

ASCEND MASS DISPENSARY

1089 WASHINGTON STREET NEWTON, MA

PERMITTING PLANS

AUGUST 01, 2019.

PREPARED FOR

ASCEND MASS, LLC
500 TOTTEN POND ROAD
WALTHAM, MA 02451
857-303-6140



PREPARED BY

FUSS & O'NEILL

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QUINCY, MA 02171
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PROJECT TEAM

ARCHITECT
BKA ARCHITECTS INC
344 BOYLSTON STREET
BOSTON, MA 02116
508-728-3853

LAND SURVEYOR
CONTROL POINT ASSOCIATES
45 FRANKLIN STREET 5TH FLOOR
BOSTON, MA 02110
857-400-3311



LOCATION MAP

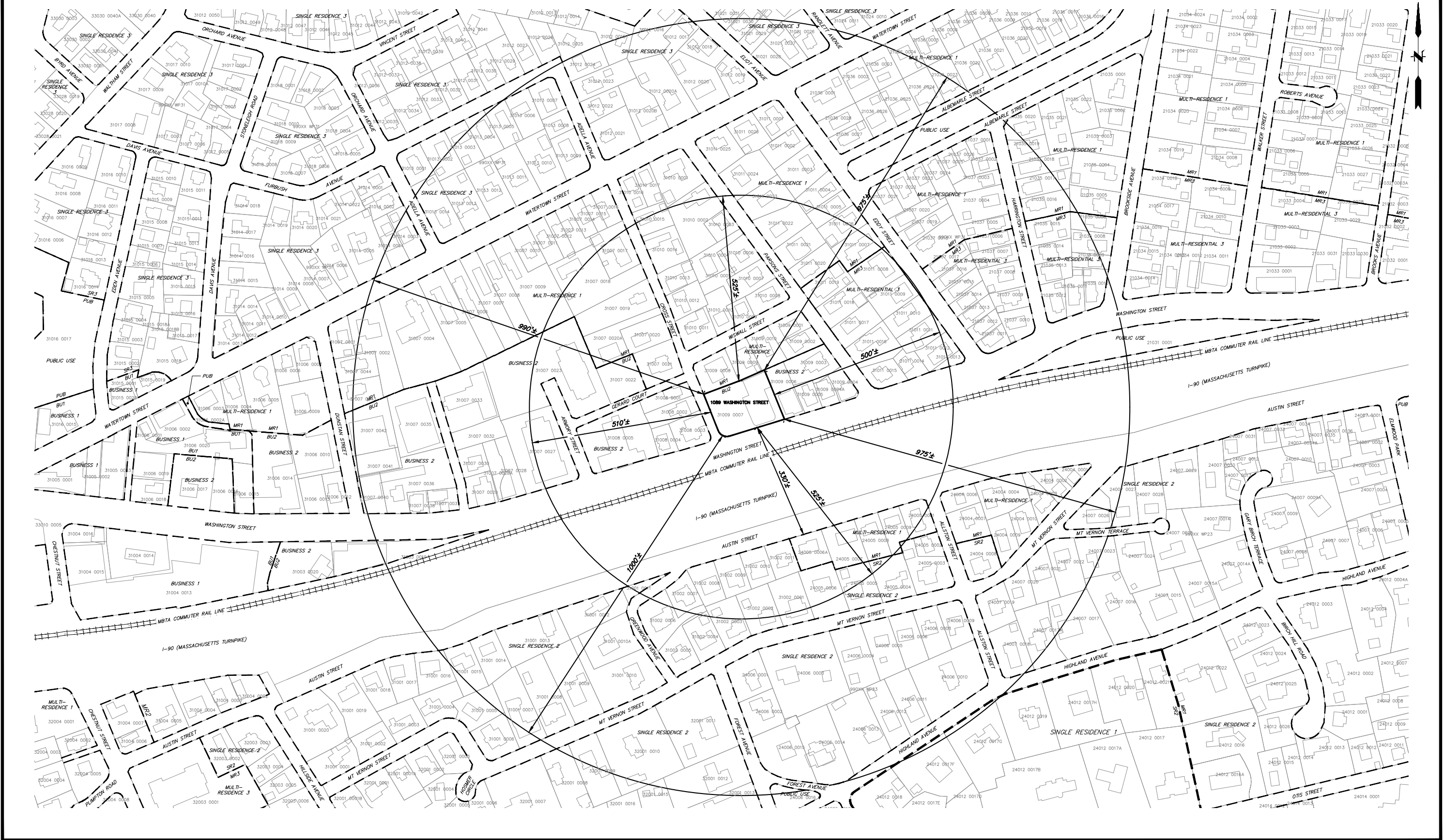
SCALE: 1" = 100'



NOT FOR CONSTRUCTION

PROJ. No.: 20190241.A20
DATE: 08/01/2019

GI-001



No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.			XX/XX	XX



SEAL

SCALE:
 HORIZ.: 1" = 120'
 VERT.:
 DATUM:
 HORIZ.:
 VERT.:
 GRAPHIC SCALE



ASCEND MASS, LLC
 CONTEXT MAP
 1089 WASHINGTON STREET
 NEWTON MASSACHUSETTS

PROJ. No.: 20190241.A20
 DATE: AUGUST 1, 2019
 GI-002

GENERAL

- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SHOWN ON THE DRAWINGS TO SCALE OR TO THEIR ACTUAL DIMENSION OR LOCATION. COORDINATE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
- DO NOT RELY SOLELY ON ELECTRONIC VERSIONS OF DRAWINGS, SPECIFICATIONS, AND DATA FILES THAT ARE PROVIDED BY THE ENGINEER. FIELD VERIFY LOCATION OF PROJECT FEATURES.
- PERFORM NECESSARY CONSTRUCTION NOTIFICATIONS, APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK AS REQUIRED BY THE CONTRACT DOCUMENTS.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDINGS AND ADJACENT SITE ELEMENTS INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- BASE PLAN: THE PROPERTY LINES, TOPOGRAPHY, AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY CONTROL POINT ASSOCIATES, FIELD OBSERVATIONS, AND RECORD PLANS.
- TOPOGRAPHIC ELEVATIONS ARE BASED ON NAVD88.
- FLOOD ZONE: THE SUBJECT SITE LIES WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 25017C0552E, EFFECTIVE DATE JUNE 4, 2010.
- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE FOR INSPECTION AT THE CONSTRUCTION SITE AT ALL TIMES.

WORK RESTRICTIONS

- DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, FIRE HYDRANTS, AND UTILITIES WITHOUT APPROPRIATE PERMITS.
- WORK IS RESTRICTED TO THE HOURS OF 7 AM TO 5 PM ON MONDAY THROUGH FRIDAY, EXCLUDING HOLIDAYS, UNLESS OTHERWISE APPROVED BY THE OWNER.

REGULATORY REQUIREMENTS

- WITHIN RIGHTS-OF-WAY, PERFORM THE WORK IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS.
- AT A MINIMUM, CONSTRUCT ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- SECURE THE PROJECT SITE AND PERFORM CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.

DEMOLITION

- THE DEMOLITION PLAN IS PROVIDED FOR INFORMATION ONLY AND MAY NOT INDICATE ALL ITEMS REQUIRED TO BE DEMOLISHED. PERFORM A PRE-BID SITE INSPECTION, COORDINATE DEMOLITION OF UNIDENTIFIED UTILITIES OR STRUCTURES WITH OWNER. DEMOLISH STRUCTURES, SITE IMPROVEMENTS, UTILITIES, ETC. AS REQUIRED TO CONSTRUCT PROPOSED FACILITY AND UTILITY SERVICES.
- TREES, BRUSH AND STUMPS REMOVED BY CLEARING & GRUBBING OPERATIONS SHALL BE TRANSPORTED OFF THE PROJECT SITE TO AN APPROVED DISPOSAL LOCATION.
- ITEMS TO BE STOCKPILED ON-SITE FOR REUSE OR TO BE RELOCATED SHALL BE PROTECTED FROM CONSTRUCTION OPERATIONS. IF DAMAGED DURING CONSTRUCTION THEY SHALL BE REPLACED IN-KIND AT NO ADDITIONAL COST TO THE OWNER.

EARTHWORK

- NOTIFY THE FOLLOWING AT LEAST 72 HOURS BEFORE STARTING EXCAVATION EXCLUSIVE OF WEEKENDS AND HOLIDAYS.
"DIG SAFE" AT 1-888-344-7233.
- WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, PERFORM EARTHWORK OPERATIONS TO SUBGRADE ELEVATIONS. SEE DRAWINGS BY OTHERS FOR WORK ABOVE SUBGRADE.

CONSTRUCTION LAYOUT

- PROVIDE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS. FIELD VERIFY EXISTING PAVEMENT AND GROUND ELEVATIONS AT THE INTERFACE WITH PROPOSED PAVEMENTS AND DRAINAGE STRUCTURES BEFORE START OF CONSTRUCTION.
- PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, FIELD VERIFY PROPOSED UTILITY ROUTES AND IDENTIFY ANY INTERFERENCES OR OBSTRUCTIONS WITH EXISTING UTILITIES OR PUBLIC RIGHTS-OF-WAY.
- IMMEDIATELY INFORM THE ENGINEER IN WRITING IF EXISTING UTILITY CONDITIONS CONFLICT OR DIFFER FROM THAT INDICATED AND IF THE WORK CANNOT BE COMPLETED AS INDICATED.
- DIMENSIONS ARE FROM FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS NOTED OTHERWISE.
- BOUNDS OR MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.

EROSION AND SEDIMENT CONTROL

- DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW AND LOCAL ORDINANCE. WORK SHALL COMPLY WITH THE FOLLOWING CRITERIA TO PREVENT OR MINIMIZE SOIL EROSION.
- INSTALL, INSPECT, MAINTAIN, AND REPAIR OR REPLACE TEMPORARY AND PERMANENT EROSION CONTROL DEVICES TO ENSURE PROPER OPERATION IN A TIMELY MANNER THROUGHOUT THE LIFE OF THE PROJECT. MAINTAIN PERMANENT MEASURES UNTIL CONSTRUCTION OF THE PROJECT IS COMPLETED OR UNTIL IT IS ACCEPTED BY THE OWNER. DISPOSE OF SEDIMENT IN AN UPLAND AREA.
- INSPECT EROSION AND SEDIMENT CONTROLS DAILY AND REMOVE ACCUMULATED SEDIMENTS AS NEEDED. REPAIR OR CORRECT ANY ISSUES.
- MAINTAIN A STOCKPILE OF ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES ON SITE AT ALL TIMES. AT A MINIMUM, MAINTAIN A STOCKPILE OF AT LEAST 100 FEET OR 10% OF THE TOTAL AMOUNT OF DEVICES CURRENTLY DEPLOYED AT THE SITE, WHICHEVER IS GREATER.
- CLEAN ROADS, CONTROL DUST, AND TAKE NECESSARY MEASURES TO ENSURE THAT THE SITE AND ALL ROADS BE MAINTAINED IN A MUD- AND DUST-FREE CONDITION AT ALL TIMES THROUGHOUT THE LIFE OF THE CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO, WATER AND/OR CRUSHED STONE OR COARSE GRAVEL, SUBJECT TO THE APPROVAL OF THE ENGINEER.
- INSTALL PERIMETER SEDIMENT CONTROL BARRIERS AS SHOWN ON THE SITE PLANS OR AS MAY BE REQUIRED TO PREVENT SEDIMENT FLOW TO STORM DRAINS OR SURFACE WATERS. A ROW OF STAKED HAYBALES OR A SILT FENCE SHALL ALSO BE INSTALLED AROUND ANY SOIL STOCKPILE AREAS. CLEANOUT OF ACCUMULATED SEDIMENT BEHIND PERIMETER SEDIMENT CONTROL BARRIER IS NECESSARY IF ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER BECOMES FILLED WITH SEDIMENT. REPLACE BARRIER IMMEDIATELY IF BARRIER DECOMPOSED OR BECOMES INEFFECTIVE.
- PERFORM CONSTRUCTION SEQUENCING IN SUCH A MANNER TO CONTROL EROSION AND TO MINIMIZE THE TIME THAT EARTH MATERIALS ARE EXPOSED BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED.
- IF FINAL GRADING IS TO BE DELAYED FOR MORE THAN THIRTY (30) DAYS AFTER LAND DISTURBANCES CEASE, TEMPORARY VEGETATION OR MULCH SHALL BE USED TO STABILIZE SOILS. OUTSIDE OF THE GROWING SEASON, ONLY WOOD MULCH SHALL BE USED.
- PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO ALL DISTURBED AREAS THAT HAVE REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS PERMANENTLY CEASED. THE RECOMMENDED PERMANENT SEEDING DATES ARE APRIL 1 TO JUNE 15 AND AUGUST 15 TO SEPTEMBER 30.

LIMESTONE AND FERTILIZER SHALL BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS OFFERED BY THE UNIVERSITY OF MASSACHUSETTS SOIL TESTING LABORATORY. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11.5 POUNDS PER 1,000 SQUARE FEET OF 10-20-20 OR EQUIVALENT. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AS FOLLOWS: 4 TONS PER ACRE (OR 180 POUNDS PER 1,000 SQUARE FEET) FOR CLAY, CLAY LOAM AND HIGH ORGANIC SOIL; 3 TONS PER ACRE (OR 135 POUNDS PER 1,000 SQUARE FEET) FOR SANDY LOAM, LOAM, OR SILT LOAM; AND 2 TONS PER ACRE (OR 90 POUNDS PER 1,000 SQUARE FEET) LOAMY SAND OR SAND.
- EXISTING OR PROPOSED STORMWATER DRAINAGE STRUCTURES THAT MAY BE SUBJECT TO SEDIMENTATION SHALL BE PROTECTED WITH STAKED STRAW BALES, WATTLES, SILT FENCE, SILT SACKS, OR OTHER APPROVED MEASURES THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
- WASTE DISPOSAL: MATERIALS WHICH COULD BE A POTENTIAL SOURCE OF STORMWATER POLLUTION SUCH AS GASOLINE, DIESEL FUEL, HYDRAULIC OIL, ETC., SHALL BE STORED AT THE END OF EACH DAY IN A STORAGE TRAILER OR COVERED LOCATION AND TAKEN OFF-SITE AND PROPERLY DISPOSED OF. ALL TYPES OF WASTE GENERATED AT THIS SITE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE LAW AND/OR REGULATIONS.
- GOOD HOUSEKEEPING: THE PROJECT SITE SHALL PROVIDE FOR THE MINIMIZATION OF EXPOSURE OF CONSTRUCTION DEBRIS (INCLUDING, BUT NOT LIMITED TO, INSULATION, WIRING, PAINTS AND PAINT CANS, SOLVENTS, WALL BOARD, ETC.) TO PRECIPITATION BY MEANS OF DISPOSAL AND/OR PROPER SHELTER OR COVER. CONSTRUCTION WASTE MUST BE PROPERLY DISPOSED OF IN ORDER TO AVOID EXPOSURE TO PRECIPITATION AT THE END OF EACH WORKING DAY.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROL MEASURES. CLEAN SEDIMENT AND DEBRIS FROM TEMPORARY MEASURES AND FROM PERMANENT STORM DRAIN AND SANITARY SEWER SYSTEMS.

SITE RESTORATION

- PROVIDE 6 INCHES OF TOPSOIL AND SEED IN AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED AS IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) UNLESS OTHERWISE NOTED. SUPPLEMENT EXISTING TOPSOIL WITH IMPORTED TOPSOIL AS REQUIRED TO ACHIEVE DEPTH.
- REPAIR DAMAGES RESULTING FROM CONSTRUCTION LOADS, AT NO ADDITIONAL COST TO OWNER.
- RESTORE AREAS DISTURBED BY CONSTRUCTION OPERATIONS TO THEIR ORIGINAL CONDITION OR BETTER, AT NO ADDITIONAL COST TO OWNER.

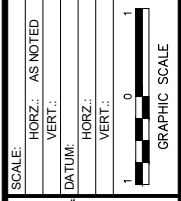
PLANTING

- ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO A.A.N. STANDARDS.
- SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
- ALL PLANTS SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE LOCATED ON SITE FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY INSTALLATIONS WHICH WERE NOT APPROVED BY THE LANDSCAPE ARCHITECT AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE MOVED WILL BE DONE AT NO EXPENSE TO THE OWNER.
- PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
- ALL SHRUB MASSINGS AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH.
- TREES SHALL NOT BE STAKED UNLESS OTHERWISE NOTED.
- ANY DAMAGED VEGETATION SHALL BE REPLACED OR REPAIRED AT NO EXPENSE TO THE OWNER.
- ALL SHRUB AND GROUND COVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL 12" THICK.
- WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
- FOR PLANTING SOIL MIX, SEE SPECIFICATIONS OR PLANTING DETAILS.
- ALL EXISTING RILL, GULLY OR CHANNEL EROSION SHALL BE FILLED WITH APPROPRIATE SOIL MATERIALS, FINE RAKED, SCARIFIED AND STABILIZED WITH VEGETATION, AND/OR EROSION AND SEDIMENTATION CONTROLS.
- ADJUSTMENTS TO THE LOCATION OF THE PROPOSED PLANT MATERIALS AS A RESULT OF CONFLICTS WITH EXISTING VEGETATION TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- MAINTAIN, REPLACE, AND REPAIR PLANT MATERIAL AS REQUIRED, FOR THE DURATION OF THE PROJECT AND SUBSEQUENT WARRANTY PERIOD.
- UPON COMPLETION OF PLANTING, REMOVE FROM SITE ALL EXCESS SOIL, MULCH, AND MATERIALS AND DEBRIS RESULTING FROM WORK OPERATIONS. CLEAN UP SHOULD BE COMPLETED AT THE END OF EACH WORKING DAY. RESTORE TO ORIGINAL CONDITIONS ALL DAMAGED PAVEMENTS, PLANTING AREAS, STRUCTURES AND LAWN AREAS RESULTING FROM LANDSCAPING OPERATIONS.
- SURVEY, LOCATE, AND PROTECT ALL TREES WITHIN AREAS SHOWN AS "EXISTING VEGETATION TO REMAIN" WITHIN THE DEVELOPMENT ENVELOPE FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO CLEARING OPERATIONS.
- ALL DISTURBED AREAS ARE TO BE SEEDED WITH LAWN UNLESS OTHERWISE NOTED ON LANDSCAPE PLAN.
- PLANT MATERIAL WITHIN TRAFFIC SIGHT LINES AT INTERSECTIONS TO BE LESS THAN 3 FEET IN HEIGHT AND TREES ARE TO BE LIMBED UP TO A BRANCHING HEIGHT OF AT LEAST 7 FEET.
- TREES ALONG SIDEWALKS TO BE LIMBED TO A HEIGHT OF 7-8 FEET ABOVE GROUND.

No.	DATE	DESCRIPTION	DESIGNER REVIEWER
1.			xx/xx
			xx/xx



8/1/19



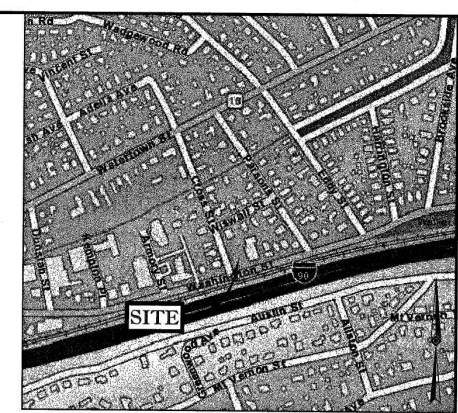
FUSS & O'NEILL
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ASCEND MASS, LLC
 GENERAL NOTES
 1089 WASHINGTON STREET
 NEWTON, MASSACHUSETTS

PROJ. No.: 20190241.A20
 DATE: 08/01/19

CN-101

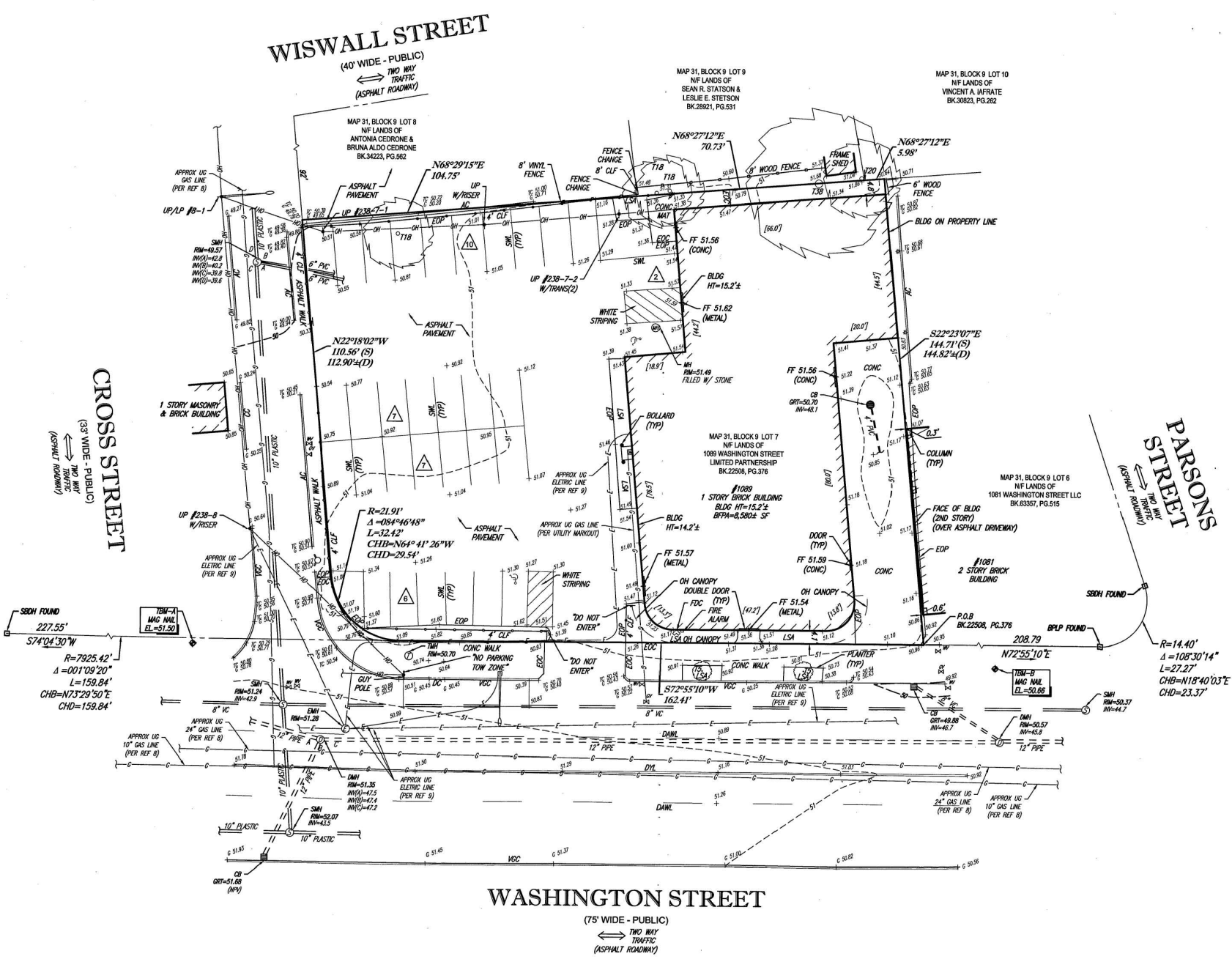
- LEGEND**
- 124 --- EXISTING CONTOUR
 - x 123.45 EXISTING SPOT ELEVATION
 - x TC 123.45 EXISTING TOP OF CURB ELEVATION
 - x G 122.85 EXISTING GUTTER ELEVATION
 - x TW 122.45 EXISTING TOP OF WALL ELEVATION
 - x BW 122.95 EXISTING BOTTOM OF WALL ELEVATION
 - x FF 123.45 EXISTING FINISHED FLOOR ELEVATION
 - HYDRANT
 - WATER VALVE
 - GAS VALVE
 - GAS METER
 - APPROX. LOC. UNDERGROUND ELECTRIC LINE
 - OVERHEAD WIRES
 - APPROX. LOC. UNDERGROUND GAS LINE
 - UTILITY POLE
 - UTILITY POLE/LIGHT POLE
 - STREET LIGHT
 - SIGN
 - BOLLARD
 - POST
 - LAMP
 - DMH DRAINAGE/STORM MANHOLE
 - EMH ELECTRIC MANHOLE
 - SMH SANITARY/SEWER MANHOLE
 - TMH TELEPHONE MANHOLE
 - CB CATCH BASIN OR INLET
 - TR TREE & TRUNK SIZE
 - PA PARKING SPACE COUNT
 - SWL SOLID WHITE LINE
 - SYL SOLID YELLOW LINE
 - DYL DOUBLE YELLOW LINE
 - HT HEIGHT
 - DWL DASHED WHITE LINE
 - BLDG BUILDING
 - BFFH BUILDING FOOTPRINT AREA
 - NVP NO VISIBLE PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - VC VITRAFIELD CLAY
 - INV INVERT ELEVATION
 - GRY GRATE ELEVATION
 - UG UNDER GROUND
 - SDH STONE BOUND w/ DRILL HOLE
 - BPLP BRASS PIN w/ LEAD PLUG
 - CLF CHAIN LINK FENCE
 - DC DEPRESSED CURB
 - AC ASPHALT CURB
 - VCC VERTICAL GRANITE CURB
 - CC CONC CURB
 - EDC EDGE OF CONCRETE
 - EDP EDGE OF PAVEMENT
 - LSA LANDSCAPED AREA
 - (TYP) TYPICAL
 - 1.0' OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
 - (S) SURVEY DIMENSION
 - (D) DEED DIMENSION



LOCUS MAP
© 2013 ESRI WORLD STREET MAPS
NOT TO SCALE

- NOTES:**
- PROPERTY KNOWN AS LOT 7, BLOCK 9 AS SHOWN ON THE TOWN OF NEWTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 31.
 - AREA = 24,900 SQUARE FEET OR 0.572 ACRES
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
- TEMPORARY BENCH MARKS SET:
TBM-A: MAG NAIL SET IN SIDEWALK AT ELEVATION 51.50.
TBM-B: MAG NAIL SET IN SIDEWALK AT ELEVATION 50.66.
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF THE CITY OF NEWTON, MIDDLESEX COUNTY, MAP 31.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, PANEL 552 OF 656," COMMUNITY-PANEL NUMBER 250208 0552 E, MAP EFFECTIVE DATE JUNE 4, 2010.
 - MAP ENTITLED "COMMONWEALTH OF MASSACHUSETTS METROPOLITAN DISTRICT COMMISSION WATER DIVISION, WESTON AQUEDUCT SUPPLY MAINS LAND IN NEWTON PLAN NO. 242 OF LAND TAKINGS" DATED APRIL 1931, RECORDED IN THE THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN 455 OF 1931.
 - MAP ENTITLED "PLAN OF LOTS AT NEWTON" DATED NOVEMBER 4, 1885, RECORDED IN THE THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN BOOK 48, PLAN 33.
 - MAP ENTITLED "PLAN OF LAND IN NEWTON MASS." DATED FEBRUARY 1, 1882, RECORDED IN THE THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NUMBER 1225 OF 1986 IN BOOK 17383, PAGE END.
 - MAP ENTITLED "PLAN OF LAND IN NEWTON MASS." DATED AUGUST 30, 1986, RECORDED IN THE THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NUMBER 1225 OF 1986 IN BOOK 17383, PAGE END.
 - MAP ENTITLED "PERIMETER PLAN OF LAND 1121 WASHINGTON STREET & 15 GERARD COURT NEWTON, MASSACHUSETTS" DATED MAY 6, 1999, RECORDED IN THE THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NUMBER 512 OF 1999 IN BOOK 30174, PAGE 349.
 - GAS MAPPING PROVIDED BY NATIONAL GRID DATED MARCH 20, 2019.
 - ELECTRIC MAPPING PROVIDED BY EVERSOURCE DATED NOVEMBER 17, 2017.



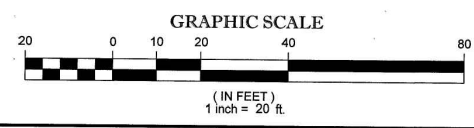
UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. REQUEST NUMBER: 20191207224

UTILITY COMPANY	PHONE NUMBER
AT&T TRANSMISSION	(800) 331-0500
VERIZON	(800) 922-0204
ZAYO	(617) 818-8821
COMCAST - PEMBROKE	(800) 934-6489
LEVEL 3 COMMUNICATIONS	(877) 253-8353
MCI	(800) 436-4444
MASSACHUSETTS BAY TRANSPORTATION AUTH	(800) 392-6100
RCN	(800) 746-4726
EVERSOURCE - ELECTRIC	(800) 592-2000
NATIONAL GRID GAS-BOSTON	(800) 233-5252
ALGONQUIN GAS SPECTRA ENERGY	(800) 728-8383
SPRINT/NEXTEL	(888) 211-4727
WELLESLEY MUNICIPAL LIGHTING PLT	(781) 235-7600
VERIZON	(800) 922-0204



THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY ELEVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



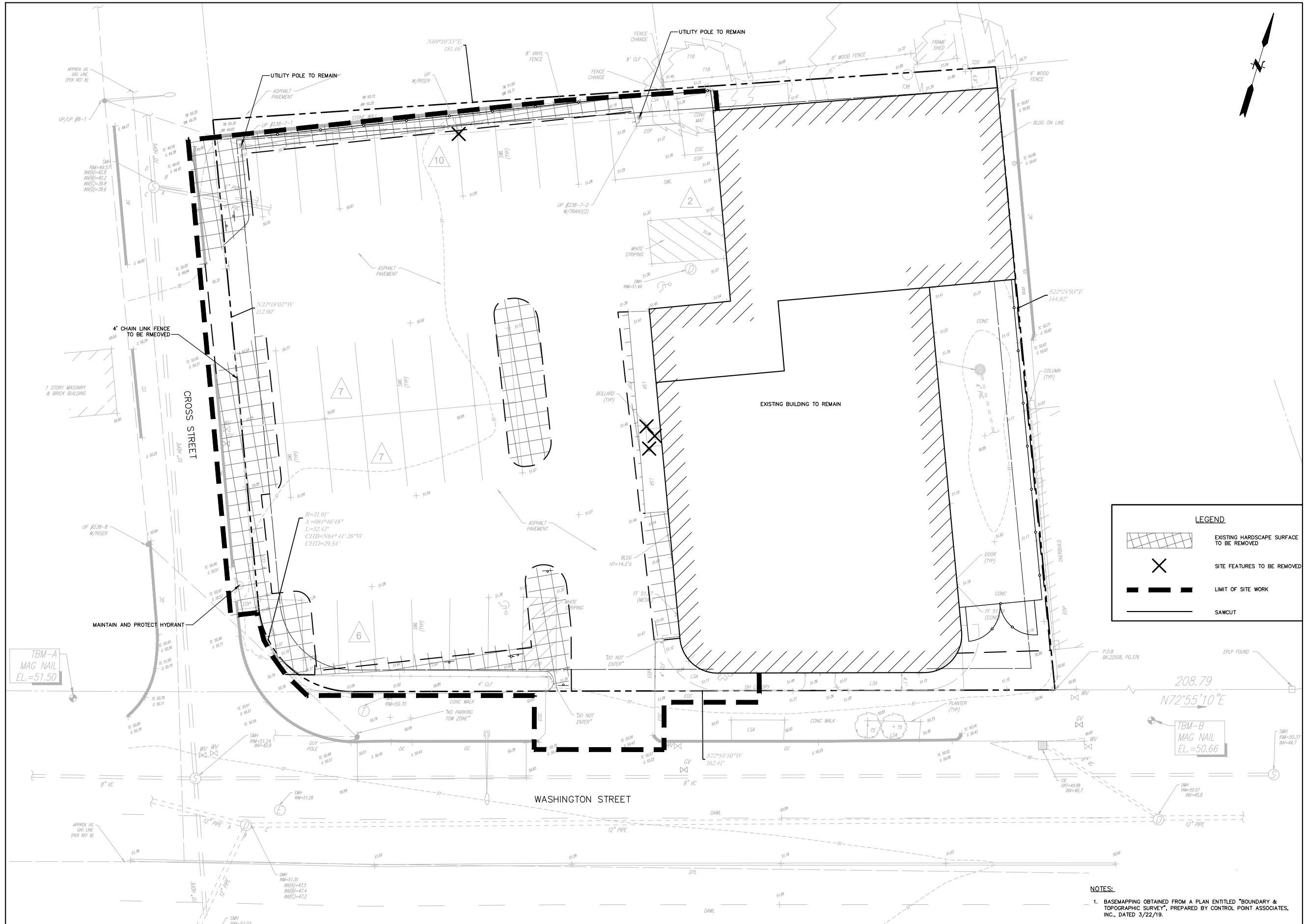
THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

Gerry L. Holdright
GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49217



FIELD DATE 3-21-19	BOUNDARY & TOPOGRAPHIC SURVEY FUSS & O'NEILL, INC. 1089 WASHINGTON STREET MAP 31, BLOCK 9, LOT 7 CITY OF NEWTON, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS
FIELD BOOK NO. MA19-2	
FIELD BOOK PG. 121	CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.948.3000 • 508.948.3003 FAX ALBANY, NY 5182175010 CHALFONT, PA 2157129600 MANHATTAN, NY 6467800411 MT LAUREL, NJ 6098372999 WALKER, NJ 9086880999
FIELD CREW SBH	
DRAWN PRIMA	DATE 3-26-19
REVIEWED S.P.P.	APPROVED G.L.H.
DATE 3-26-19	SCALE 1"=20'
FILE NO. 06-190017	DWG. NO. 1 OF 1



LEGEND

- EXISTING HARDSCAPE SURFACE TO BE REMOVED
- SITE FEATURES TO BE REMOVED
- LIMIT OF SITE WORK
- SAWCUT

NOTES:

- BASEMAPPING OBTAINED FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 3/22/19.

No.	DATE	DESCRIPTION	DESIGNER/REVIEWER



SCALE: 1"=10'
 HORIZ.: 1"=10'
 VERT.: 1"=10'
 DATUM: NAD83
 HORIZ.: NAVD83
 VERT.: NAVD83
 GRAPHIC SCALE: 0 5 10

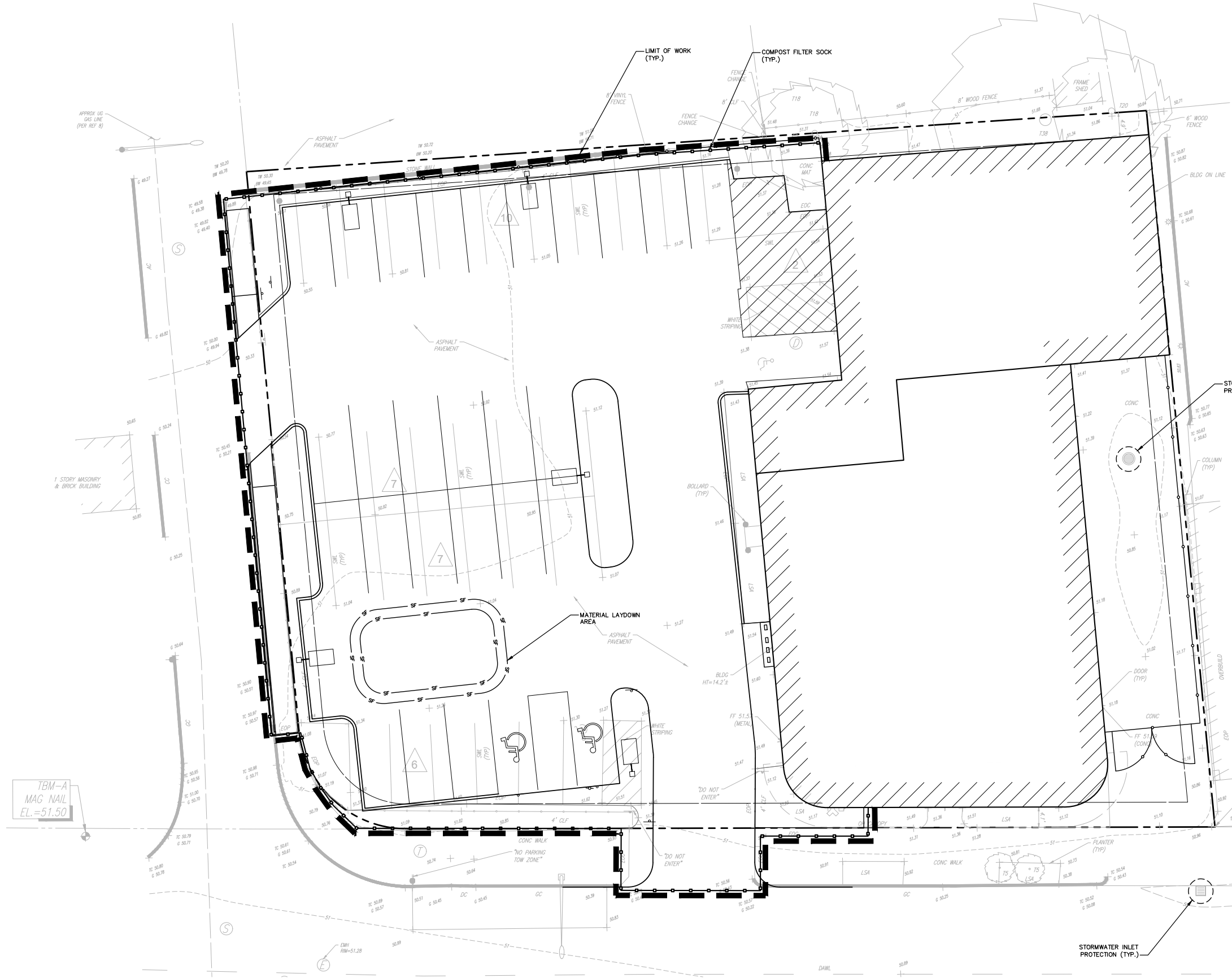
FUSS & O'NEILL
 108 MYRTLE STREET, SUITE 502
 QUINCY, MA 02171
 617.262.4675
 www.fuss.com

ASCEND MASS, LLC
 SITE PREPARATION PLAN
 1089 WASHINGTON STREET
 NEWTON MASSACHUSETTS

PROJ. No.: 20190241.A20
 DATE: 08/01/19

CP-101

NOT FOR CONSTRUCTION



GENERAL CONSTRUCTION SEQUENCE:
 CONSTRUCTION IS A DYNAMIC OPERATION THAT IS AFFECTED BY WEATHER AND OTHER UNANTICIPATED CONDITIONS. THEREFORE, THE LAYOUT OF EROSION AND SEDIMENT CONTROLS SHOWN ON THESE PLANS WILL LIKELY BE MODIFIED TO BEST MANAGE CHANGING FIELD CONDITIONS. THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS RECOGNIZE THIS. WORK WITH THE ENGINEER, OWNER, AND REGULATORY AGENCIES SO THAT THE INTENT OF THE GUIDELINES ARE MET UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED. THE FOLLOWING IS A GENERAL SEQUENCE OF MAJOR CONSTRUCTION OPERATIONS.

CONSTRUCTION IS ANTICIPATED TO START IN THE SPRING OF 2020.

1. INSTALL EROSION AND SEDIMENT CONTROLS .
2. BEGIN GENERAL CONSTRUCTION.
 - 2.1. STRIP AND STOCKPILE EXISTING TOPSOIL. TEMPORARILY SEED STOCKPILES AS REQUIRED.
 - 2.2. ROUGH GRADE AND TEMPORARILY STABILIZED DISTURBED AREAS.
 - 2.3. CONSTRUCT SITE UTILITIES
 - 2.4. ADJUST EROSION AND SEDIMENT CONTROLS AS REQUIRED DURING CONSTRUCTION.
 - 2.5. ONCE AREAS HAVE REACHED SUBGRADE, RE-SPREAD STOCKPILED TOPSOIL AND STABILIZE AREAS THAT HAVE REACHED FINISHED GRADE.
3. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED. SWEEP ROADS AND EMPLOY DUST CONTROL MEASURES AS NEEDED THROUGHOUT CONSTRUCTIONS.
4. REMOVE ANY TEMPORARY CONTROL MEASURES AND ACCUMULATED SEDIMENT FROM PERMANENT STRUCTURES.

NOTES:

1. BASEMAPPING OBTAINED FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 3/22/19.

NOT FOR CONSTRUCTION

DESIGNER/REVIEWER	
DATE	
No.	
8/1/19	
SCALE:	
HORIZ.: 1"=10'	
VERT.: 1"=10'	
DATE:	
HORIZ.: NAD83	
VERT.: NAVD88	
FUSS & O'NEILL 108 MYRTLE STREET, SUITE 502 QUINCY, MA 02171 www.foboc.com	
ASCEND MASS, LLC	MASSACHUSETTS
EROSION AND SEDIMENT CONTROL PLAN	NEWTON
1089 WASHINGTON STREET	
PROJ. No.: 20190241.A20 DATE: 08/01/19	
CE-101	

File Path: J:\DWG\20190241A20\Civil\Plan\20190241A20_STP01.dwg Layout: CS-101 Plotted: Thu, August 01, 2019 - 2:56 PM User: jvaldez
 Plotter: DWG TO PDF.PC3 CTB File: FO.STB
 MS VIEW: LAYER STATE:



ZONING TABLE			
BU2 DISTRICT - 2 STORIES OR LESS			
DIMENSIONAL STANDARD	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	25,122 SF	25,122 SF
FRONT SETBACK	9.3 FT ¹	4.1 FT	4.1 FT
SIDE SETBACK	0.03 FT ²	0 FT *	0 FT *
REAR SETBACK	15 FT ³	4.9 FT	4.9 FT
MAX. BUILDING HEIGHT	24 FT	14.2 FT	14.2 FT
FLOOR AREA RATIO	1.00	0.34	0.34

- PER SECTION 1.5.3(A) OF THE TOWN OF NEWTON ZONING BYLAWS, NO BUILDING NEEDS TO BE SET BACK MORE THAN THE AVERAGE OF THE SETBACKS OF THE BUILDINGS ON THE NEAREST LOT ON EITHER SIDE. A VACANT LOT OR A LOT WHERE BUILDING IS SET BACK MORE THAN 10 FEET IS COUNTED AS THOUGH OCCUPIED BY A BUILDING SET BACK 10 FEET. ABUTTING PROPERTIES FRONT SETBACKS WERE ESTIMATED TO OBTAIN AVERAGE.
- 1/2 BLDG HEIGHT OR ABUTTING SETBACK
- GREATER 1/2 BLDG HEIGHT OR 15 FEET.
 - LEGALLY NONCONFORMING

NOTES:
 1. BASEMAPMING OBTAINED FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 3/22/19.

NOT FOR CONSTRUCTION

No.	DATE	DESCRIPTION	DESIGNER/REVIEWER



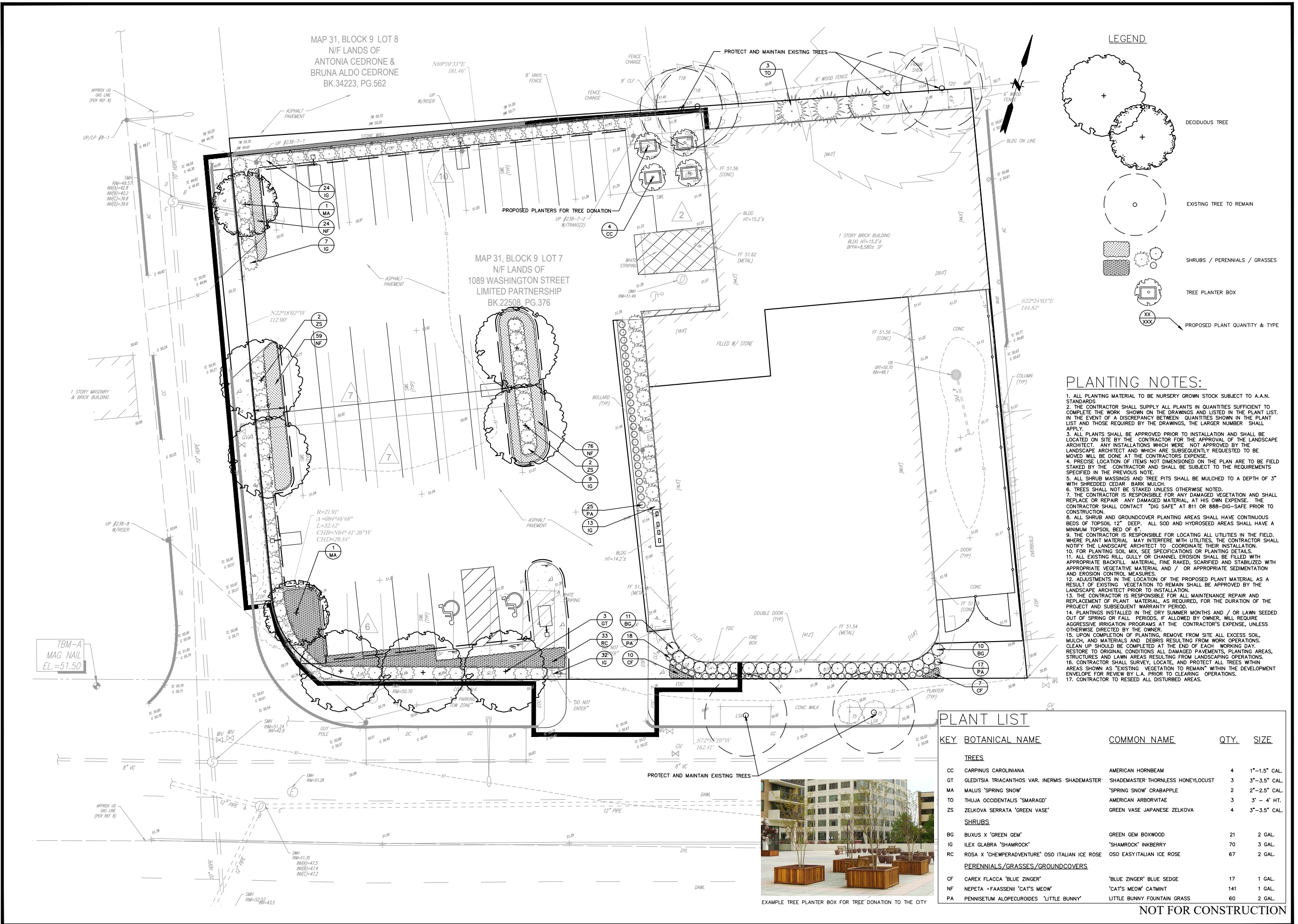
SCALE:
 HORZ.: 1"=10'
 VERT.: 1"=4'
 DATUM: NAVD83
 HORZ.: NAD83
 VERT.: NAVD88
 GRAPHIC SCALE
 0 5 10

FUSS & O'NEILL
 108 MYRTLE STREET, SUITE 502
 QUINCY, MA 02171
 www.fandoc.com

ASCEND MASS, LLC
 SITE LAYOUT PLAN
 1089 WASHINGTON STREET
 NEWTON MASSACHUSETTS

PROJ. No.: 20190241A20
 DATE: 08/01/19

CS-101



LEGEND

- DECIDUOUS TREE
- EXISTING TREE TO REMAIN
- SHRUBS / PERENNIALS / GRASSES
- TREE PLANTER BOX
- PROPOSED PLANT QUANTITY & TYPE

PLANTING NOTES:

- ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO A.A.N. STANDARDS
- THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
- ALL PLANTS SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE LOCATED ON SITE BY THE CONTRACTOR FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY INSTALLATIONS WHICH WERE NOT APPROVED BY THE LANDSCAPE ARCHITECT AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE MOVED WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
- PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
- ALL SHRUB MASSINGS AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED CEDAR BARK MULCH.
- TREES SHALL NOT BE STAKED UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGED MATERIAL AT HIS OWN EXPENSE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" AT 811 OR 888-DIG-SAFE PRIOR TO CONSTRUCTION.
- ALL SHRUB AND GROUND COVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL 12" DEEP. ALL SOD AND HYDROSEED AREAS SHALL HAVE A MINIMUM TOPSOIL BED OF 6"
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD. WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
- FOR PLANTING SOIL MIX, SEE SPECIFICATIONS OR PLANTING DETAILS.
- ALL EXISTING RILL, GULLY OR CHANNEL EROSION SHALL BE FILLED WITH APPROPRIATE BACKFILL MATERIAL, FINE RAKED, SCARIFIED AND STABILIZED WITH APPROPRIATE VEGETATIVE MATERIAL AND / OR APPROPRIATE SEDIMENTATION AND EROSION CONTROL MEASURES.
- ADJUSTMENTS IN THE LOCATION OF THE PROPOSED PLANT MATERIAL AS A RESULT OF EXISTING VEGETATION TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE REPAIR AND REPLACEMENT OF PLANT MATERIAL, AS REQUIRED, FOR THE DURATION OF THE PROJECT AND SUBSEQUENT WARRANTY PERIOD.
- UPON COMPLETION OF PLANTING, REMOVE FROM SITE ALL EXCESS SOIL, MULCH, AND MATERIALS AND DEBRIS RESULTING FROM WORK OPERATIONS. CLEAN UP SHOULD BE COMPLETED AT THE END OF EACH WORKING DAY. RESTORE TO ORIGINAL CONDITIONS ALL DAMAGED PAVEMENTS, PLANTING AREAS, STRUCTURES AND LAWN AREAS RESULTING FROM LANDSCAPING OPERATIONS.
- CONTRACTOR SHALL SURVEY, LOCATE, AND PROTECT ALL TREES WITHIN AREAS SHOWN AS "EXISTING VEGETATION TO REMAIN" WITHIN THE DEVELOPMENT ENVELOPE FOR REVIEW BY L.A. PRIOR TO CLEARING OPERATIONS.
- CONTRACTOR TO RESEED ALL DISTURBED AREAS.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
TREES				
CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	4	1"-1.5" CAL.
GT	GLEDITSIA TRIACANTHOS VAR. INERMIS SHADEMASTER	SHADEMASTER THORNLESS HONEYLOCUST	3	3"-3.5" CAL.
MA	MALUS 'SPRING SNOW'	'SPRING SNOW' CRABAPPLE	2	2"-2.5" CAL.
TO	THUJA OCCIDENTALIS 'SMARAGD'	AMERICAN ARBORVITAE	3	3" - 4' HT.
ZS	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	4	3"-3.5" CAL.
SHRUBS				
BG	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	21	2 GAL.
IG	ILEX GLABRA 'SHAMROCK'	'SHAMROCK' INKBERRY	70	3 GAL.
RC	ROSA X 'CHEMPERADVENTURE' OSO ITALIAN ICE ROSE	OSO EASY ITALIAN ICE ROSE	67	2 GAL.
PERENNIALS/GRASSES/GROUNDCOVERS				
CF	CAREX FLACCA 'BLUE ZINGER'	'BLUE ZINGER' BLUE SEDGE	17	1 GAL.
NF	NEPETA xFAASSENII 'CAT'S MEOW'	'CAT'S MEOW' CATMINT	141	1 GAL.
PA	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	60	2 GAL.



ASCEND MASS, LLC
 SITE LANDSCAPE PLAN
 1089 WASHINGTON STREET
 NEWTON, MASSACHUSETTS

DESIGNER: REVIEWER: DATE: No. DESCRIPTION

8/1/19

SCALE: 1"=10'
 HORIZ.: 1"=10'
 VERT.: 1"=4'
 DATUM: NAD83
 HORIZ.: NAVD88
 VERT.: NAVD88

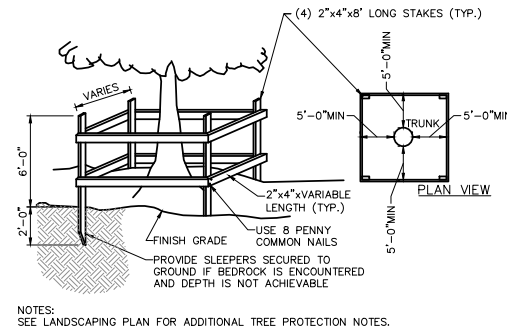
GRAPHIC SCALE

COMMONWEALTH OF MASSACHUSETTS
 DANIEL F. DELANEY
 CIVIL
 NO. 48477
 8/1/19

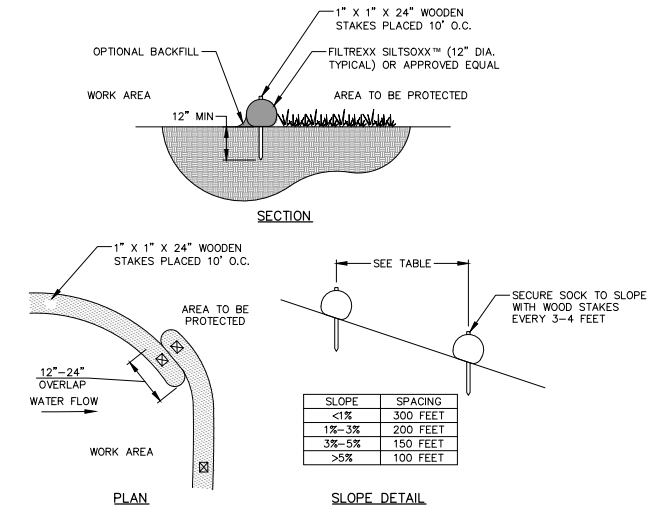
PROJ. No.: 20190241.A20
 DATE: 08/01/19

LND-101

NOT FOR CONSTRUCTION

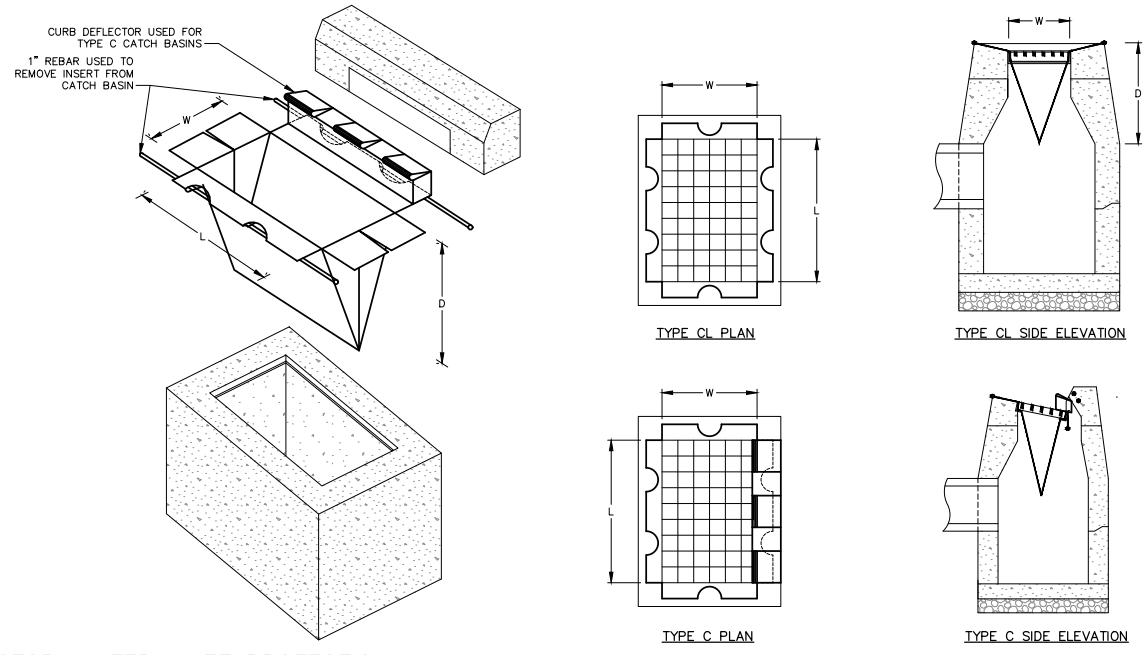


TEMPORARY TREE PROTECTION
 NOT TO SCALE



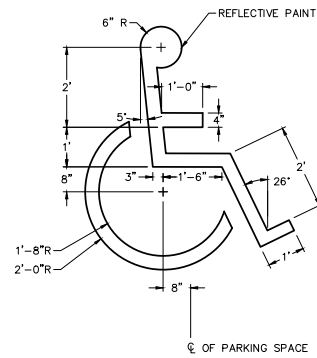
- NOTES:**
1. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
 2. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
 3. SLOPE SPACING BASED ON "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" FOR TEMPORARY DIVERSIONS.

COMPOST FILTER SOCK
 SCALE: N.T.S.



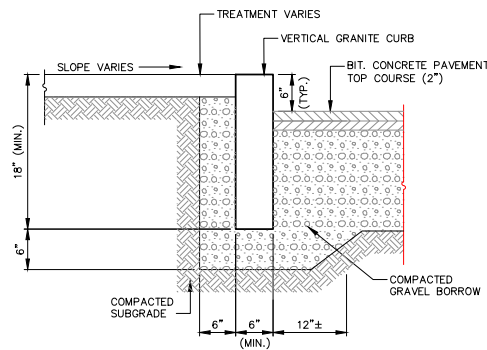
STORMWATER INLET PROTECTION
 SCALE: N.T.S.

DESIGNER REVIEWER	XX/XX	XX
DATE	1.	No.
8/1/19		
SCALE:	HORZ.: AS NOTED	VERT.: 1" = 10'
DATE:	HORZ.: 1" = 10'	VERT.: 1" = 10'
FUSS & O'NEILL 108 MYRTLE STREET, SUITE 502 QUINCY, MA 02171 www.fandoc.com		
ASCEND MASS, LLC EROSION AND SEDIMENT CONTROL DETAILS		MASSACHUSETTS NEWTON
1089 WASHINGTON STREET		
PROJ. No.: 20190241.A20 DATE: 08/01/19		
CD-501		

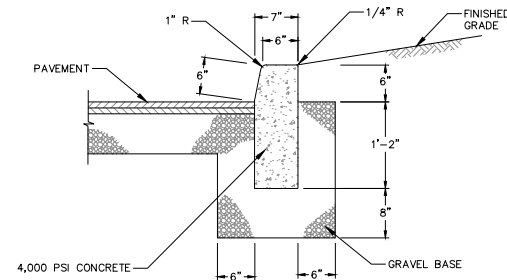


NOTES
1. SYMBOL PAINTED HIGHWAY WHITE (TWO COATS)

ACCESSIBLE PARKING SYMBOL
SCALE: NOT TO SCALE

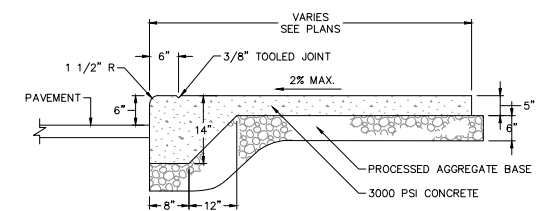


GRANITE CURB
SCALE: NOT TO SCALE

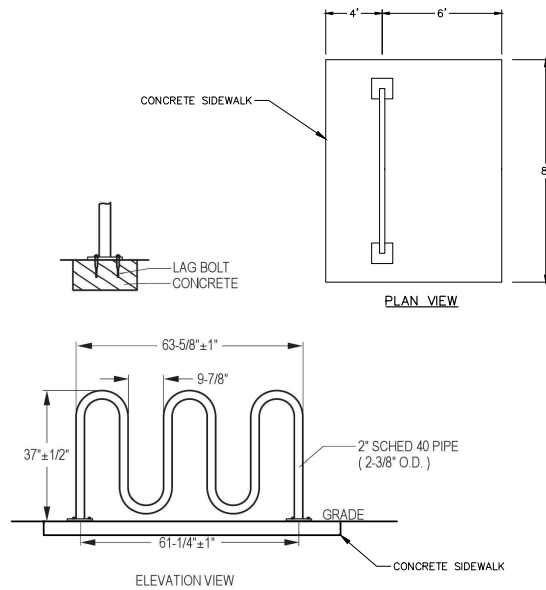


NOTES
1. 1 INCH DEEP BEVELED JOINT AT TOP AND FACE OF CURB EVERY 10 FEET.
2. 1/2 INCH EXPANSION JOINT AND FILLER EVERY 30 FEET.
3. 1/2 INCH EXPANSION JOINT AND FILLER WHEN CURB IS ADJACENT TO CONCRETE SIDEWALK.

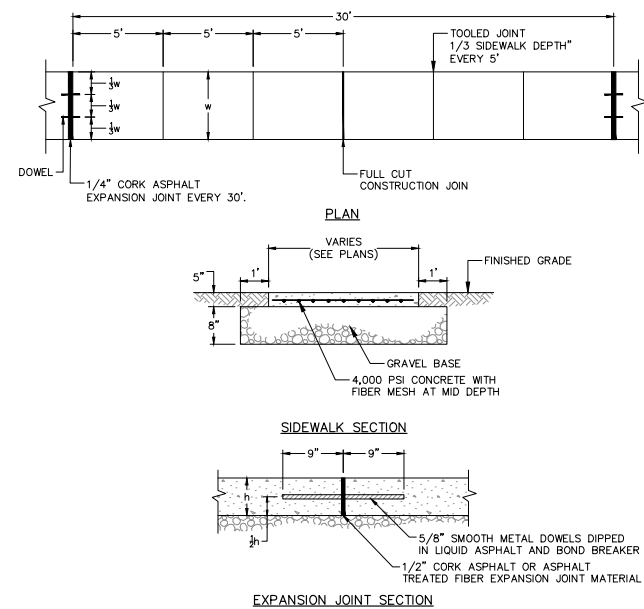
CONCRETE CURB
SCALE: N.T.S.



MONOLITHIC CONCRETE CURB AND WALK
NOT TO SCALE

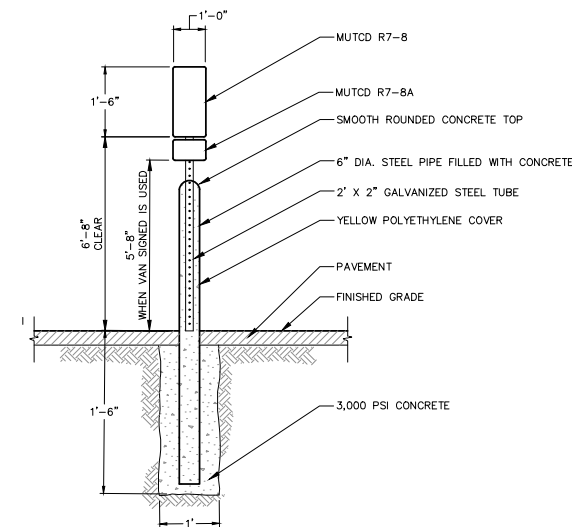


BIKE RACK
SCALE: NOT TO SCALE

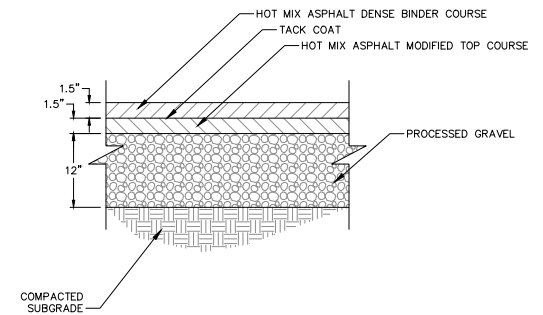


NOTES:
1. PROVIDE DEEP DUMMY JOINT EVERY 5' (1/3 DEPTH OF SLAB)
2. REPLACE 1/4" EXPANSION JOINT IF EXISTING JOINT FALLS WITHIN RECONSTRUCTION.

CONCRETE SIDEWALK
SCALE: N.T.S.



ACCESSIBLE PARKING SIGN POST
SCALE: N.T.S.



BITUMINOUS CONCRETE PAVEMENT
SCALE: NOT TO SCALE

No.	DATE	DESCRIPTION	DESIGNER/REVIEWER
1.			XX/XX



SCALE:	HORZ.: AS NOTED	VERT.: AS NOTED
DATE:	HORZ.: 1" = 10'	VERT.: 1" = 4'
GRAPHIC SCALE		

FUSS & O'NEILL
108 MYRTLE STREET, SUITE 502
QUINCY, MA 02171
www.fandoc.com

ASCEND MASS, LLC
SITE DETAILS
1089 WASHINGTON STREET
NEWTON MASSACHUSETTS

PROJ. No.: 20190241.A20
DATE: 08/01/19

CD-502



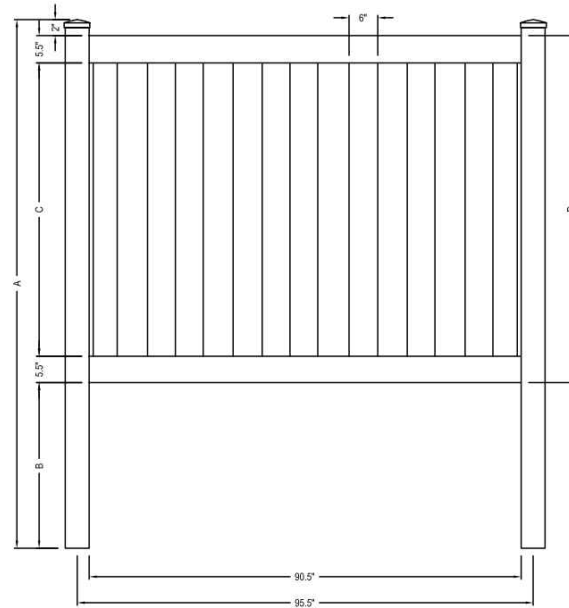
ILLUSIONS VINYL FENCE
 MEDFORD, NY 11763
 www.illusionsfence.com
 TOLL FREE: 1-800-339-3362

SELECT DESIRED POST CAP MODEL

- FRENCH GOTHIC - V55FG
- TEARDROP - V55TD
- COACHMAN - V55CM
- BALL - V55BC
- SOLAR - V55P
- SOLAR - V55O
- NEW ENGLAND - V55NE
- FLAT - V55FO

SELECT DESIRED POST OPTIONS:

- 5" X 5" - .140 WALL
- 5" X 5" H.D. - .250 WALL
- MAJESTIC™ 8" X 8" - .250 WALL



FRONT ELEVATION

	A		B		C		D	
H(FT)	INCHES	H(FT)	INCHES	H(FT)	INCHES	H(FT)	INCHES	
3	60	3	22	3	25	3	36	
4	84	4	34	4	37	4	48	
5	96	5	34	5	49	5	60	
6	108	6	34	6	61	6	72	

NOTES:

- ALL ILLUSIONS VINYL FENCES ARE ASTM F964-09 COMPLIANT
- AVAILABLE IN GRAND ILLUSIONS COLOR SPECTRUM (35 COLORS) AND GRAND ILLUSIONS VINYL WOODBOND (5 AUTHENTIC WOODGRAINS)
- INCLUDES METAL REINFORCEMENT BOTTOM RAIL



3708-101

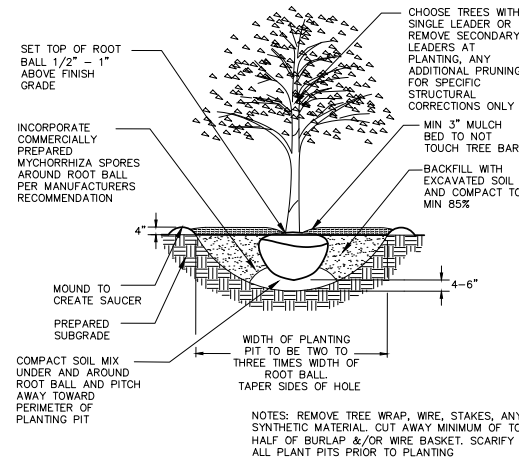
SEE ACCOMPANYING SPECIFICATIONS FOR MORE INFORMATION.

REVISION DATE 05/22/2012

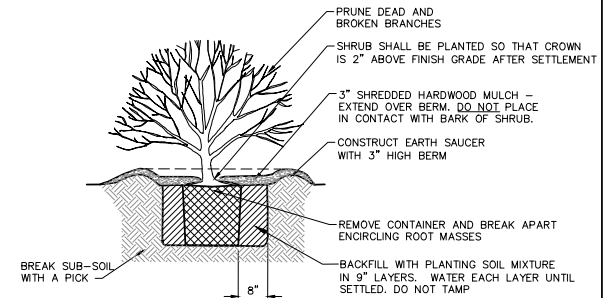
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VINYL FENCE
 SCALE: NOT TO SCALE



TREE PLANTING
 SCALE: N.T.S.

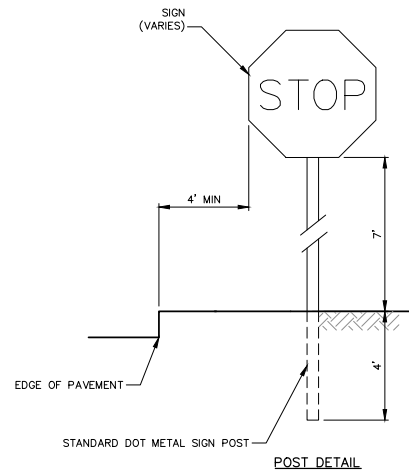


NOTE: SPRAY WITH ANTI DESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS IF FOLIAGE IS PRESENT.

FOR CONTAINER GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.

INCORPORATE COMMERCIALY PREPARED MYCORRHIZA SPORES IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATES SPECIFIED BY THE MANUFACTURER.

SHRUB PLANTING DETAIL
 FOR CONTAINERIZED SHRUBS
 NOT TO SCALE



SIGNS
 SCALE: NOT TO SCALE

SIGN GRAPHIC	SIGN NAME	SIZE	MUTCD REFERENCE
	ACCESSIBLE PARKING	12"x18"	R7-8
	VAN ACCESSIBLE	18"x9"	R7-8P
	LEFT TURN ONLY	30"x36"	R3-5L
	DO NOT ENTER SIGN	24"x24"	R5-1
	EXIT ONLY SIGN	24"x24"	N/A
	ENTER ONLY SIGN	24"x24"	N/A

No.	DATE	DESCRIPTION	DESIGNER REVIEWER
1.	8/1/19		XX/XX



SCALE: AS NOTED

HORZ.: VERT.: DATE: HORZ.: VERT.: GRAPHIC SCALE

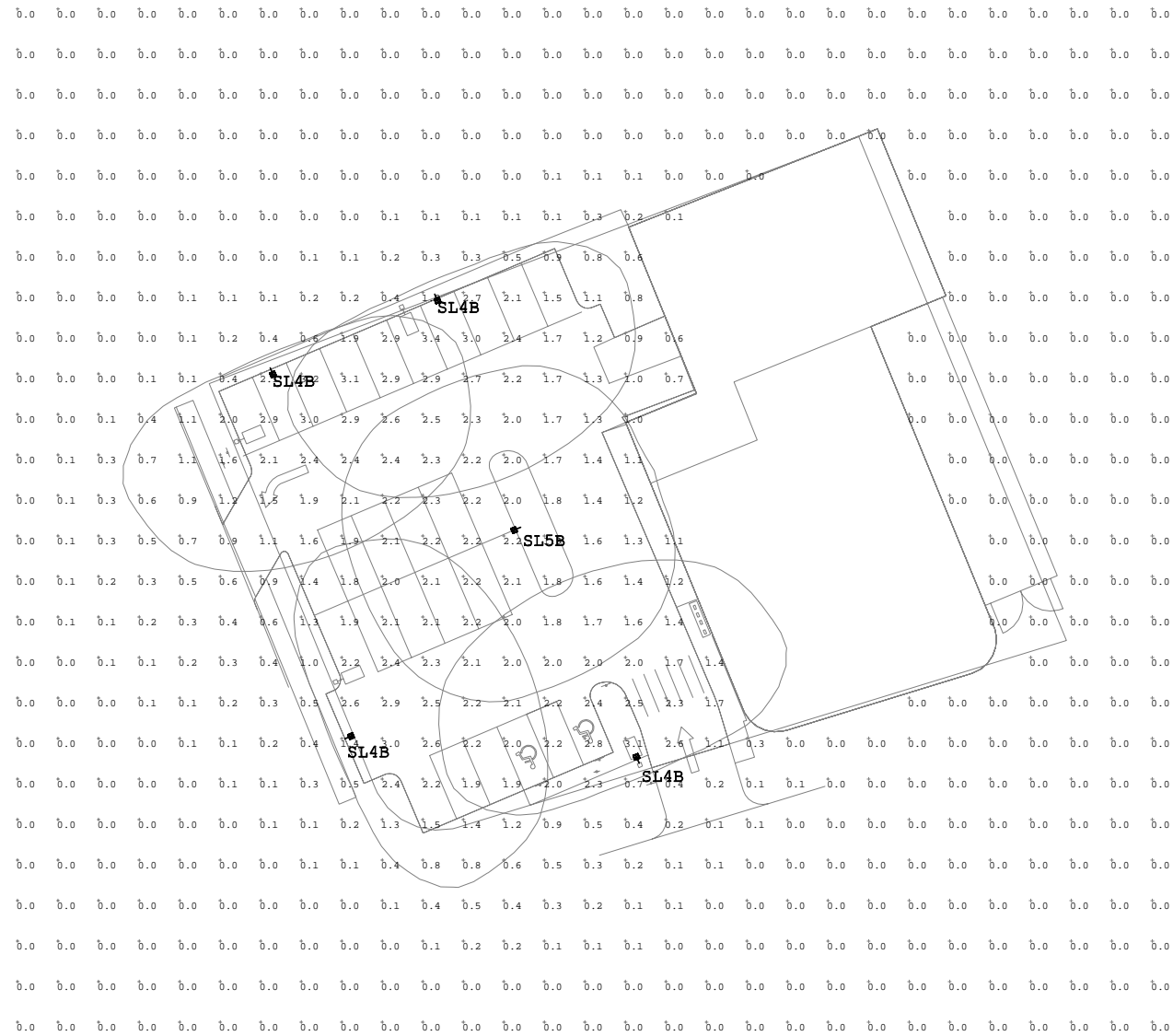
1" = 0'

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 108 MYRTLE STREET, SUITE 502
 QUINCY, MA 02171
 617.262.4675
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ASCEND MASS, LLC
 SITE DETAILS
 1089 WASHINGTON STREET
 NEWTON MASSACHUSETTS

PROJ. No.: 20190241.A20
 DATE: 08/01/19

CD-503



JOB NAME: 1089 WASHINGTON ST - NEWTON, MA
 APEX LIGHTING SOLUTIONS
 WORKPLANE/CALC PLANE: AT FINISH GRADE
 MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
 APPS: LRE
 SALES: SS

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
4	SL4B	SINGLE	7106	72.9	0.850	B1-U1-G2	GARDCO ECF-S-32L-700-NW-G2-AR-4-UNV-HIS-FINISH / MOUNTED TO 20FT POLE
1	SL5B	SINGLE	9255	72.9	0.850	B4-U0-G2	GARDCO ECF-S-32L-700-NW-G2-AR-5W-UNV-FINISH / MOUNTED TO 20FT POLE

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	0	0.44	3.4	0.0	N.A.	N.A.
PARKING LOT		2.03	3.4	0.6	3.38	5.67

GENERAL DISCLAIMER:
 Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.
 * LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:
 Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.
 For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.



PROJECT TITLE:
 WASHINGTON ST
 NEWTON, MA

DRAWING TITLE:
 SITE LIGHTING
 PHOTOMETRIC CALCULATION
 OPTION B

FILE NAME: SL-2 WASHINGTON ST - NEWTON MA - OPTION B 7-29-2019.dwg

SCALE: 1"=20'-0"
 DATE: 7/29/19
 DRAWN BY: LRE
 SHEET:

SL-2