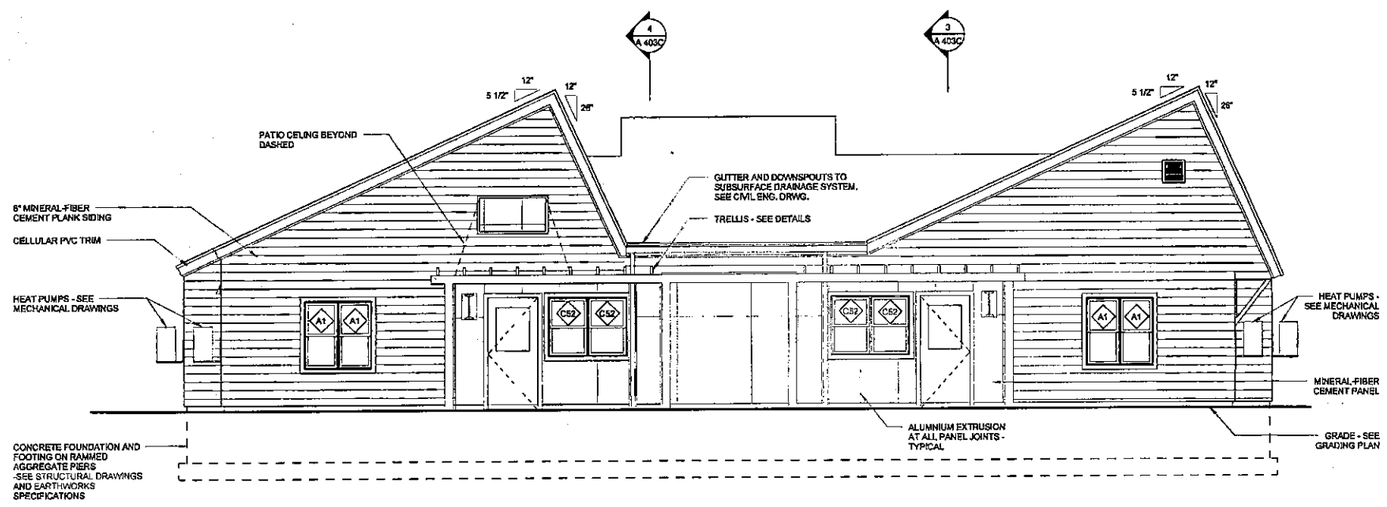
A 304B



1 BUILDING TYPE C - FRONT ELEVATION WEST
1/4" = 1'-0"



BUILDING TYPE C - KEY ELEVATION PLAN



2 BUILDING TYPE C - REAR ELEVATION EAST
1/4" = 1'-0"

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STATUS: 50% Construction Documents

DRAWN: Author

CHECKED: Checker

NEW BEDFORD HOUSING AUTHORITY

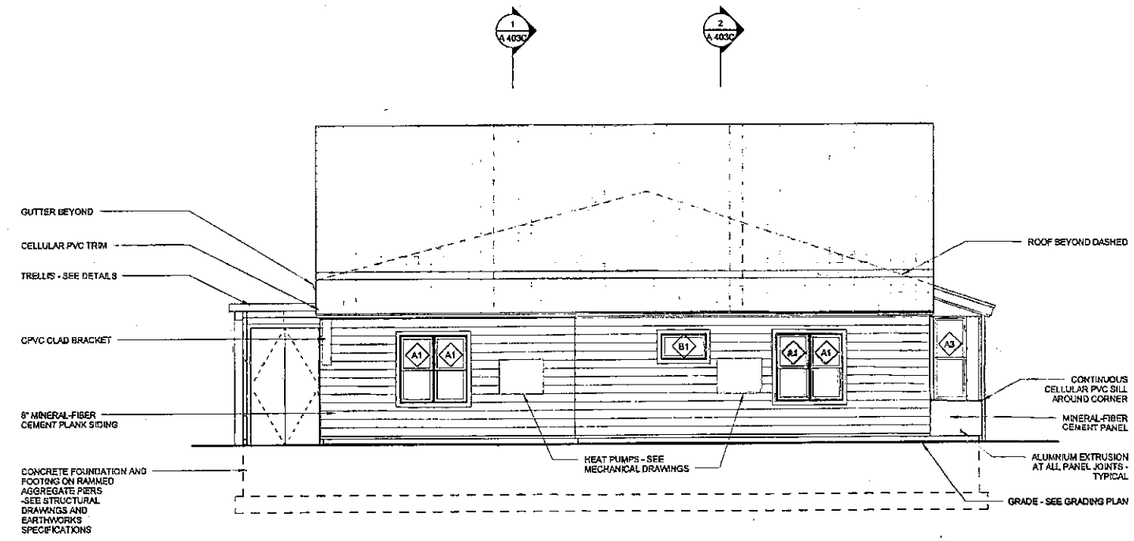
BUILDING AND SITE REHABILITATION
WESTWOOD ELDERLY DEVELOPMENT

DATE: February 2, 2015

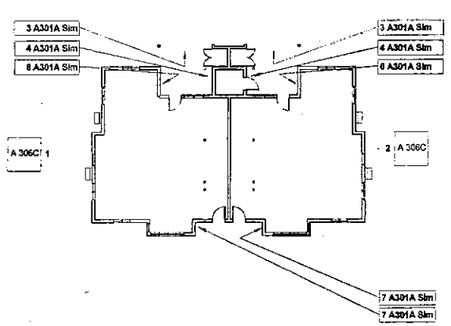
SCALE: As indicated

BUILDING C EXTERIOR
ELEVATIONS 1

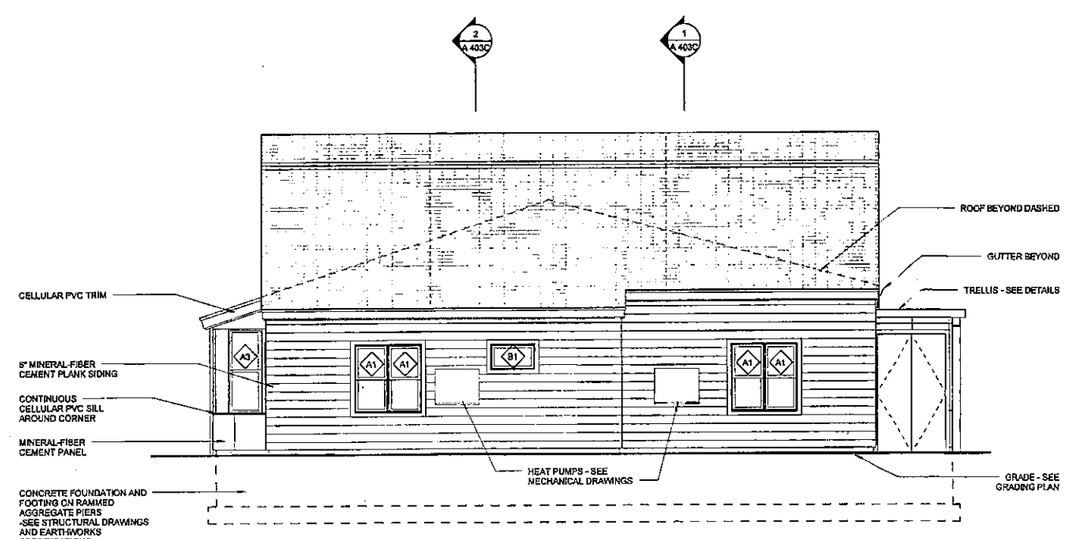
A 305C



1 BUILDING TYPE C - SIDE ELEVATION NORTH
1/4" = 1'-0"



BUILDING TYPE C - KEY ELEVATION PLAN



2 BUILDING TYPE C - SIDE ELEVATION SOUTH
1/4" = 1'-0"

ABACUS

NO.	DESCRIPTION	DATE

STATUS: 50% Construction Documents
DRAWN: Author
CHECKED: Checker

NEW BEDFORD HOUSING AUTHORITY
BUILDING AND SITE REHABILITATION
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DATE: February 2, 2015
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BUILDING C EXTERIOR
ELEVATIONS 2

A 306C

The complete plan set is available for review at the
City Planning Department

Room 303, City Hall

133 William Street, New Bedford, MA

between the hours of

8:00 AM to 4:00 PM Monday thru Friday.