

**SITE SUMMARY**

ASSESSORS MAP 118 - LOT 13  
 PARCEL AREA = 21,807  
 ZONING DISTRICT: MIXED USE BUSINESS  
 PROPOSED USE:  
 LOWER LEVEL - 3,882 SF  
 • BILLIARD HALL  
 • BEAUTY SALON / BARBER  
 MAIN FLOOR - 6,262 SF  
 • LAUNDROMAT  
 • ICE CREAM SHOP  
 UPPER FLOOR - 3,232 SF  
 • UNOCCUPIED

**PARKING REQUIRED**

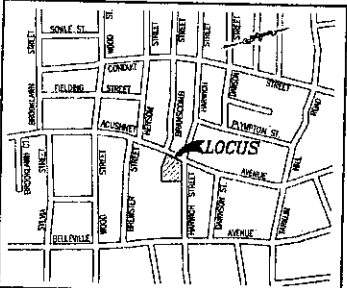
LOWER LEVEL - 1 SPACE/200 SF x 3,232 SF = 16 SPACES  
 MAIN FLOOR - 1 SPACE/200 SF x 6,262 SF = 31 SPACES  
 47 SPACES

E. PARKING PROVIDED = 33 SPACES  
 WEST PARKING = 10 SPACES  
 W. CH STREET / ACUSHNET AVENUE PARKING = 7 SPACES  
 TOTAL 50 SPACES

OWNER/APPLICANT: **CMAC REALTY, LLC**  
 83 CHESHIRE AVENUE  
 ACUSHNET, MA 02743

**LOCUS MAP**

SCALE: 1"=400'



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 NEW BEDFORD, MA

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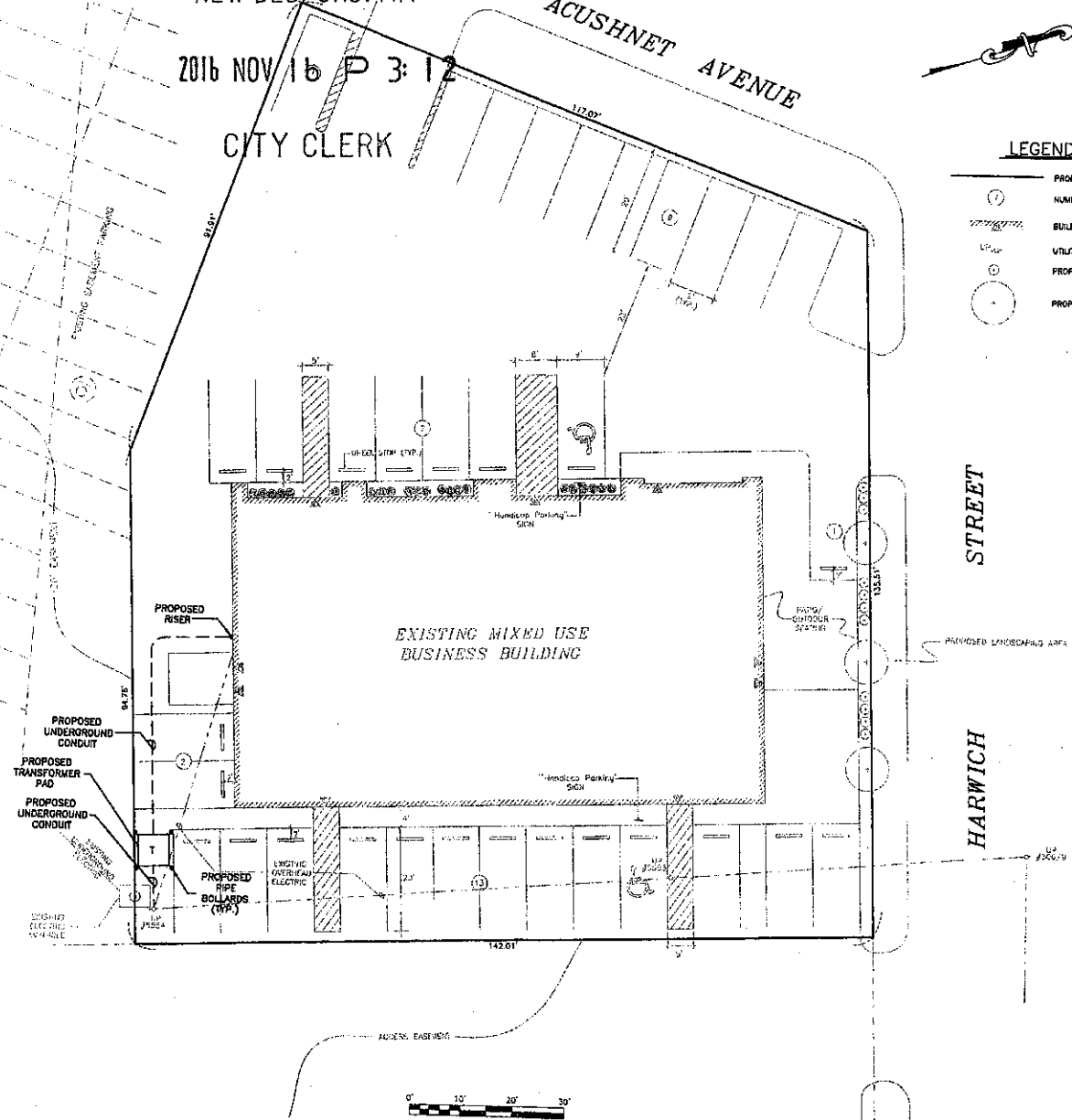
CITY CLERK

ACUSHNET AVENUE



**LEGEND**

- PROPERTY LINE
- NUMBER OF PARKING SPACES
- ▨ BUILDING ENTRANCE
- UP Utility POLE
- PROPOSED SHRUB
- PROPOSED TREE



NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/16/2016	EXISTING & PROPOSED SITE PLAN		

DATE: 11-16-2016	SCALE: 1"=400'
PROJECT: MIXED USE RETAIL	DATE: MARCH 26, 2012
ADDRESS: 2112 ACUSHNET AVENUE	PROJECT: NAD
CITY: NEW BEDFORD, MASSACHUSETTS	PROJECT: SOB
OWNER: CMAC REALTY, LLC	PROJECT: SPS
PROJECT: SITE LAYOUT	PROJECT: S-1

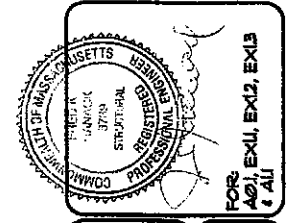
<p><b>SITEC</b>                  Site Construction Company                  100 State Street                  New Bedford, MA 02740                  Tel: 508-766-1500</p>	<p>PROJECT NO: 12-5000                  SHEET NO: 12-5000-01</p>
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EXISTING & PROPOSED SITE PLAN

**PROPOSED**  
**Renovation**  
**For:**  
**CMAC REALTY, LLC.**  
**2112 Acushnet Ave.**  
**New Bedford, MA 02745**

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 NEW BEDFORD, MA  
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Description	Date <input type="checkbox"/> Approved <input type="checkbox"/> Approved as Noted by
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Location: 2112 ACUSHNET AVE		Project No.: 16-001		Drawing No.: 001																						
Client: CMAC REALTY, LLC		Date: 11/16/16		Card No. 1 of 1																						
Project: RENOVATION		Scale: AS SHOWN		Drawing: EXISTING CONDITION																						
<p style="font-size: x-small;">             The Plans, Designs, Arrangements, Drawings, Specifications, and other documents prepared by or for the City of New Bedford shall be the property of the City and shall remain the property of the City. No part thereof shall be copied, disclosed to others, or used in connection with any work or project, other than the specified project for which they have been prepared and developed, without the express knowledge and written consent of Comprehensive Design/Build Services. Comprehensive Design/Build Services shall not be responsible for construction means, methods, techniques, or procedures utilized by the contractors, nor for the safety of public or contractor's employees; or for the failure of the contractor to carry out the work in accordance with the contract documents. Comprehensive Design/Build Services liability for this plan is limited to the extent of its fee less third party costs.           </p>																										
Building Volume: 10,000		Floor Area: 10,000		Total Value: \$2,750,000																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Recent Year 2014</th> <th>Recent Year 2015</th> <th>Recent Year 2016</th> </tr> <tr> <td>Tax Rate: 2.5%</td> <td>Tax Rate: 2.5%</td> <td>Tax Rate: 2.5%</td> </tr> <tr> <td>Tax Exempt: 0</td> <td>Tax Exempt: 0</td> <td>Tax Exempt: 0</td> </tr> <tr> <td>Property Value: 10,000</td> <td>Property Value: 10,000</td> <td>Property Value: 10,000</td> </tr> <tr> <td>Total Tax: 250</td> <td>Total Tax: 250</td> <td>Total Tax: 250</td> </tr> <tr> <td>Total Value: 10,000</td> <td>Total Value: 10,000</td> <td>Total Value: 10,000</td> </tr> <tr> <td>Tax: 250</td> <td>Tax: 250</td> <td>Tax: 250</td> </tr> </table>		Recent Year 2014	Recent Year 2015	Recent Year 2016	Tax Rate: 2.5%	Tax Rate: 2.5%	Tax Rate: 2.5%	Tax Exempt: 0	Tax Exempt: 0	Tax Exempt: 0	Property Value: 10,000	Property Value: 10,000	Property Value: 10,000	Total Tax: 250	Total Tax: 250	Total Tax: 250	Total Value: 10,000	Total Value: 10,000	Total Value: 10,000	Tax: 250	Tax: 250	Tax: 250				
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Total Value: 10,000	Total Value: 10,000	Total Value: 10,000																								
Tax: 250	Tax: 250	Tax: 250																								

Disclaimer: Classification is not an indication of uses allowed under city zoning. This information is believed to be correct but is subject to change and is not warranted.

**Drawing List:**

- A 0.1 Cover Sheet
- EX1.1 Existing Condition Lower Level Plan
- EX1.2 Existing Condition Main Level Plan
- EX1.3 Existing Condition Upper Level Plan
- A 1.1 Proposed Renovations Upper Level Plan

No.	Date	Revision

Cover Sheet	Drawing No. <b>A0.1</b> Date: 11/16/16 Sheet of 1
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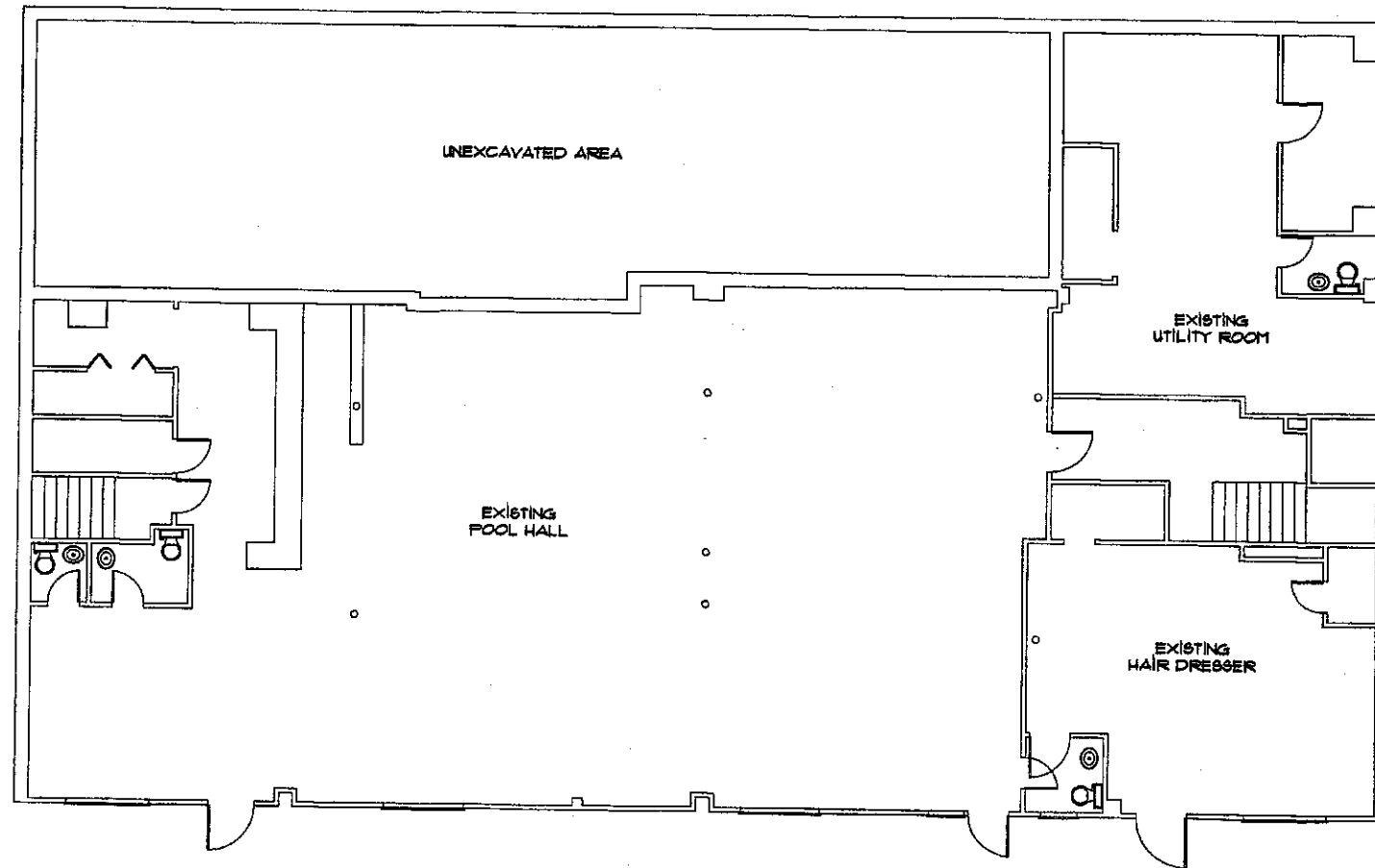
<b>PROPOSED</b> <b>Renovations</b> <b>FOR</b> <b>CMAC Realty, LLC</b>	<b>2112 Acushnet Ave.</b> <b>New Bedford, MA 02745</b>
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NEW BEDFORD, MA

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Approved on Noted by  
 Approved  
 Noted

Description  
 Date

COMPREHENSIVE DESIGN/BUILD SERVICES  
 a Division of Integrated House Works, LLC  
 182 Commercial, MA 02574-0578  
 P.O. BOX 578  
 email: amon@chdesign.com

No.	Date	Revision
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Drawing Title  
 Existing Conditions  
 Lower Level Plan  
 Date: 04.07.2016  
 Scale: 1/8" = 1'-0"  
 Drawing No. EX1.1  
 Project No. 2015-85  
 Sheet of

**EXISTING CONDITIONS LOWER LEVEL PLAN**  
 SCALE: 1/8" = 1'-0"

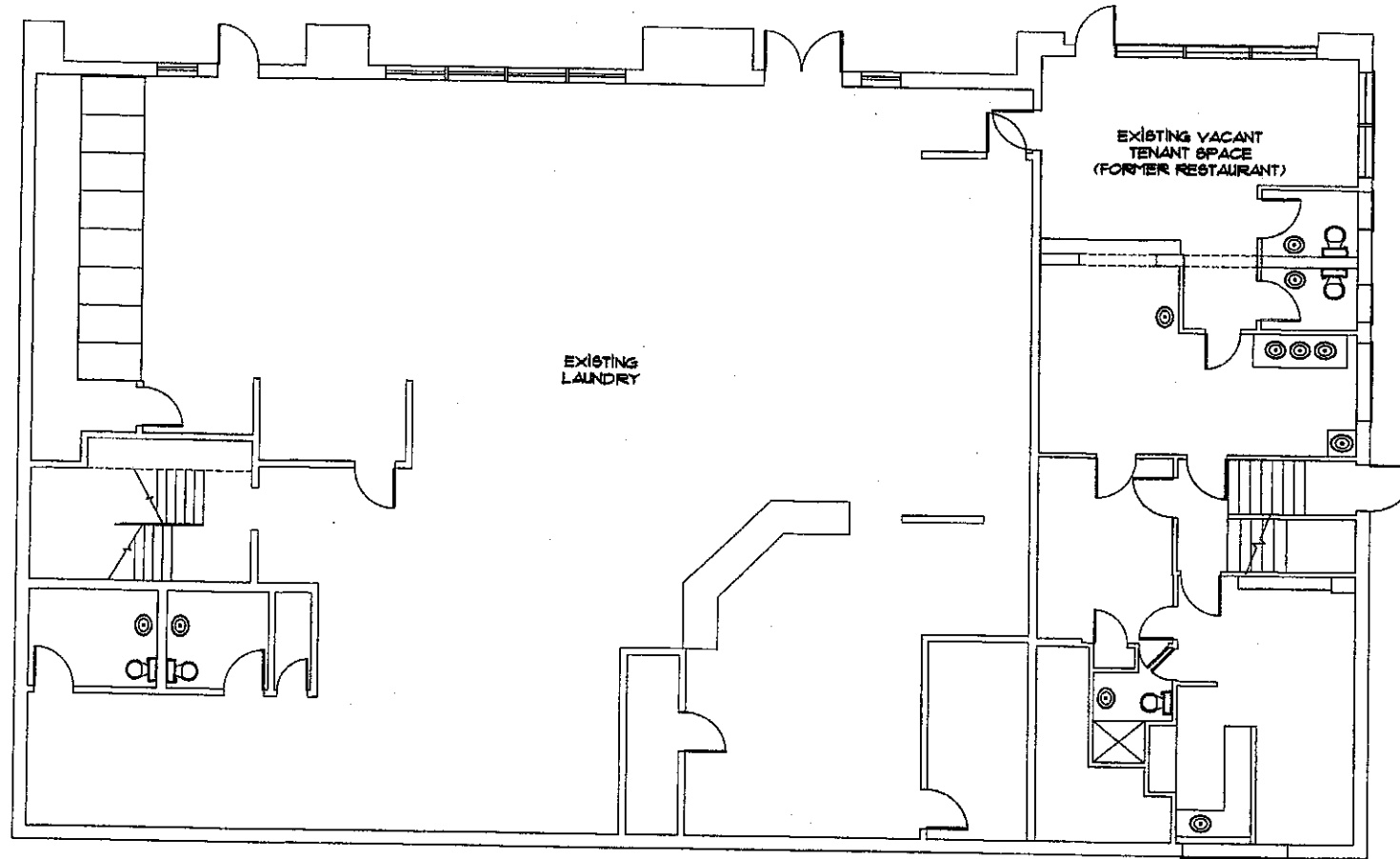
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Project  
 PROPOSED  
 Renovations  
 FOR  
 CMAA Realty, LLC  
 2112 Acushnet Ave.  
 New Bedford, MA 02745

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NEW BEDFORD, MA

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**DATE:**  
2016 NOV 16 P 3:06

**DESCRIPTION:**  
Approved as Noted by

**COMPREHENSIVE DESIGN/BUILD SERVICES, LLC**  
a Division of Comprehensive Design/Build Services, LLC  
P.O. BOX 878 WEST WAREHAM, MA 02576-0878  
T/F: 508.291.0051  
email: cdb@comprehensive-design.com

No.	Date	Revision
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**Drawing Title:** Existing Conditions Main Level Floor Plan  
**Drawing No.:** EX1.2  
**Scale:** AS SHOWN  
**Date:** 04.07.2016  
**Drawn by:** [Signature]  
**Checked:** [Signature]  
**Approved:** [Signature]  
**Sheet:** 1 of 1  
**Proj. No.:** 2015-85

**EXISTING CONDITIONS MAIN LEVEL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

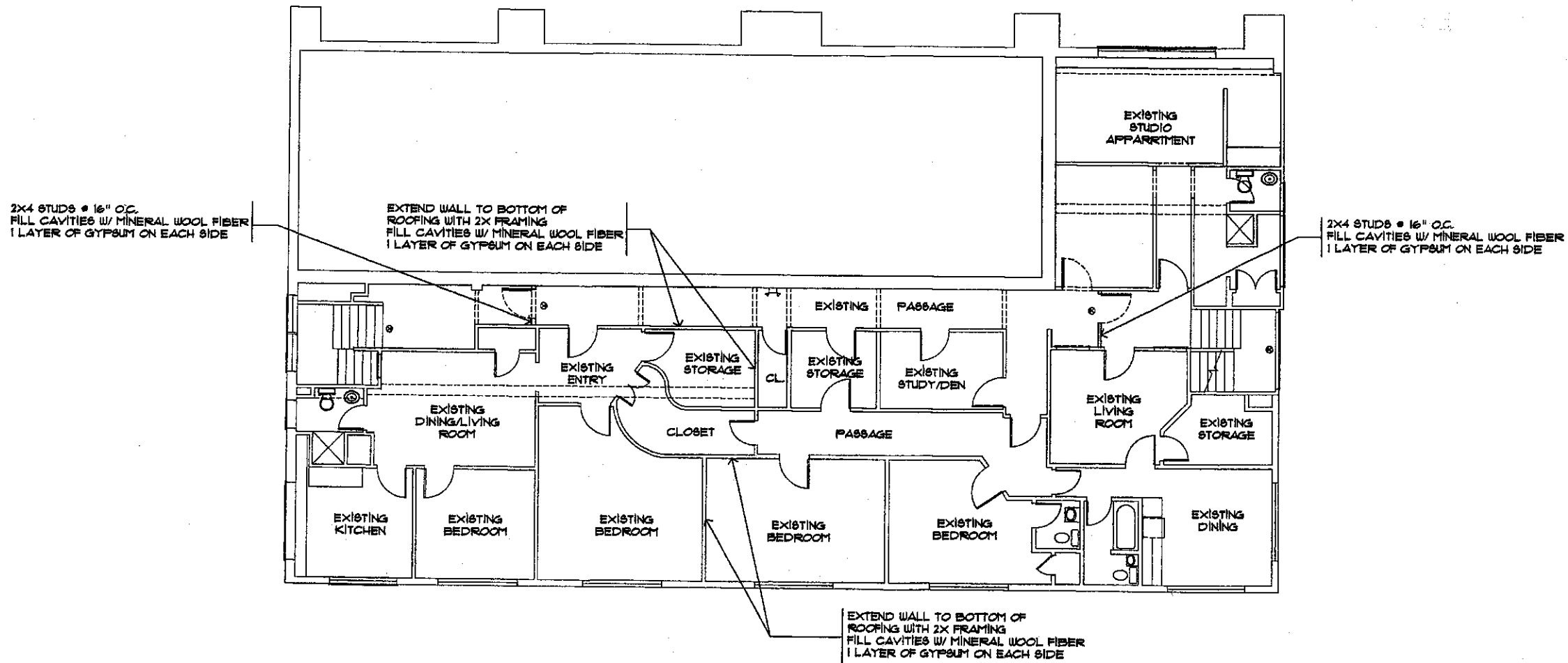
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**PROPOSED RENOVATIONS FOR:**  
CMAC Realty, LLC  
2112 Acushnet Ave.  
New Bedford, MA 02746

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NEW BEDFORD, MA

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No.	Date	Revision
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Drawing Title  
Proposed Second Floor  
Renovations Plan

Drawing No.  
**A1.1**

Date: 04.07.2016  
Scale: AS SHOWN

Drawn: [Signature]  
Checked: [Signature]  
Approved: [Signature]

Sheet: 1 of 1  
Date: 2015-05

**PROPOSED SECOND FLOOR RENOVATIONS PLAN**  
SCALE: 1/8" = 1'-0"

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Project  
**PROPOSED  
Renovations  
FOR  
CMAC Realty, LLC**  
2112 Acushnet Ave.  
New Bedford, MA 02745