

# COMMERCIAL DEVELOPMENT

## 1771 ACUSHNET AVENUE

## NEW BEDFORD, MASSACHUSETTS

CITY CLERKS OFFICE  
 NEW BEDFORD, MA  
 2015 JUL 29 A 11:50  
 CITY CLERK

### SITE SUMMARY

ASSESSORS MAP 108 LOTS 42, 43, & 44  
 ZONING DISTRICT: MIXED USE BUSINESS / RESIDENCE C  
 PROPOSED USE: COMMERCIAL  
 DEED REFERENCE: BOOK 10984, PAGE 143

### ZONING REQUIREMENTS TABLE

	REQUIRED	ACTUAL/PROPOSED
LOT AREA	—	12,658 SF
LOT FRONTAGE	0	109.72' (ACUSHNET AVENUE) 112.35' (BELLEVILLE ROAD)
FRONT SETBACK (BLDG.)	0	BUILDING #1 0' BUILDING #2 55'
SIDE SETBACK (BLDG.)	10' (RESIDENTIAL SIDE)	BUILDING #1 57' BUILDING #2 23'
SIDE SETBACK (BLDG.)	0 (NON-RESIDENTIAL SIDE)	BUILDING #1 2.5' BUILDING #2 80'
REAR SETBACK (BLDG.)	10'	BUILDING #1 54' BUILDING #2 10.5'
FRONT SETBACK (PARKING)	0	1'
*SIDE SETBACK (PARKING)	5'	7'
*REAR SETBACK (PARKING)	5'	7'
BUILDING HEIGHT	100'	21'
LOT COVERAGE	—	77%
GREEN SPACE	0	23%
SCREENING BUFFERS	5'	7'

\*FROM RESIDENTIAL USE OR DISTRICT (BUFFER SCREENING)



### LOCUS MAP

SCALE: 1"=100'±

### PLAN INDEX

SHEET NO.	TITLE	DATE	REVISED
—	COVER SHEET	JANUARY 5, 2015	MAY 27, 2015
1 OF 8	SITE LAYOUT	JANUARY 5, 2015	MAY 27, 2015
2 OF 8	LOCUS MAP	JANUARY 5, 2015	MAY 27, 2015
3 OF 8	SITE GRADING & UTILITY	JANUARY 5, 2015	MAY 27, 2015
4 OF 8	LANDSCAPING PLAN	JANUARY 5, 2015	MAY 27, 2015
5 OF 8	EXISTING CONDITIONS	JANUARY 5, 2015	MAY 27, 2015
6 OF 8	DEMOLITION PLAN	JANUARY 5, 2015	MAY 27, 2015
7 OF 8	EROSION CONTROL PLAN	JANUARY 5, 2015	MAY 27, 2015
8 OF 8	DETAIL SHEET	JANUARY 5, 2015	MAY 27, 2015
—	(4) SHEETS FLOOR PLANS & ELEVATIONS	JANUARY 5, 2015	MAY 27, 2015

#### OWNER:

**MICHAEL W. PANAGAKOS**  
 133 FAUNCE CORNER MALL ROAD  
 DARTMOUTH, MA 12747

#### APPLICANT:

**PANAGAKOS DEVELOPMENT**  
 133 FAUNCE CORNER MALL ROAD  
 DARTMOUTH, MA 12747

**FILE COPY**

PLANNING  
 JUL 28 2015  
 DEPARTMENT

**SITEC**  
 Civil and Environmental Engineering  
 Land Use Planning

449 Faunce Corner Road  
 Dartmouth, MA 02747  
 (508) 998-2125  
 FAX (508) 998-7554  
 WWW.SITEC-ENGINEERING.COM  
 ACAD NO. NB 13-5304 COVER SHEET.DWG

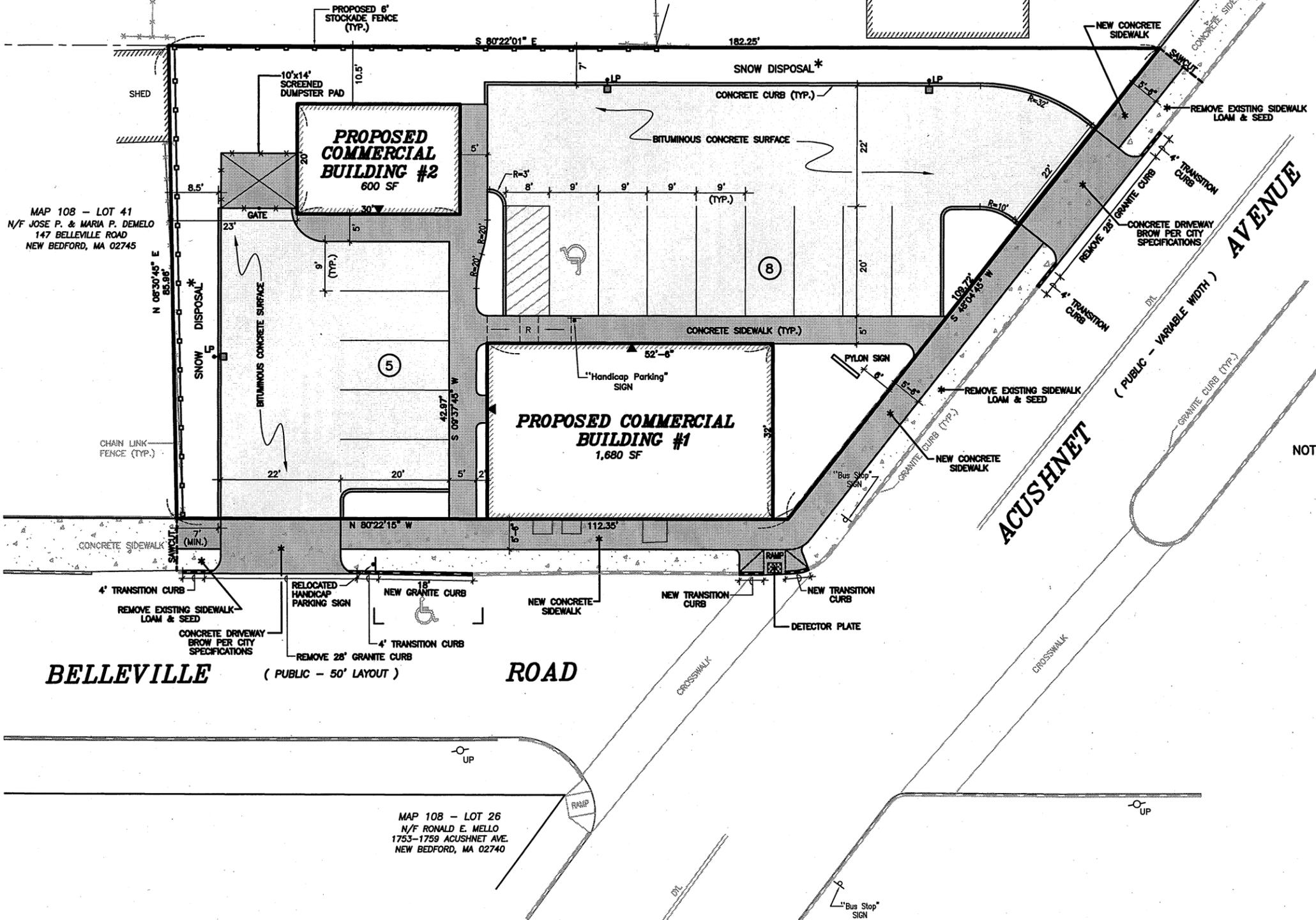
DATE: JANUARY 5, 2015, REVISED MAY 27, 2015

CASE 17-15



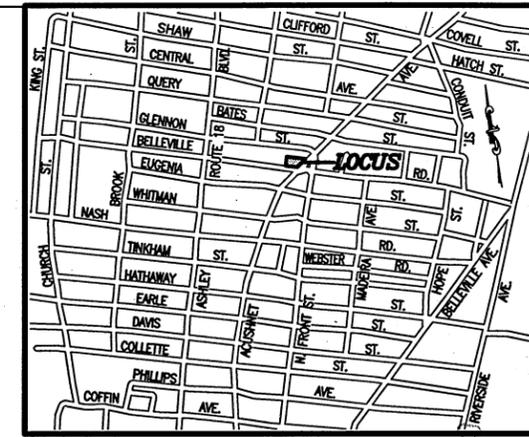
MAP 108 - LOT 269  
N/F MADEIRA AVENUE REALTY LLC  
15 ELIZABETH DRIVE  
ROCHESTER, MA 02770

MAP 108 - LOT 272  
N/F LIBERIO DasSOUARES, JR.  
1333 MAIN STREET  
ACUSHNET, MA 02743



**LEGEND**

- PROPERTY LINE
- EXISTING DOUBLE YELLOW LINE
- EXISTING CHAIN LINK FENCE
- EXISTING UTILITY POLE
- PROPOSED BUILDING ENTRANCE
- PROPOSED LIGHT POLE
- PROPOSED 6" STOCKADE FENCE



**LOCUS MAP**  
SCALE: 1"=800'±

**SITE SUMMARY**

ZONING DISTRICT: MIXED USE BUSINESS/RESIDENCE C  
LOCUS: ASSESSORS MAP 108 LOTS 42, 43, 44  
PARCEL AREA: 12,658 SF  
PROPOSED USE: COMMERCIAL  
PARKING REQUIRED:  
BUILDING #1 - 1 SPACE / 200 SF x 1,680 SF = 9 SPACES  
BUILDING #2 - 1 SPACE / 200 SF x 600 SF = 3 SPACES  
REQUIRED: 12 SPACES  
PROVIDED: 13 SPACES  
ADA COMPLIANCE:  
VAN ACCESSIBLE PARKING REQUIRED: 1 SPACE  
VAN ACCESSIBLE PARKING PROVIDED: 1 SPACE

**NOTES:**

1. PARKING LOT LIGHTING SHALL BE RAB LIGHTING (LED) MODEL #ALEDT150N SET ON 15' POLE OR APPROVED EQUAL.
2. I HEREBY CERTIFY THAT THE PROJECT, AS DESIGNED, MEETS THE APPLICABLE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB).
3. DRIVEWAY PERMITS SUBJECT TO TRAFFIC COMMISSION APPROVAL.
4. PERMITS FOR SIDEWALK, DRIVEWAYS, WATER AND SEWER CONNECTIONS MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC INFRASTRUCTURE ENGINEERING DIVISION.
5. ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEERS AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
6. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
7. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
8. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.



\* EXCESS SNOW WILL BE REMOVED FROM THE PROPERTY AND LEGALLY DISPOSED OF OFFSITE.

Project Description	1771 ACUSHNET AVENUE
Scale	1"=10'
Date	JANUARY 5, 2015
No.	1
Author	NAD
Checked	SDG
Approved	SDG
Sheet of	1 of 8
Drawing Number	SL-1
Project	COMMERCIAL DEVELOPMENT
Client	PANAGAKOS DEVELOPMENT
Address	1771 ACUSHNET AVENUE NEW BEDFORD, MASSACHUSETTS
Company	SITEC, Inc.
Address	448 Faunce Corner Road Dartmouth, MA 02747 (508) 989-8132 FAX (508) 989-7554 WWW.SITEC-ENGINEERING.COM
Acad No.	NB 13-5304 SL.DWG
File No.	13-5304

DEED REFERENCE: BOOK 10984, PAGE 143

OWNER: MICHAEL W. PANAGAKOS  
133 FAUNCE CORNER MALL ROAD  
DARTMOUTH, MA 02747

APPLICANT: PANAGAKOS DEVELOPMENT  
133 FAUNCE CORNER MALL ROAD  
DARTMOUTH, MA 02747

PLANNING  
JUL 23 2015  
DEPARTMENT

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 CITY CLERK

2015 JUL 29 A 11: 50

PLANNING  
 JUL 28 2015  
 DEPARTMENT

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architect: NAD		No. 1		Date MAY 27, 2015		Revision Description REVERSE PER PLANNING BOARD COMMENTS		App'd. By SDG	
engineer: SDG		No. 1		Date MAY 27, 2015		Revision Description REVERSE PER PLANNING BOARD COMMENTS		App'd. By SDG	
sheet 2 of 8 drawing number LOCUS -1		No. 1		Date MAY 27, 2015		Revision Description REVERSE PER PLANNING BOARD COMMENTS		App'd. By SDG	
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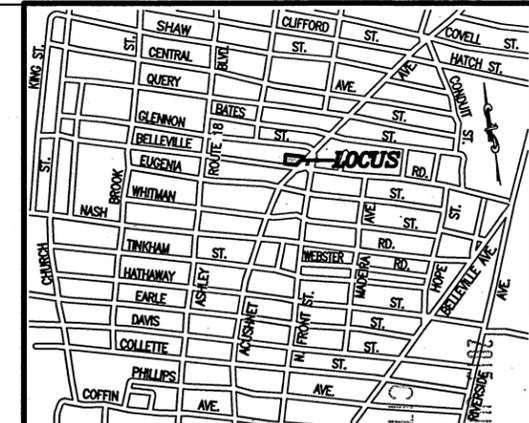
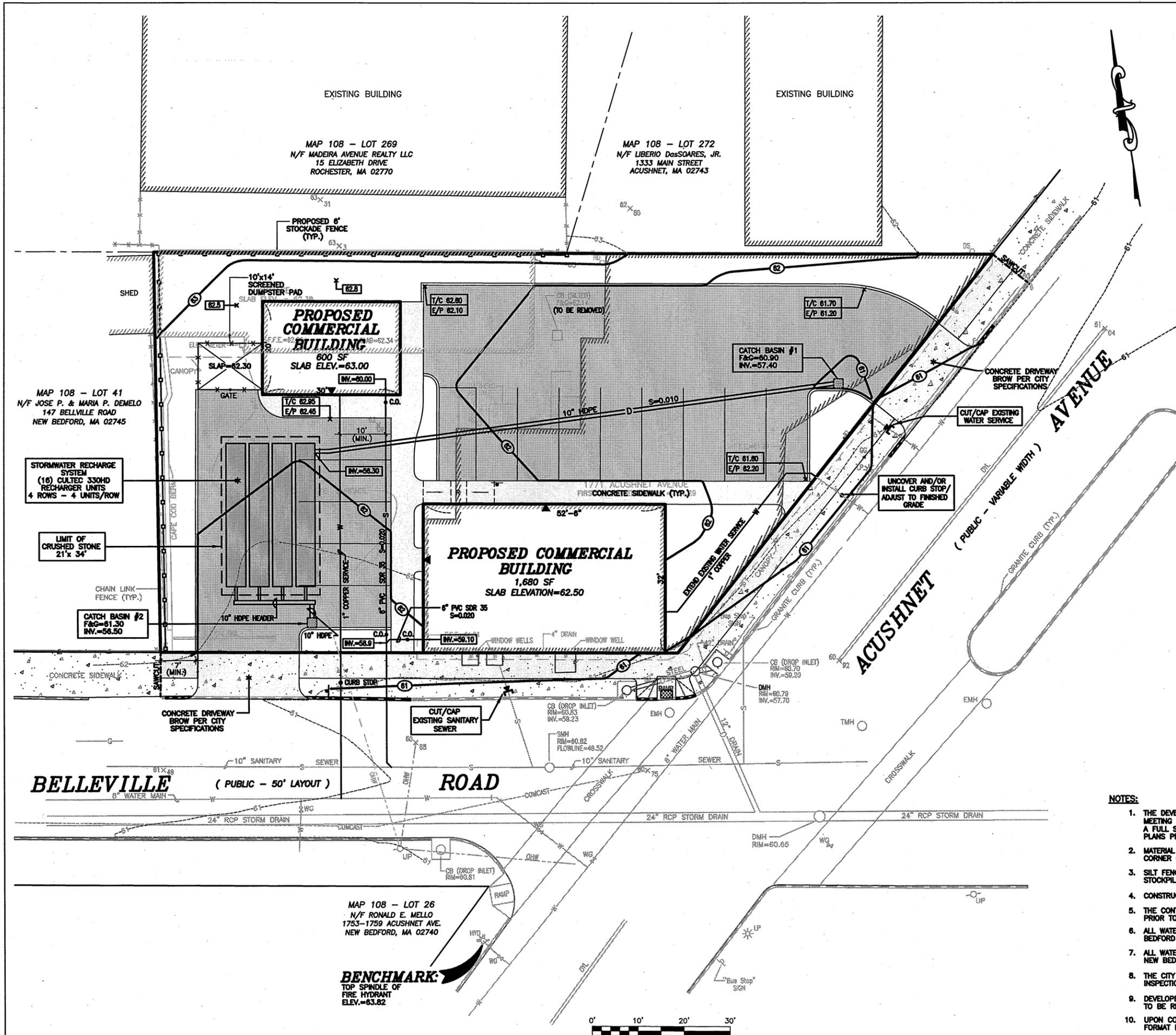
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 client: JANUARY 5, 2015  
 architect: NAD  
 engineer: SDG  
 sheet 2 of 8  
 drawing number  
 LOCUS -1

SITEC, Inc.  
 448 Fenwick Corner Road  
 Dorchester, MA 02124  
 FAX (617) 918-7854  
 www.sitec-engineering.com

SITEC  
 Civil and Environmental Engineering  
 Land Use Planning

Acad No. NB 13-5304  
 AERIAL LOCUS MAP.DWG  
 File No. 13-5304

CASE 17-15



**LOCUS MAP**  
SCALE: 1"=800'±

**LEGEND**

- PROPERTY LINE
- - - - - EXISTING CONTOUR
- EXISTING DOUBLE YELLOW LINE
- - - - - EXISTING CHAIN LINK FENCE
- - - - - EXISTING OVERHEAD WIRES
- G — EXISTING GAS MAIN
- W — EXISTING WATER MAIN
- S — EXISTING SEWER LINE
- D — EXISTING DRAINAGE LINE
- EXISTING DOWNSPOUT
- EXISTING ROOF DRAIN
- EXISTING CATCH BASIN
- EXISTING DRAIN MANHOLE
- EXISTING ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER GATE VALVE
- EXISTING GAS GATE VALVE
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING SPOT GRADE
- PROPOSED BUILDING ENTRANCE
- W — PROPOSED WATER MAIN
- S — PROPOSED SEWER LINE
- D — PROPOSED DRAINAGE LINE
- PROPOSED CONTOUR
- 62.5 — PROPOSED SPOT GRADE
- T/C 61.80 / E/P 62.20 — PROPOSED TOP OF CURB ELEVATION / PROPOSED EDGE OF PAVEMENT ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED 6" STOCKADE FENCE

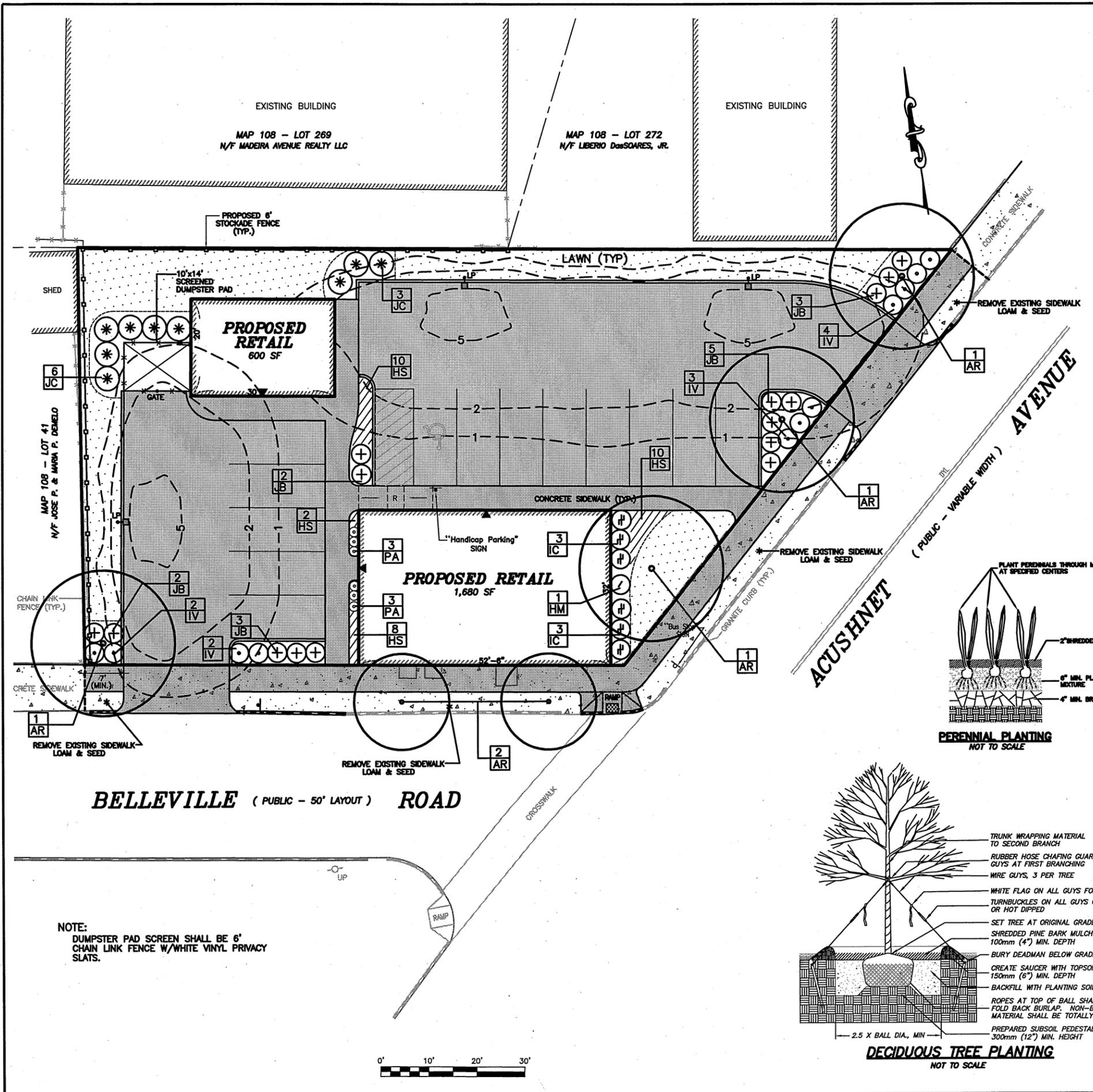
**NOTES:**

1. THE DEVELOPER & SITE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF PUBLIC INFRASTRUCTURE, AND PROVIDE A FULL SET OF THE MOST RECENT VERSION OF THE SITE CONSTRUCTION PLANS PRIOR TO THE START OF CONSTRUCTION.
2. MATERIAL STOCKPILE, IF REQUIRED, SHALL BE LOCATED AT THE NORTHEAST CORNER OF THE SITE.
3. SILT FENCING SHALL BE INSTALLED ALONG DOWNGRADIENT PERIMETER OF ANY STOCKPILE THAT WILL REMAIN FOR MORE THAN 24 HOURS.
4. CONSTRUCTION SAFETY FENCING SHALL BE PROVIDED IF PILES EXCEED 10 FEET.
5. THE CONTRACTOR SHALL OBTAIN A STREET DISTURBANCE & OBSTRUCTION PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
6. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
7. ALL WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF NEW BEDFORD BEFORE BEING BACKFILLED.
8. THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.
9. DEVELOPER SHALL UNCOVER AND VERIFY CONDITION OF EXISTING WATER SERVICE TO BE REUSED.
10. UPON COMPLETION, ENGINEER MUST SUBMIT AS-BUILT DRAWINGS ON CADD FORMAT PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED.

**PLANNING**  
**DEPARTMENT**  
JUL 28 2015

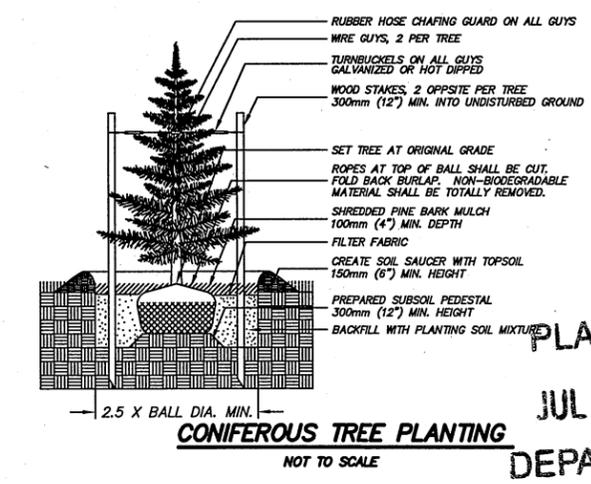
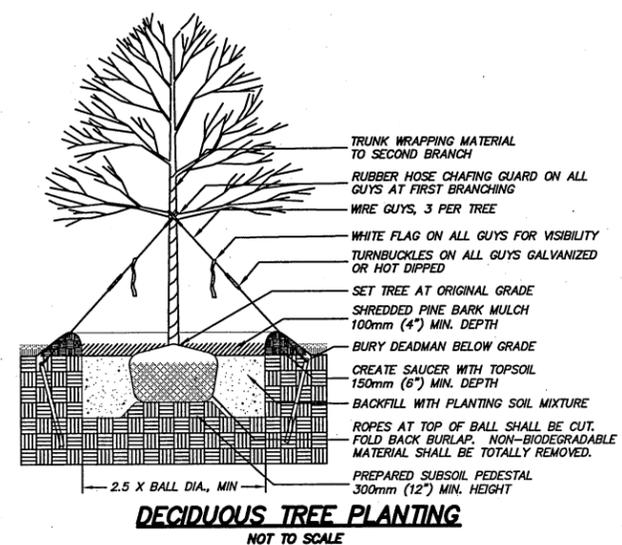
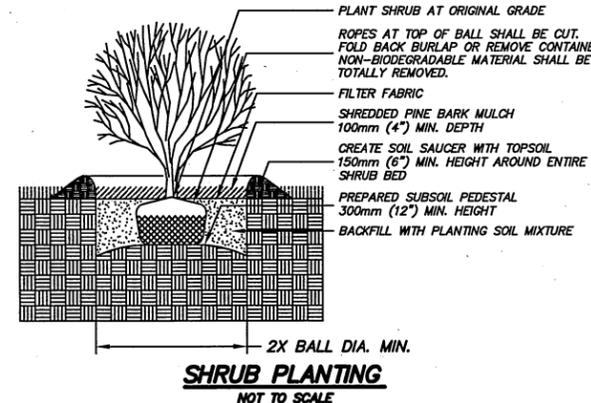
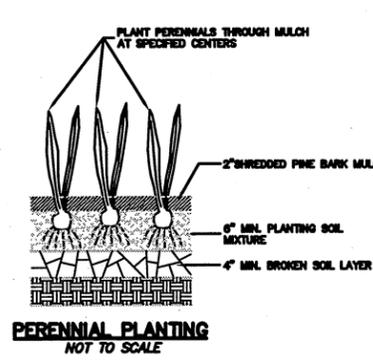
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Drawn by	NAD
Checked by	SDG
Approved by	SDG
Sheet No.	3 of 3
Drawing Number	G&U-1
Acad No.	13-5304.GLDWG
File No.	13-5304

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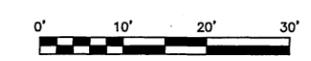


- ### PLANTING NOTES
- All new lawn areas shall receive a minimum of 6 inches topsoil of the proper pH and organic content suitable for the healthy growth of lawns. These areas shall be seeded with a fine blade lawn grass seed.
  - All tree and shrub pits shall be at least 2 feet wider and 1 foot deeper than the tree or shrub root ball to be planted in it. Backfill shall be high quality loam of the proper pH and organic content suitable for the healthy growth of plant materials.
  - All areas to be mulched shall receive 4 inches minimum 100% shredded bark mulch within 48 hours of planting. Unless otherwise noted in planting details.
  - All plants shall be nursery grown and conform to the latest edition of "ANSI Z60.1, American Standard for Nursery Stock."
  - Plants shall conform to the botanical name as indicated in the latest edition of "American Joint Committee of Horticultural Nomenclature, Standardized Plant Names."
  - Plants shall be handled at all times in accordance with the best horticultural practices. Plants in-leaf shall be sprayed with anti-desiccant before digging. Plants shall be dug with firm natural balls and shall conform to the ratios and sizes specified in ANSI Z60.1. B & B plants shall be wrapped in burlap and tied firmly. Plant materials shall be delivered immediately prior to placement, shall be kept moist and shall be protected from sun and wind. Plants having broken or cracked balls prior to or during planting will not be accepted.
  - All trunks of deciduous trees shall be wrapped immediately after planting with tree wrap. Wrap shall be wound spirally, from the bottom of the trunk to the second branches. All trees shall be staked or guyed immediately after planting in accordance with best horticultural practices.
  - The periods for planting shall be from March 15 to May 15 and from September 15 to November 15, weather permitting.
  - All disturbed areas shall be loamed and seeded as directed in note #1 above.
  - All locations of existing utilities may not be shown on this plan. See other plan sheets for utility locations. Contractor shall be solely responsible for determining actual locations of existing utilities. Utility conflicts may require adjustments to proposed construction. Contractor shall be responsible for repair of any utilities damaged during construction.
  - Planting beds adjacent to the building shall contain a mix of perennials.

symbol	quantity	name	size
AR	6	ACER RUBRUM 'OCTOBER GLORY'	2" - 2.5" cal.
		October Glory Red Maple	B&B
HS	30	HEMEROCALLIS 'GOING BANANAS'	1 gallon container
		Going Bananas Daylily	space 24" o.c.
HM	1	HYDRANGEA MACROPHYLLA 'BLUSHING BRIDE'	3 gallon container
		Blushing Bride Hydrangea	
IC	6	ILEX CRENATA 'HELLER'	3 gallon container
		Heller Holly	
IV	11	ITEA VIRGINICA 'LITTLE HENRY'	3 gallon container
		Little Henry Virginia Sweetpire	
JC	9	JUNIPERUS CHINENSIS 'BLUE POINT'	3'-4'
		Blue Point Juniper	
JB	15	JUNIPERUS CHINENSIS 'PFITZERIANA COMPACTA'	3 gallon container
		Compact Pfizer Juniper	
PA	6	PENNISETUM ALOPECUROIDES 'HAMELN'	1 gallon container
		Dwarf Fountain Grass	



NOTE:  
DUMPSTER PAD SCREEN SHALL BE 6" CHAIN LINK FENCE W/WHITE VINYL PRIVACY SLATS.



2015 JUL 29 AM 11:50

S. J. Sitarich  
REGISTERED PROFESSIONAL ENGINEER  
No. 13310  
STATE OF MASSACHUSETTS

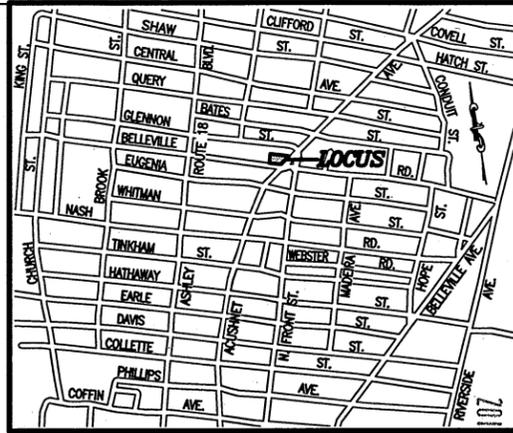
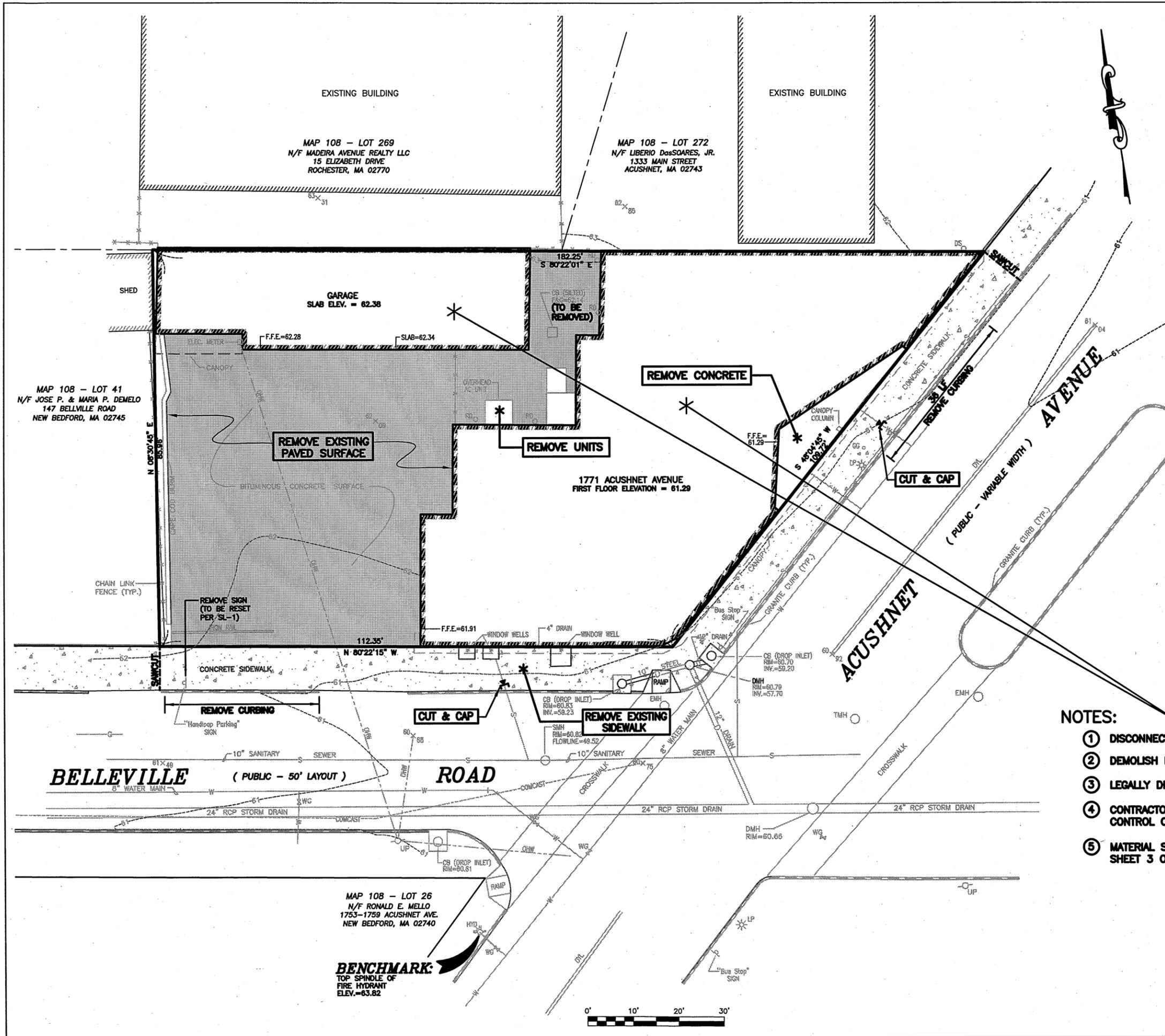
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Client	COMMERCIAL DEVELOPMENT	Drawn by	NAD	Checked by	SDG
Project Name	PANAGAKOS DEVELOPMENT	Approved by	SDG	Project No.	1771 ACUSHNET AVENUE
Project Address	1771 ACUSHNET AVENUE NEW BEDFORD, MASSACHUSETTS	Project No.	1771 ACUSHNET AVENUE	Revision Description	REUSE PER PLANNING BOARD COMMENTS
Project City	NEW BEDFORD, MASSACHUSETTS	Project No.	1771 ACUSHNET AVENUE	Revision Description	REUSE PER PLANNING BOARD COMMENTS
Project State	MASSACHUSETTS	Project No.	1771 ACUSHNET AVENUE	Revision Description	REUSE PER PLANNING BOARD COMMENTS
Project Country	MASSACHUSETTS	Project No.	1771 ACUSHNET AVENUE	Revision Description	REUSE PER PLANNING BOARD COMMENTS

**PLANNING DEPARTMENT**

JUL 28 2015

Acad No. NB 13-5304 LP.DWG  
File No. 13-5304





**LOCUS MAP**  
SCALE: 1"=800'±

**LEGEND**

- PROPERTY LINE
- - - EXISTING CONTOUR
- +—+— EXISTING DOUBLE YELLOW LINE
- \* \* \* \* \* EXISTING CHAIN LINK FENCE
- OHW — EXISTING OVERHEAD WIRES
- G — EXISTING GAS MAIN
- W — EXISTING WATER MAIN
- S — EXISTING SEWER LINE
- D — EXISTING DRAINAGE LINE
- DS EXISTING DOWNSPOUT
- CR EXISTING ROOF DRAIN
- CB EXISTING CATCH BASIN
- DMH EXISTING DRAIN MANHOLE
- EMH EXISTING ELECTRIC MANHOLE
- TMH EXISTING TELEPHONE MANHOLE
- SMH EXISTING SEWER MANHOLE
- EMH EXISTING ELECTRIC MANHOLE
- HYD EXISTING FIRE HYDRANT
- WG EXISTING WATER GATE VALVE
- GG EXISTING GAS GATE VALVE
- LP EXISTING LIGHT POLE
- UP EXISTING UTILITY POLE
- SG EXISTING SPOT GRADE

**NOTES:**

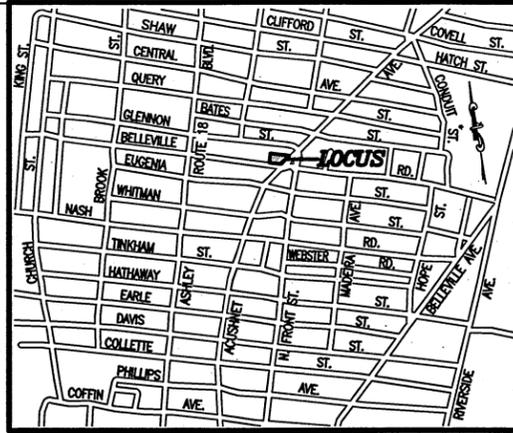
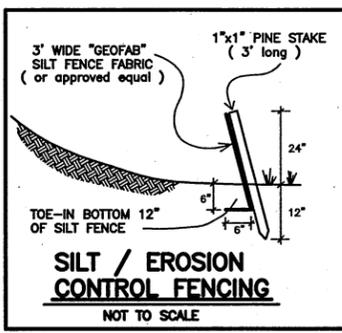
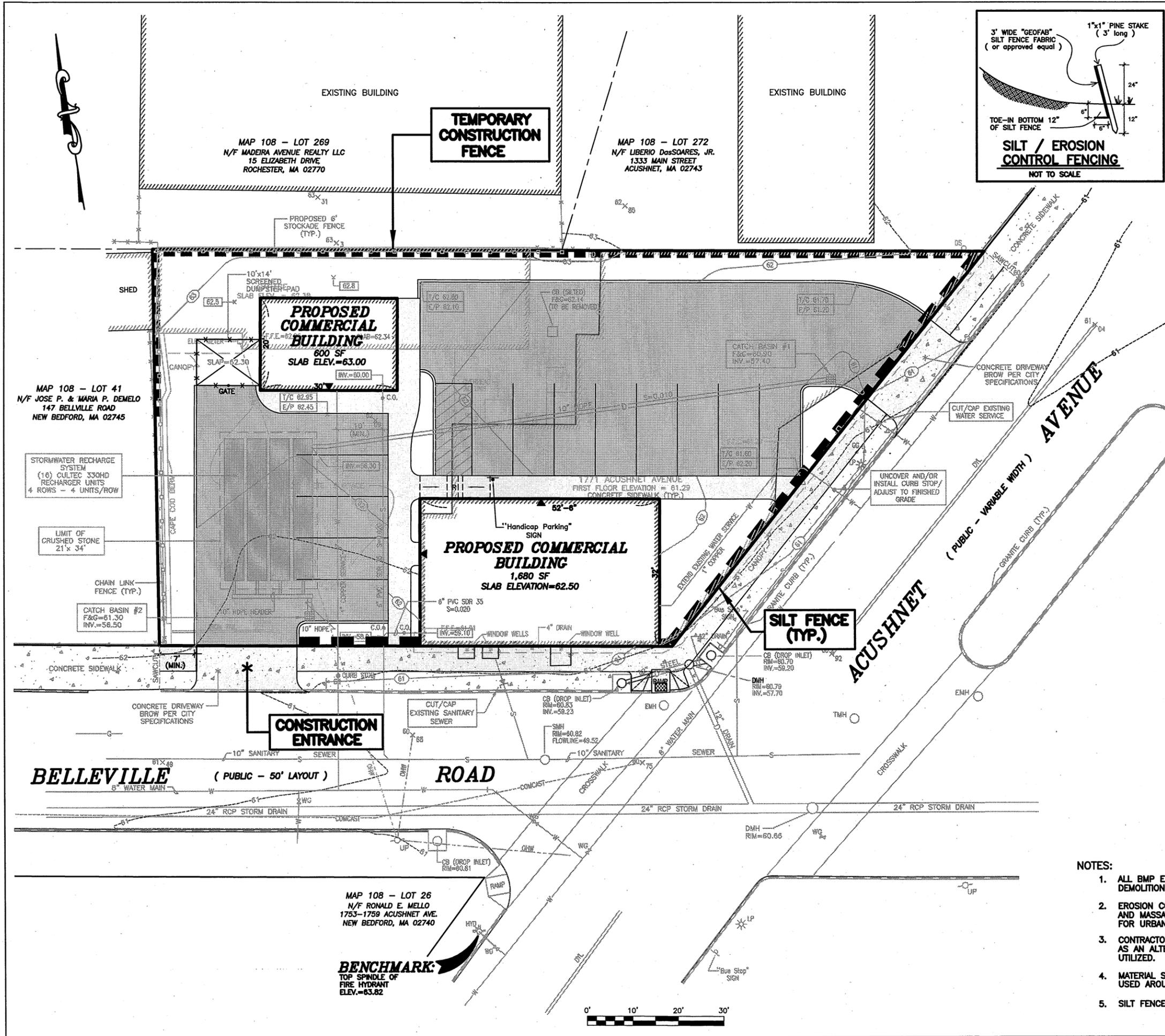
- ① DISCONNECT ALL EXISTING UTILITIES.
- ② DEMOLISH EXISTING STRUCTURES, WALKS, ETC.
- ③ LEGALLY DISPOSE ALL DEMOLITION MATERIAL OFFSITE.
- ④ CONTRACTOR SHALL HAVE WATER AVAILABLE FOR DUST CONTROL OR AN APPROVED DUST CONTROL AGENT.
- ⑤ MATERIAL STOCKPILE AREA SHALL BE AS NOTED ON SHEET 3 OF 8.

PLANNING  
JUL 28 2015  
DEPARTMENT

Project: COMMERCIAL DEVELOPMENT 1771 ACUSHNET AVENUE NEW BEDFORD, MASSACHUSETTS	Date: JANUARY 5, 2015	Scale: 1"=10'	Revision Description	App'd. By
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Acad No. NB 13-5304  
DEMOLITION PLAN.DWG  
File No. 13-5304

CASE 17-15



**LEGEND**

—	PROPERTY LINE
---	EXISTING CONTOUR
---	EXISTING DOUBLE YELLOW LINE
---	EXISTING CHAIN LINK FENCE
---	EXISTING OVERHEAD WIRES
G	EXISTING GAS MAIN
W	EXISTING WATER MAIN
S	EXISTING SEWER LINE
D	EXISTING DRAINAGE LINE
DS	EXISTING DOWNSPOUT
RD	EXISTING ROOF DRAIN
DMH	EXISTING CATCH BASIN
EMH	EXISTING DRAIN MANHOLE
TMH	EXISTING ELECTRIC MANHOLE
SMH	EXISTING TELEPHONE MANHOLE
EMH	EXISTING SEWER MANHOLE
EMH	EXISTING ELECTRIC MANHOLE
EMH	EXISTING FIRE HYDRANT
WG	EXISTING WATER GATE VALVE
GG	EXISTING GAS GATE VALVE
LP	EXISTING LIGHT POLE
UP	EXISTING UTILITY POLE
SP	EXISTING SPOT GRADE
W	PROPOSED WATER MAIN
S	PROPOSED SEWER LINE
D	PROPOSED DRAINAGE LINE
62	PROPOSED CONTOUR
62.5	PROPOSED SPOT GRADE
7/8 61.50	PROPOSED TOP OF CURB ELEVATION
E/P 62.20	PROPOSED EDGE OF PAVEMENT ELEVATION
CB	PROPOSED CATCH BASIN

**CITY OF NEW BEDFORD**  
 PLANNING DEPARTMENT

No.	Date	By	Comments
1	MAY 27, 2015	SDG	REVISE PER PLANNING BOARD COMMENTS

Scale:	1"=10'
Date:	JANUARY 5, 2015
Drawn:	NAD
Checked:	SDG
Approved:	SDG
Sheet:	7 of 8
Drawing Number:	ECP-1

**PROJECT:** COMMERCIAL DEVELOPMENT  
 1771 ACUSHNET AVENUE  
 NEW BEDFORD, MASSACHUSETTS

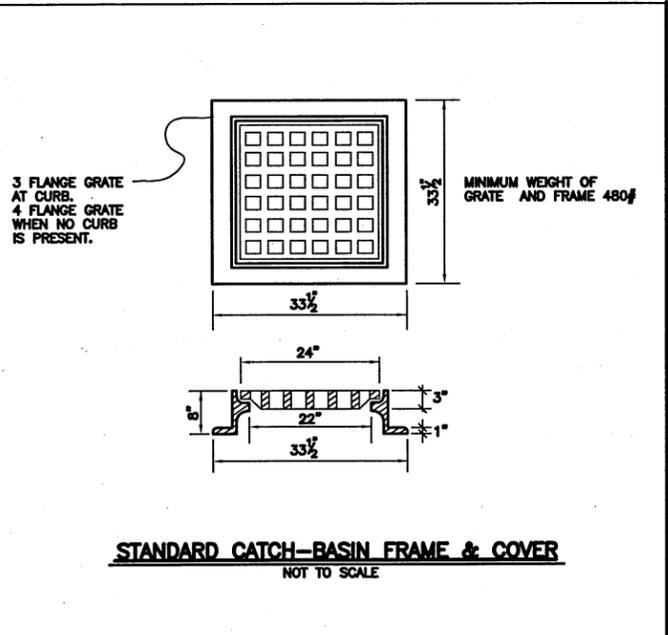
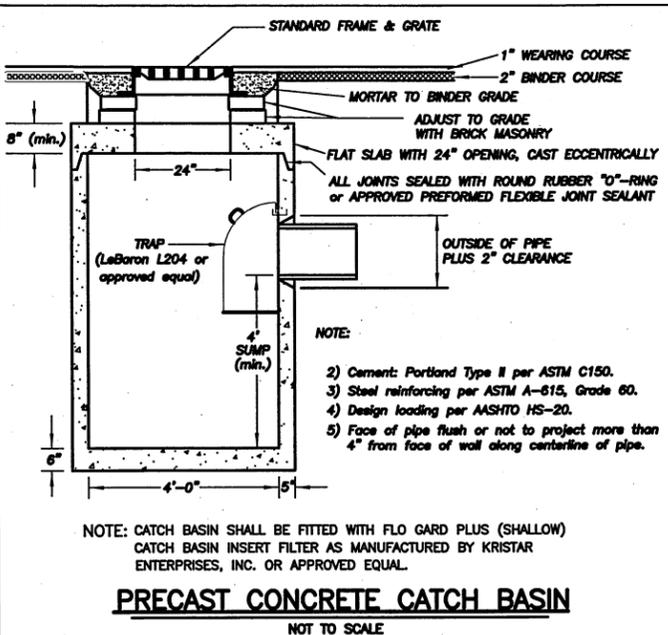
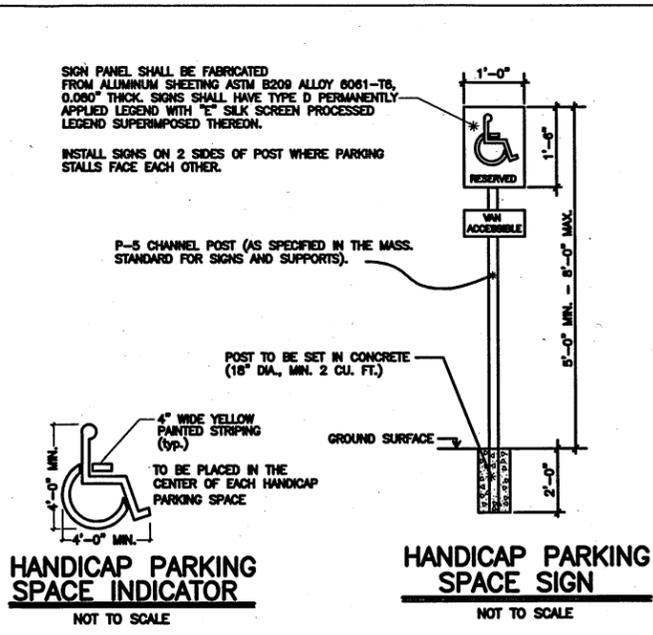
**CLIENT:** PANAGAKOS DEVELOPMENT

**DESIGNER:** SITTEC, Inc.  
 448 Fausch Corner Road  
 New Bedford, MA 02747  
 (508) 998-2112  
 (508) 998-7554  
 FAX (508) 998-7554  
 WWW.SITTEC-ENGINEERING.COM

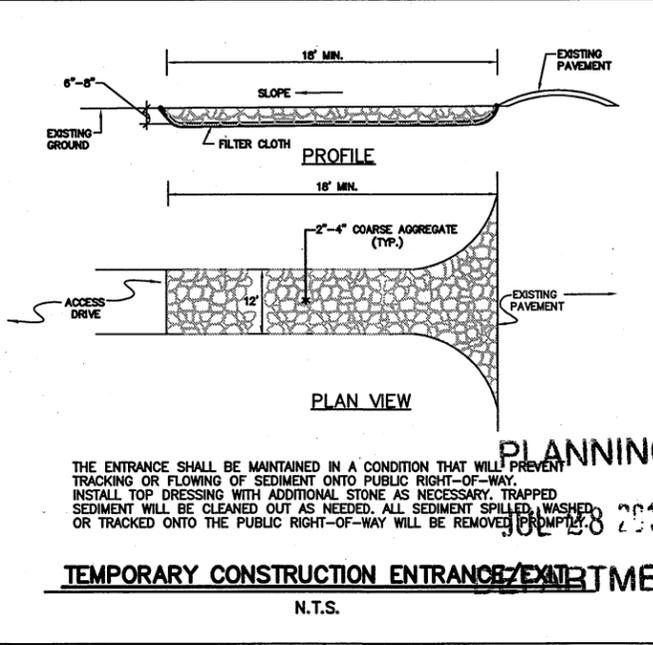
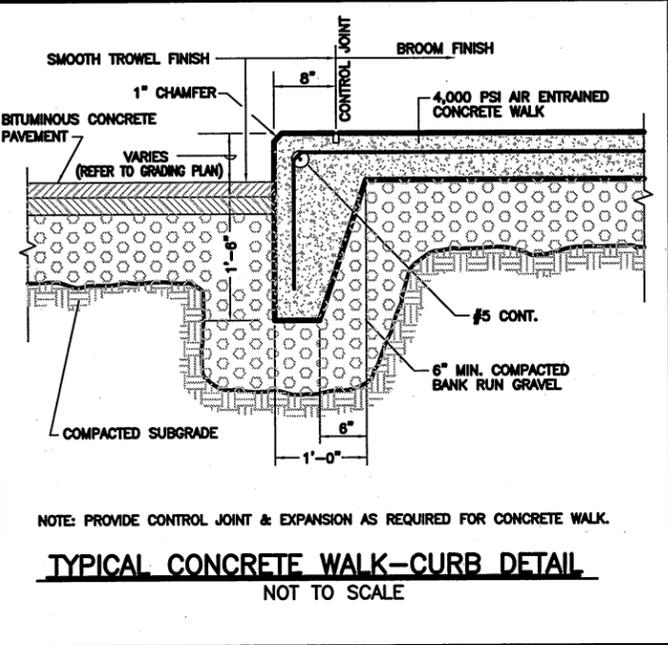
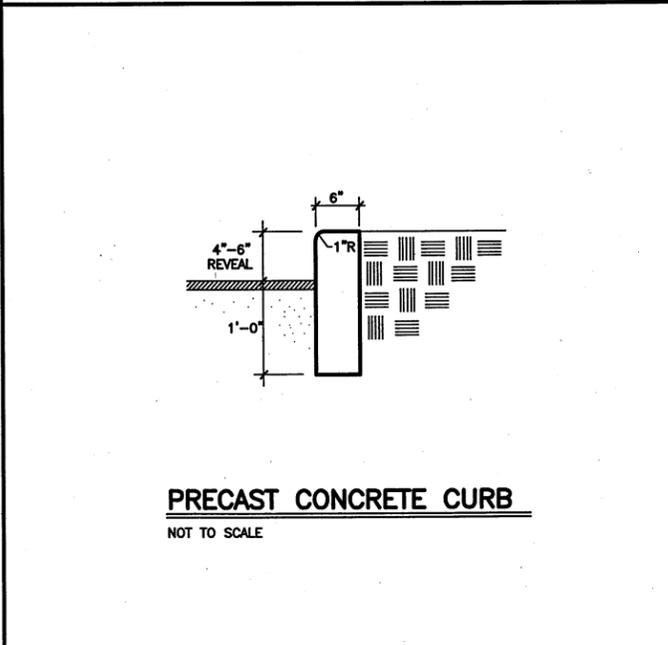
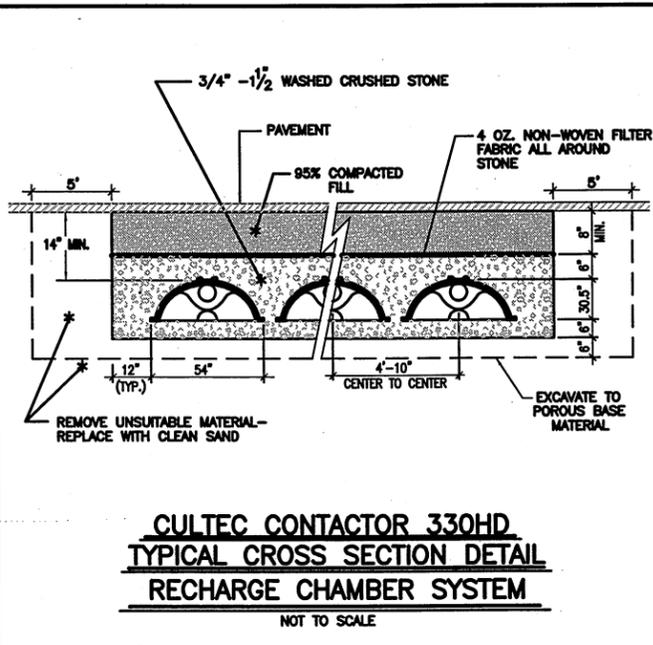
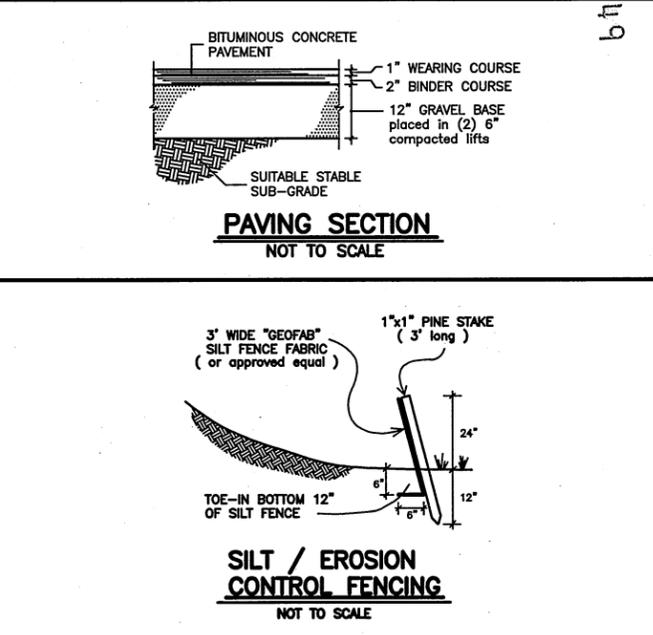
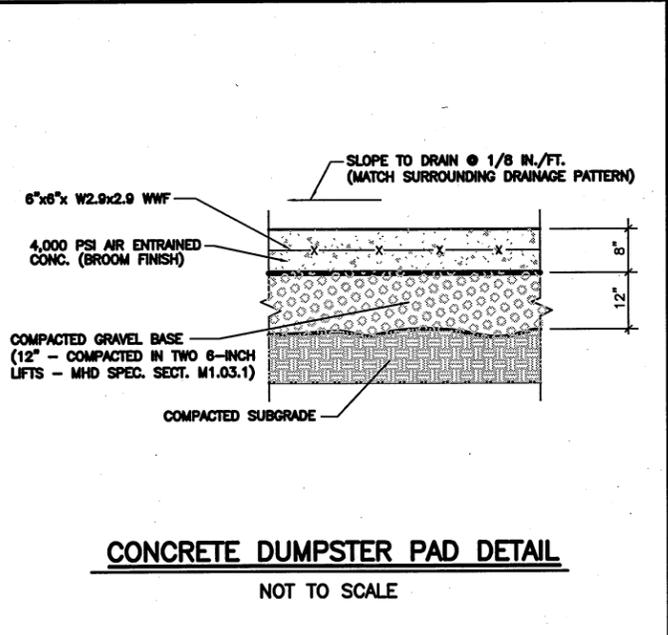
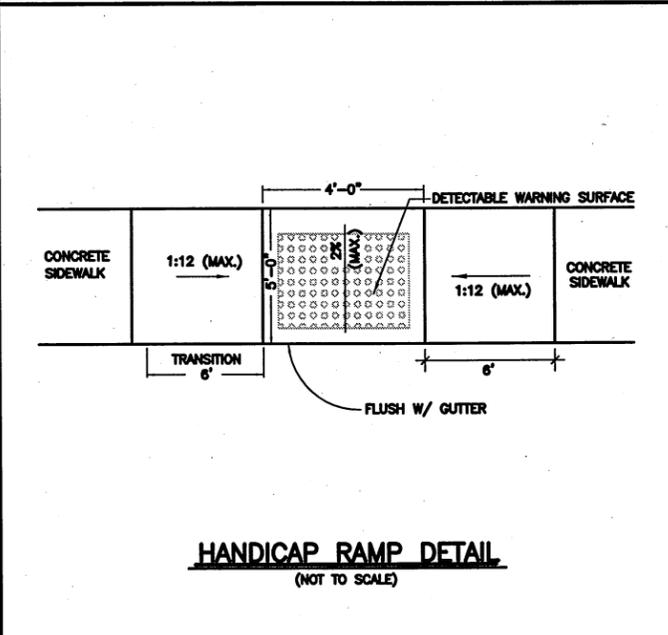
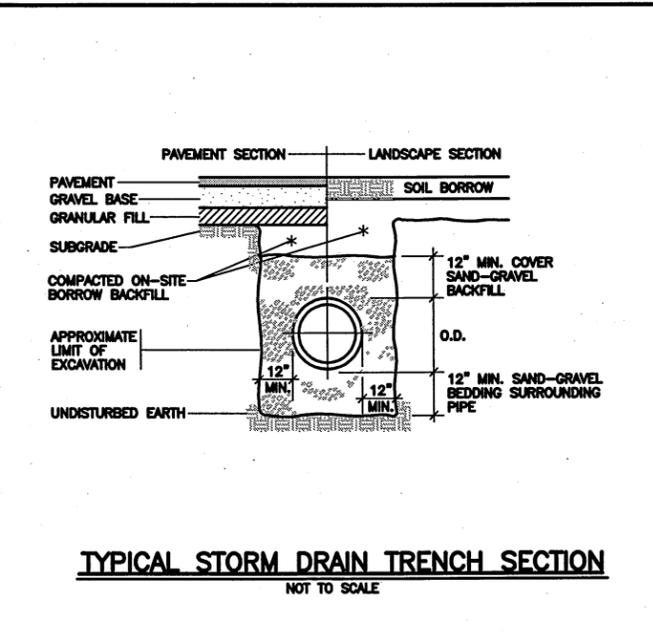
**PROJECT TITLE:** EROSION CONTROL PLAN

- NOTES:**
- ALL BMP EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION OR ANY SITE WORK.
  - EROSION CONTROL BMP'S SHALL CONFORM TO US EPA, NPDES, MA DEP AND MASSACHUSETTS EROSION AND SEDIMENTATION CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS.
  - CONTRACTOR SHALL HAVE WATER AVAILABLE FOR DUST CONTROL OR, AS AN ALTERNATIVE, AN APPROVED DUST CONTROL AGENT CAN BE UTILIZED.
  - MATERIAL STOCKPILE SHALL BE AS NOTED. SAFETY FENCING SHALL BE USED AROUND STOCKPILES THAT EXCEED 10' IN HEIGHT.
  - SILT FENCE SHALL BE SET ON DOWNGRADIENT EDGE OF ANY STOCKPILE.

**PLANNING DEPARTMENT**  
 JUL 28 2015



- GENERAL NOTES:**
1. CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
  2. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. THESE PLANS ARE BASED ON FIELD AND RECORD INFORMATION AND, THEREFORE, MAY NOT COMPLETELY DEPICT ALL EXISTING UTILITIES.
  3. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS ARE FOUND TO DIFFER WITH THESE DRAWINGS.
  4. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF THE ADJUTING AREA AND UTILITIES IN THE CONSTRUCTION OF THIS SITE. REPAIR OF DAMAGED PROPERTY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO COST TO THE OWNER.
  5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL CONSTRUCTION.
  6. ALL WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF PUBLIC INFRASTRUCTURE CONSTRUCTION SPECIFICATIONS, LATEST REVISION.
  7. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF NEW BEDFORD DPW STANDARDS.
  8. THE PROPOSED CONCRETE SIDEWALK AND DRIVEWAY APRONS MUST MEET CURRENT A.D.A. AND CITY STANDARDS. THE PROPOSED DRIVEWAYS SHALL BE 6" CEMENT CONCRETE WITH 6"x6" GAUGE WIRE MESH.
  9. ALL DRIVEWAY PERMITS ARE SUBJECT TO TRAFFIC COMMISSION APPROVAL. THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 24 HOURS IN ADVANCE TO ENSURE THE PROPOSED SIDEWALK AND DRIVEWAY APRONS AND WHEELCHAIR RAMPS WILL MEET THE CURRENT A.D.A. AND CITY OF NEW BEDFORD STANDARDS.
  10. PERMITS FOR DRAINAGE, SEWER, WATER, SIDEWALKS AND DRIVEWAYS MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC INFRASTRUCTURE (DPI) ENGINEERING DIVISION BY OWNER.
  11. ALL UTILITY WORK TO BE CONDUCTED PER DPI SPECIFICATION.
  12. THE DEVELOPER AND SITE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF PUBLIC INFRASTRUCTURE PRIOR TO START OF CONSTRUCTION.
  13. UPON COMPLETION OF THE PROJECT, THE ENGINEER MUST SUBMIT AS-BUILT DRAWINGS IN CADD FORMAT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



**REVISIONS**

No.	Date	Revision Description	By	App'd. By
1	MAY 27, 2015	REVISE PER PLANNING BOARD COMMENTS	SDG	SDG

**PROJECT INFORMATION**

Project: **PANAGAKOS DEVELOPMENT**  
 1771 ACUSHNET AVENUE  
 NEW BEDFORD, MASSACHUSETTS

DATE: **05 JUL 2014 11:49**

DATE: **MAY 20, 2014**

AS NOTED

drawn: **NAD**

checked: **SDG**

approved: **SDG**

sheet: **8** of **8**

drawing number: **DS-1**

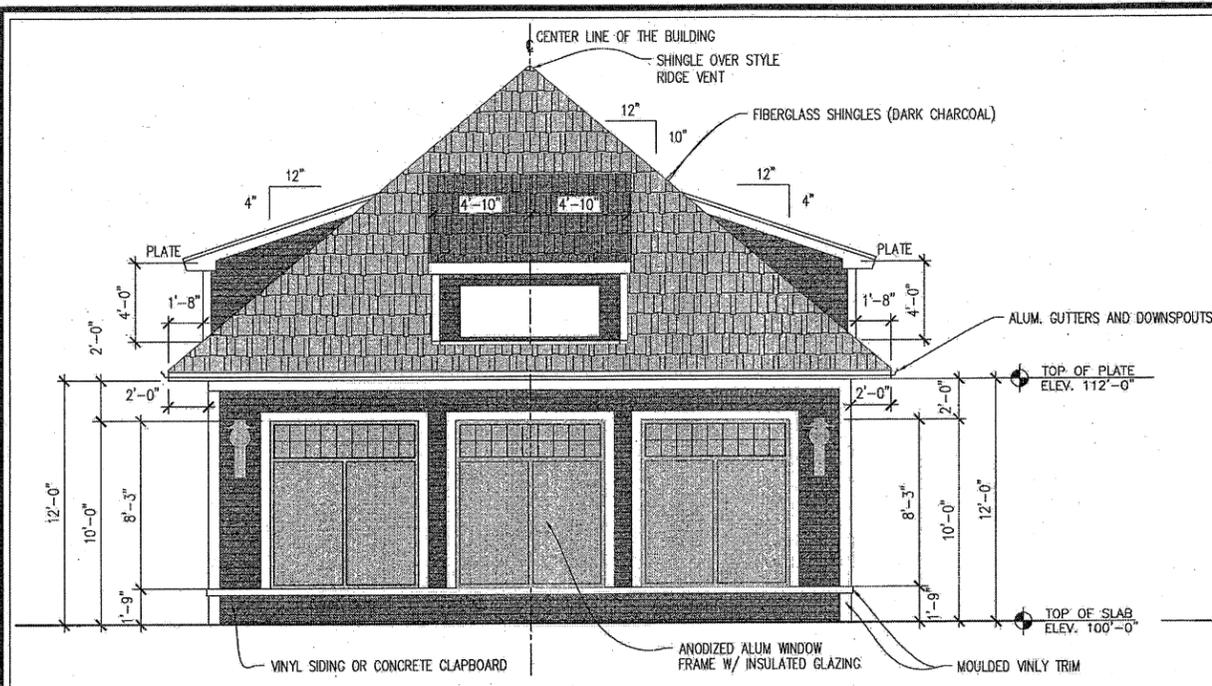
**SITEC, Inc.**  
 448 France Corner Road  
 Northwood, MA 02747  
 WWW.SITEC-ENGINEERING.COM  
 TEL: (508) 998-7554  
 FAX: (508) 998-7554

**PLANNING**  
 302-3-8 2015

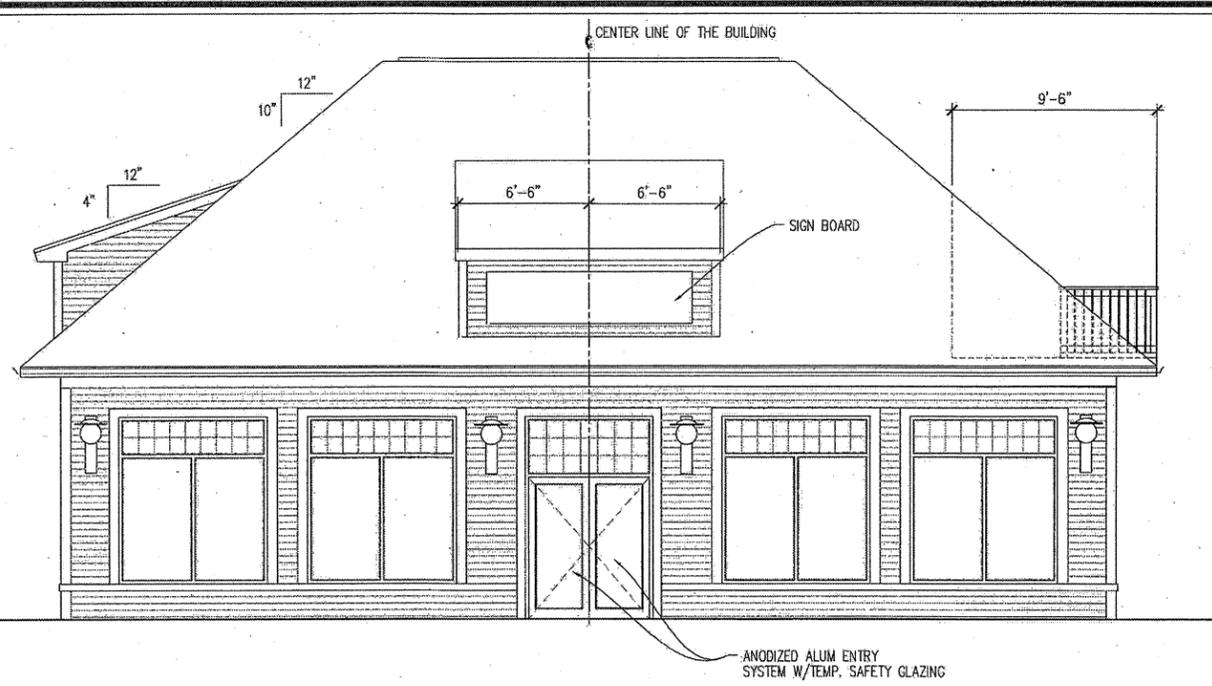
**DETAIL SHEET**

Acad. No. **13-5304**  
 File No. **13-5304**

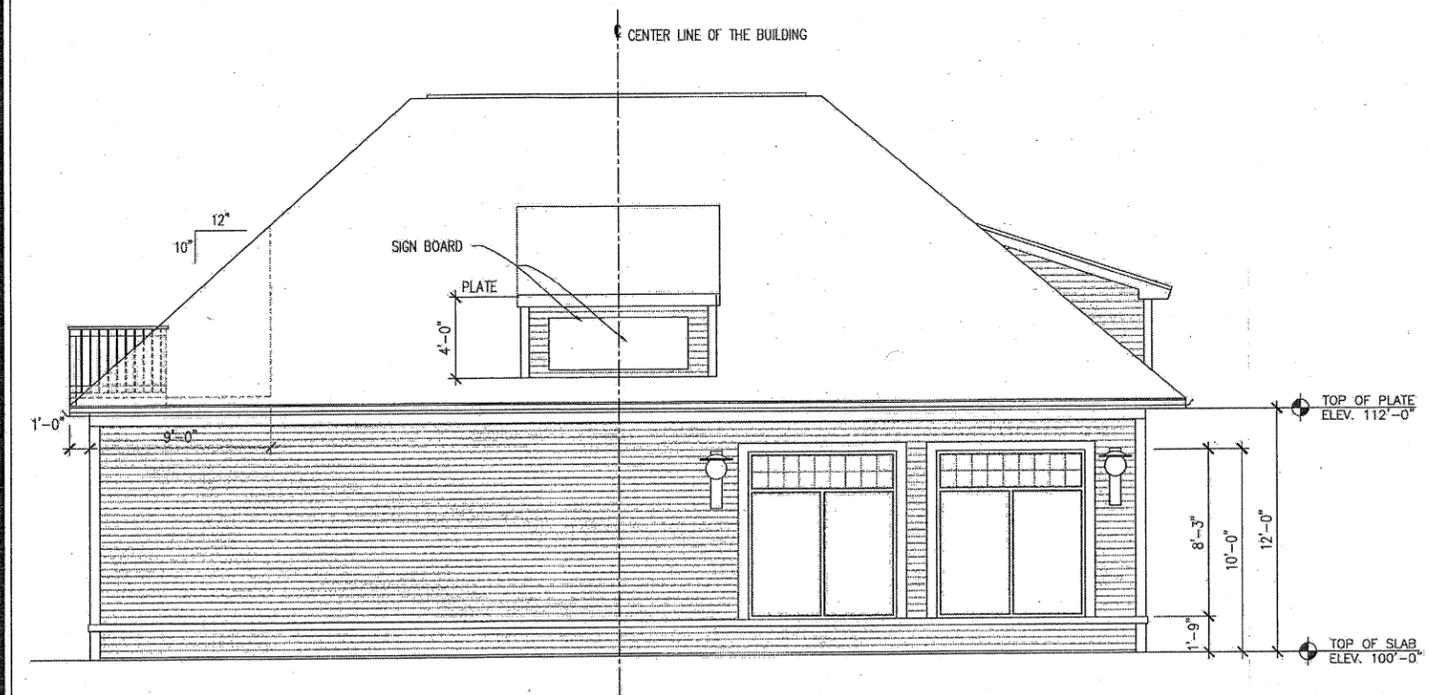
**CASE 17-15**



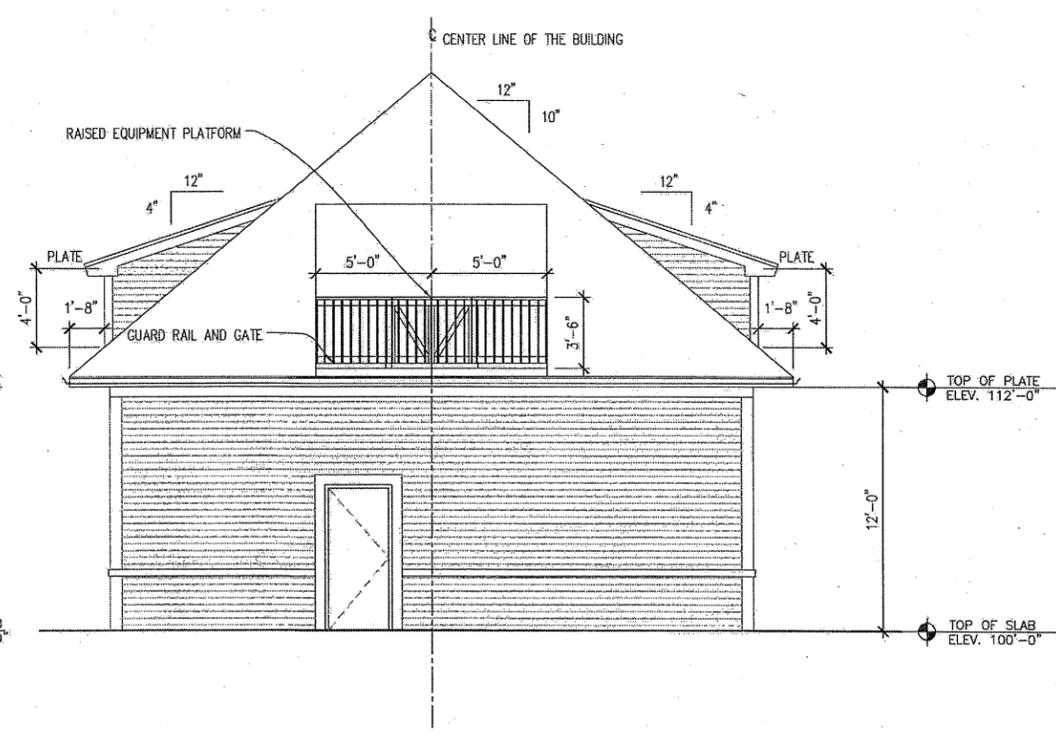
**PROPOSED LEFT SIDE ELEVATION** (VIEW FROM ACUSHNET AVENUE.)  
SCALE: 1/4"=1'-0"



**PROPOSED FRONT ELEVATION** (VIEW FROM THE PARKING LOT)  
SCALE: 1/4"=1'-0"



**PROPOSED REAR ELEVATION** (VIEW FROM BELLEVILLE ROAD)  
SCALE: 1/4"=1'-0"



**PROPOSED RIGHT SIDE ELEVATION** (VIEW FROM LOT #2)  
SCALE: 1/4"=1'-0"

CITY CLERK  
 DESIGN CONCEPTS OF NEW ENGLAND  
 1199 BRIDGEWATER, MA 02324  
 508-279-1659  
 PROJECT NAME:  
 ALTERATIONS TO THE  
 EXISTING BUILDING AND  
 1771 ACUSHNET AVENUE  
 NEW BEDFORD, MA  
 LOT #1

REVISIONS PER:	DATE:

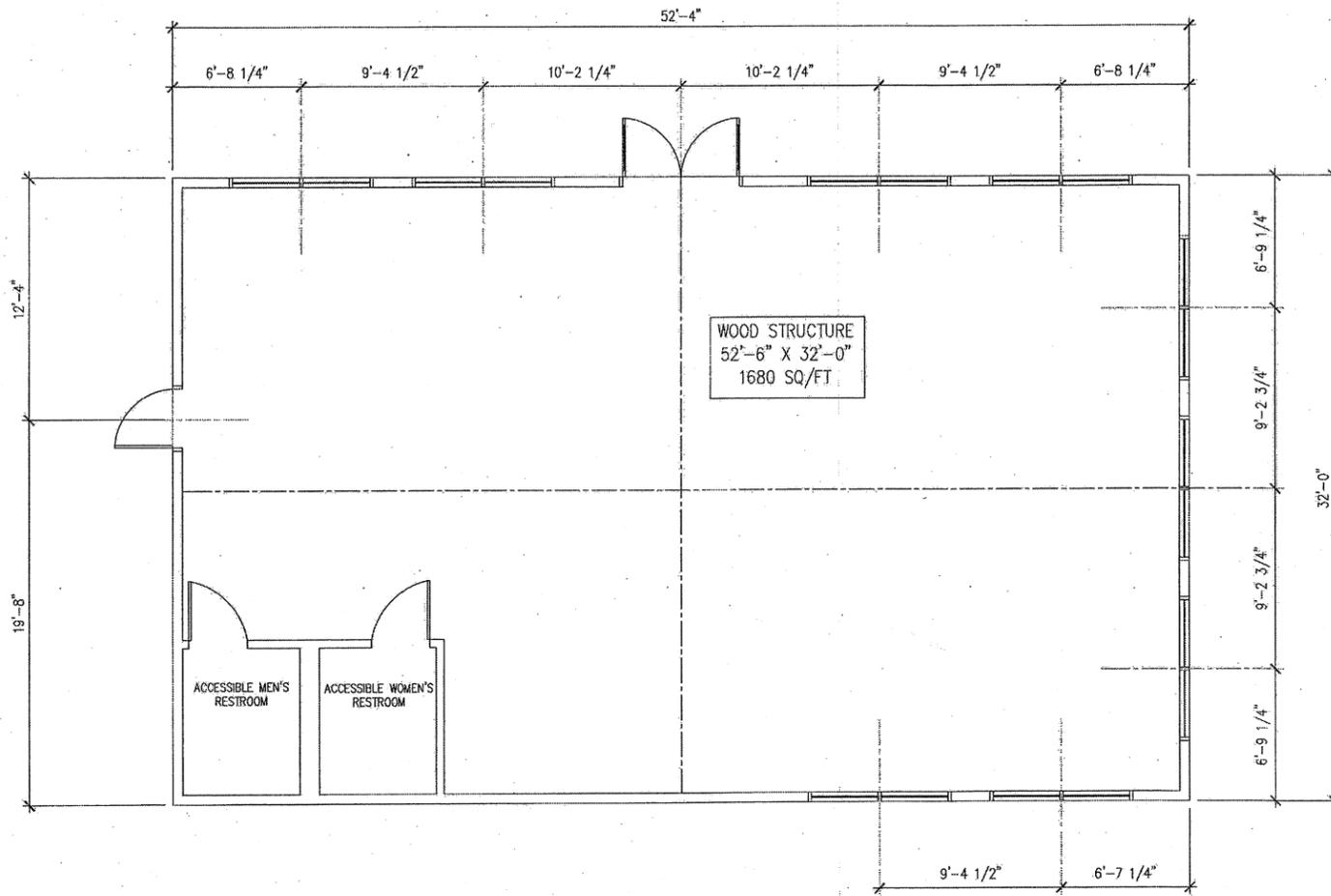
DATE ISSUED: 1/28/15  
 DWG. SCALE: J.C.  
 DRAWN BY: J.C.  
 REVIEWED BY: DWD  
 PROJECT NO:

DRAWING NAME:  
 PROPOSED ELEVATIONS

PLANNING  
 AT  
 JUL 28 2015

04/06/15  
TOWN MEETING

DEPARTMENT  
 CASE 17-15



**PROPOSED FLOOR PLAN (LOT #1)**

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

CITY CLERK

DESIGN CONCEPTS OF NEW BRIDGEMAN  
 211 BENTLEY ST. NEW BEDFORD, MA 01909  
 P.O. BOX 26  
 BRIDGEWATER, MA 02324  
 508-279-1659

PROJECT NAME:  
 ALTERATIONS TO THE  
 EXISTING BUILDING AT:  
 1771 ACUSHNET AVENUE  
 NEW BEDFORD, MA  
 LOT #1

REVISIONS	PER:	DATE:

DATE ISSUED:	1/5/15
DWG. SCALE:	
DRAWN BY:	JJC
REVIEWED BY:	DWD
PROJECT NO:	

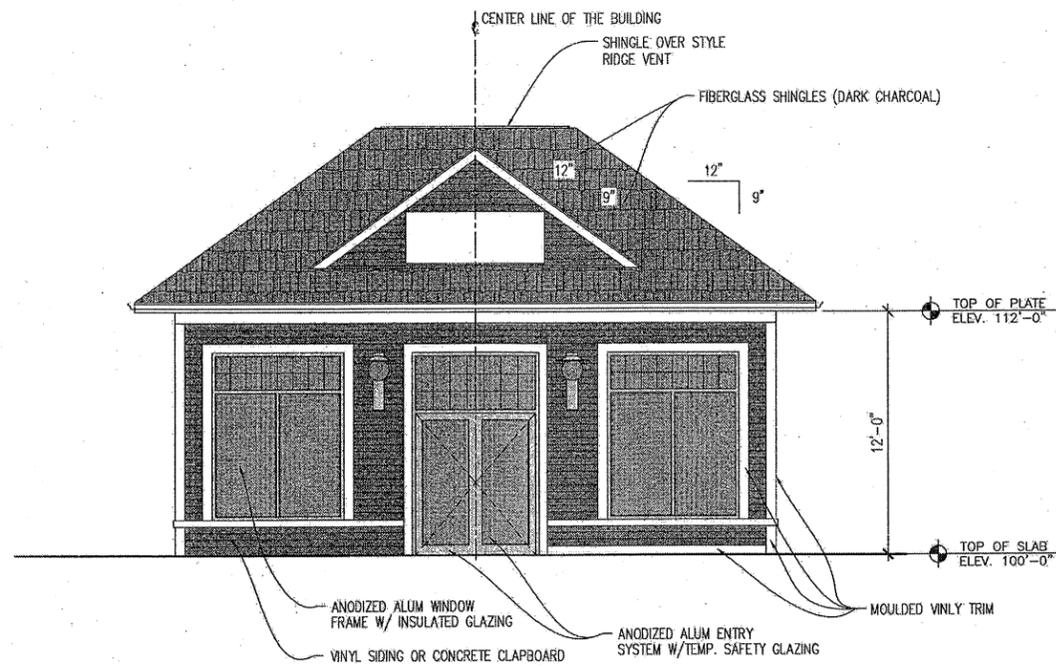
DRAWING NAME:  
 PROPOSED FLOOR PLAN

PLANNING  
 JUL 28 2015  
04/06/15 TOWN MEETING

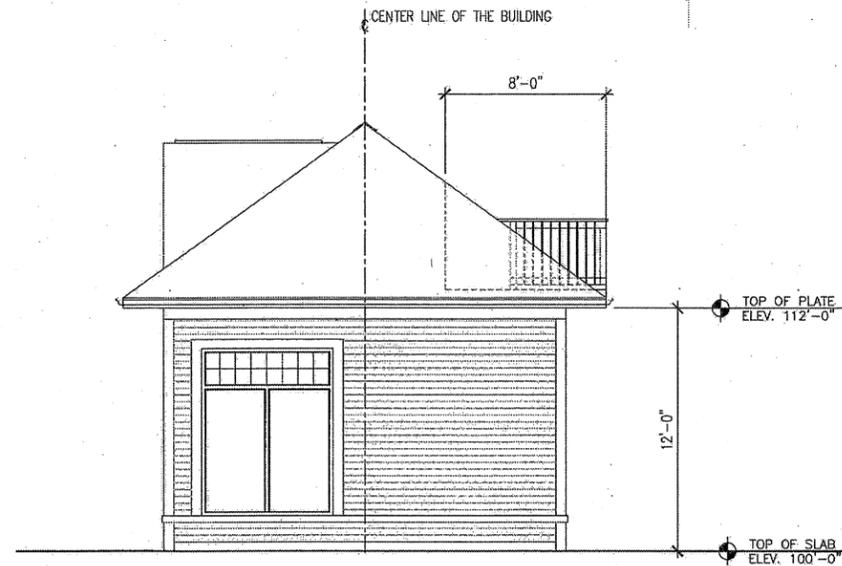
**A2**

DEPARTMENT

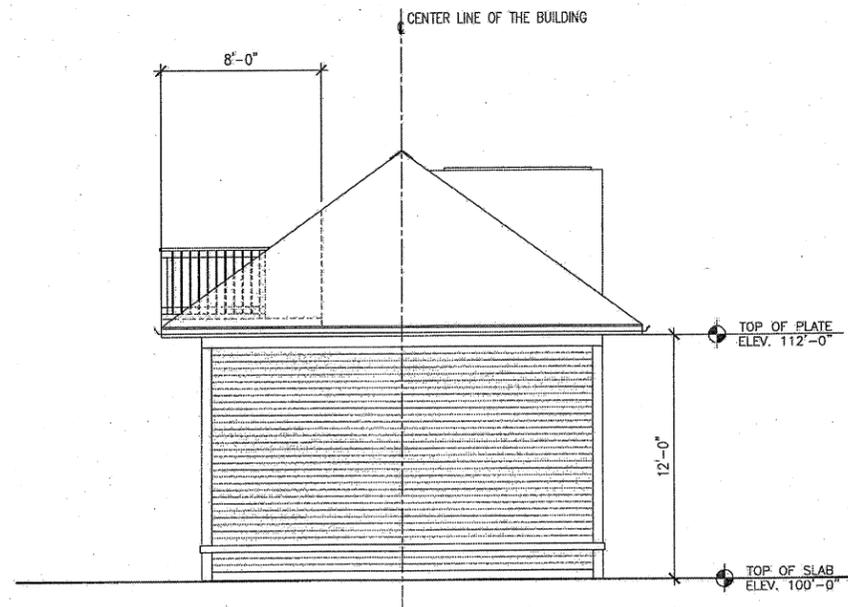
CASE 17-15



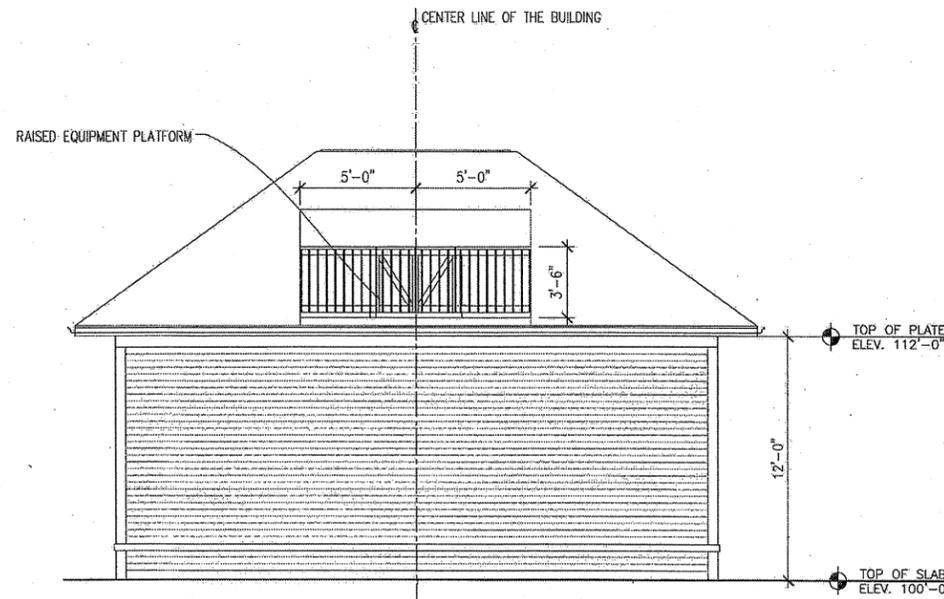
**PROPOSED FRONT ELEVATION** (VIEW FROM BELLEVILLE ROAD)  
SCALE: 1/4"=1'-0"



**PROPOSED RIGHT SIDE ELEVATION** (VIEW FROM LOT #1)  
SCALE: 1/4"=1'-0"



**PROPOSED LEFT SIDE ELEVATION** (VIEW FROM LOT #41)  
SCALE: 1/4"=1'-0"



**PROPOSED REAR ELEVATION** (VIEW FROM LOT #269)  
SCALE: 1/4"=1'-0"

CITY CLERK

2015 JUL 29  
CITY CLERK'S OFFICE  
NEW BEDFORD, MA  
P.O. BOX 26  
BRIDGEWATER, MA 02324  
508-279-1650

PROJECT NAME:  
ALTERATIONS TO THE  
EXISTING BUILDING AT  
1771 ACUSHNET AVENUE  
NEW BEDFORD, MA  
LOT #2

REVISIONS PER:	DATE:

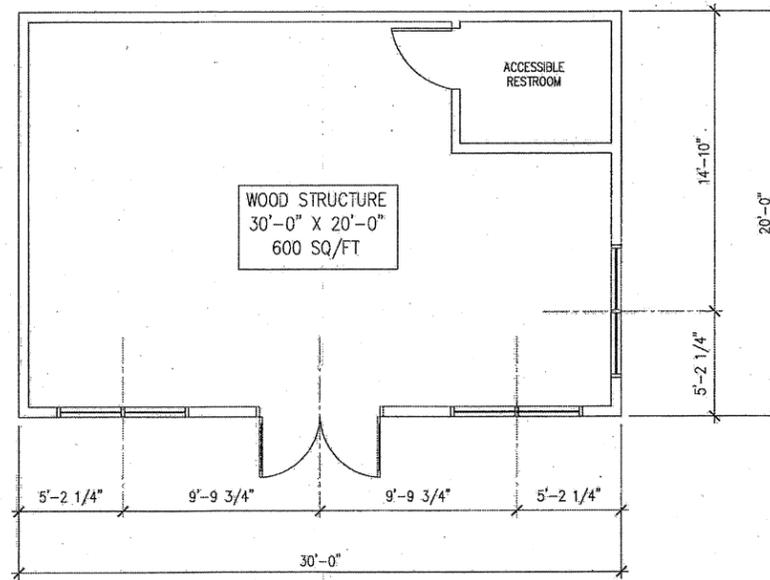
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DRAWN BY: DWD	REVIEWED BY: DWD
PROJECT NO:	

DRAWING NAME:  
PROPOSED ELEVATIONS

**A1**

PLANNING  
JUL 28 2015

DEPARTMENT  
CASE 17-15



**PROPOSED FLOOR PLAN (LOT #2)**

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

CITY CLERK

DESIGN CONCEPTS OF NEW ENGLAND  
 2015 JUL 27 2015  
 CITY CLERKS OFFICE  
 NEW BEDFORD  
 P.O. BOX 26  
 BRIDGEWATER, MA 02324  
 508-777-7906

PROJECT NAME:  
 ALTERATIONS TO THE  
 EXISTING BUILDING AT  
 1771 ACUSHNET AVENUE  
 NEW BEDFORD, MA  
 NEW LOT #2

REVISIONS	PER:	DATE:

DATE ISSUED: 1/5/15  
 DWG. SCALE:  
 DRAWN BY: JJC  
 REVIEWED BY: DWD  
 PROJECT NO:

DRAWING NAME:  
 PROPOSED FLOOR PLAN

PLANNING **A2**  
04/06/15  
TOWN MEETING

JUL 28 2015  
 DEPARTMENT  
 CASE 17-15