

February 21, 2020

SENT VIA EMAIL AND HAND DELIVERY

Katie Whewell
Planning Associate
Planning & Development
1000 Commonwealth Avenue
Newton MA 02459
kwhewell@newtonma.gov

Nadia Khan
Clerk
Newton City Council Land Use Committee
1000 Commonwealth Avenue
Newton MA 02459
nkhan@newtonma.gov

RE: 1089 Washington Street (the "Proposed Project"); Supplemental Information for
March 5, 2020 Land Use Committee

Dear Ms. Whewell and Ms. Khan:

On behalf of Ascend Mass, LLC (the "Applicant"), attached please find information for review by the Planning & Development department and the Land Use Committee. Attached please find:

- A revised plan set as prepared by Fuss & O'Neill to incorporate a planting bed along the Cross Street emergency access gate and reconfiguration of the stormwater plan to allow for reduced runoff onto Cross Street
- A proposed redline of the Council Order

In addition, we were asked for guidance around hours of operation. As referenced in the amended Council Order, we are agreeable with the proposed hours of 9:00AM to 9:00PM, Monday through Saturday, and from 12:00PM to 6:00PM on Sunday. However, we do ask that language is included to allow us to be consistent with other operators. I have included proposed language in the attached document.

Further, as previously mentioned, my client has made the business decision to not include a public bathroom on site as requested by some members of the community. After a review of publically available crime data, our security consultant has found no nexus between the operation of a cannabis entity and reports of public urination. Much like a liquor store or a drug store, public bathrooms are not required, nor commonly found in practice.

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Ms. Whewell and Ms. Khan
February 21, 2020
Page 2

Please let me know if any additional information is needed or required. Thank you.

Very truly yours,

Michael Ross

Michael P. Ross

(A127)

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**SUPPLEMENTAL INFORMATION FOR
MARCH 5, 2020 LAND USE COMMITTEE MEETING
Petition #67-20**

**ASCEND MASS, LLC
125 Cambridge Park Drive
Cambridge, MA 02140**

**c/o Michael P. Ross, Esq.
Prince Lobel Tye LLP
One International Place, Suite 3700
Boston, MA 02110**

Petitioner

Property Location:

**58 Cross Street/1089 Washington Street
Newton, MA 02465**

**Prepared by: Michael P. Ross, Esq.
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February 21, 2020

TABLE OF CONTENTS

**SUPPLEMENTAL INFORMATION FOR
MARCH 5, 2020 LAND USE COMMITTEE MEETING
For a Special Permit
To Allow for an
ADULT USE MARIJUANA RETAILER**

Property Location:

**58 Cross Street/1089 Washington Street
Newton, MA**

Proposed Redline of Council Order

Tab 1

Plan Set, revised as of February 21, 2020

Tab 2

1

CITY OF NEWTON

IN CITY COUNCIL

ORDERED:

That the Council, finding that the public convenience and welfare will be substantially served by its action, that the use of the site will be in harmony with the conditions, safeguards and limitations set forth in the Zoning Ordinance, and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Zoning Ordinance, grants approval of the following SPECIAL PERMIT/SITE PLAN APPROVAL to allow retail marijuana sales and waivers to the extent necessary for lighting requirements as recommended by the Land Use Committee for the reasons given by the Committee through its Chairman, Councilor Richard Lipof:

1. The specific site is an appropriate location for the proposed Marijuana Retailer due to its location within the Business Use 2 zone. (§7.3.3.1)
2. The proposed Marijuana Retailer as developed and operated will not adversely affect the neighborhood given its proximity to the varied uses along the Washington Street Corridor and the petitioner's proposals to manage traffic and parking. (§7.3.3.2)
3. Access to the site over streets is appropriate for the types and numbers of vehicles involved given the site's proximity to regional roadways such as the Massachusetts Turnpike and Washington Street. (§7.3.3.3)
4. There will be no nuisance or serious hazard to vehicles or pedestrians due to the petitioner's upgrades to the site, including new sidewalks along the site's frontage and in the interior of the site. (§7.3.3.4)
5. Literal compliance with the lighting and parking requirements is impracticable due to the nature of the use, size, width, depth, shape or grade of the lot or that such exceptions would be in the public interest, or in the interest of safety, or protection of environmental features. ((§5.1.10, §5.1.13)

With regard to special permits concerning the Marijuana Retailer on site, pursuant to §6.10.3.G:

6. The lot is designed such that it provides convenient, safe, and secure access and egress for clients and employees arriving to and leaving from the site, whether driving, bicycling, walking or using public transportation. (§6.10.3.G.1.a)
7. Loading, refuse and service areas are designed to be secure and shielded from abutting uses. (§6.10.3.G.1.b)

- 8. The Marijuana Retailer is designed to minimize any adverse impacts on abutters with reduced lighting, fencing, landscaping and site design that prohibits access to Cross Street. (§6.10.3.G.1.c)
- 9. The Marijuana Retailer is not located within a 500-foot radius of a public or private K-12 school. (§6.10.3.G.2.a)
- 10. Traffic generated by client trips, employee trips, and deliveries to and from the Marijuana Retailer will not create a significant adverse impact on nearby uses due to the appointment only system set forth in Condition 2. (§6.10.3.G.2.b)
- 11. The building and site have been designed to be compatible with other buildings in the area and to mitigate any negative aesthetic impacts that might result from required security measures and restrictions on visibility into the building's interior. (§6.10.3.G.2.c)
- 12. The building and site are accessible to persons with disabilities. (§6.10.3.G.2.d)
- 13. The lot is accessible to regional roadways and public transportation due to its location on Washington Street and proximity to the Massachusetts Turnpike, and MBTA bus routes 553, 554, and 59. (§6.10.3.G.2.e)
- 14. The lot is located where it may be readily monitored by law enforcement and other code enforcement personnel. (§6.10.3.G.2.f)
- 15. The Marijuana Retailer's hours of operation will have no significant adverse impact on nearby uses given the mixed-use nature of the Washington Street Corridor and presence of commercial uses nearby that operate during similar hours. (§6.10.3.G.2.g)

PETITION NUMBER: #67-20

PETITIONER: Ascend Mass, LLC.

LOCATION: 58 Cross Street/1089 Washington Street, on land known as SBL 31, 09, 07, containing approximately 25,122 square feet of land

OWNER: 1089 Washington Street Limited Partnership

ADDRESS OF OWNER: 10 Newbury Street
Boston, MA 02116

TO BE USED FOR: Marijuana Retailer

CONSTRUCTION: Concrete

EXPLANATORY NOTES: To allow retail marijuana sales and waivers to the extent necessary for lighting requirements (§7.3.3, §7.4, §6.10.3.D, §4.4.1, §5.1.10, §5.1.13)

ZONING: Business Use 2 District

Approved subject to the following conditions:

1. All buildings, parking areas, driveways, walkways, landscaping and other site features associated with this Special Permit/Site Plan approval shall be located and constructed consistent with:
 - a. Existing Conditions Site Plan signed and stamped by Gerry Holdright, Professional Land Surveyor, dated March 26, 2019.
 - b. Proposed Site Plan ~~was~~ signed and ~~was~~ stamped by Daniel F. Delany, Professional Engineer, prepared by Fuss and O’Neill, November 12, 2019, most recently revised ~~January February 19230~~, 2020~~;~~.
 - c. Site Landscape Plan, LP-101 signed and stamped by Daniel F. Delany, Professional Engineer, dated November 12, 2019, most recently revised ~~January 23, 2020 February 1920~~, 2020.
 - d. Floor Plans and Front Elevations A01 and A02 signed and stamped by Keith Bettencourt, Registered Architect, dated August 2, 2019.
 - e. Proposed Lighting Plan, SL-101, prepared by Fuss and O’Neill, dated November 12, 2019 most recently revised ~~January 23 February 1920~~, 2020.
2. The petitioner shall see all visitors of the Marijuana Retailer on an appointment only basis, consistent with other operators in Newton. In the event any other operator is not required to be on an appointment only basis, the same shall apply for the petitioner in that the Commissioner of Inspectional Services and the Director of Planning and Development shall administratively waive the “appointment only” requirement, provided however that petitioner shall be appointment only for no less than one (1) month upon opening. Given that the petitioner requires each customer to be served individually by a customer service representative, the “appointment only” requirement is intended to ensure a smooth flow of customers arriving to and leaving from the site, to avoid customer waiting outside the building for a customer service representative to be available, and to allow the petitioner to anticipate customer volume.

The petitioner may use reasonable flexibility to accommodate customers where events such as, but not limited to, traffic delays, public transportation scheduling, or changes in customers’ schedules affect the appointment schedule. The petitioner shall also accommodate those customers who need to wait inside the building either before or after their scheduled appointments. This “appointment only” condition will permit “first available” (i.e., no waiting period) appointments only when a customer service representative is immediately available to serve that customer.

Unless otherwise not required to operate as appointment only as described herein, sSix (6) months after commencement of operations for the Marijuana Retailer authorized by this Order, the petitioner may submit a letter to the Commissioner of Inspectional Services, the Director of Planning and Development and the Clerk of the Council requesting an appearance before the before the Land Use Committee to no longer require that all customers be served

by appointments only. Such letter shall only be filed after the petitioner has completed the following:

- Met with the Director of the Transportation Division of Public Works, the Director of Planning and Development, and the Newton Police Department to discuss pedestrian and traffic safety and site security.
- Met with the Director of the Transportation Division of Public Works, and the Director of Planning and Development regarding Transportation Demand Management in accordance with Condition #6 below.

The Commissioner of Inspectional Services and the Director of Planning and Development may administratively waive the “appointment only” requirement if they determine that the petitioner is able to maintain an orderly flow of patrons, accommodate all patrons waiting to see a customer service representative inside the building, and accommodate patron parking on site without the “appointment only” requirement. Prior to any decision on the petitioner’s waiver request, the Commissioner of Inspectional Services and the Director of Planning and Development shall consult with the Land Use Committee of the City Council regarding the waiver request in the same manner as the Land Use Committee is consulted when a “consistency” ruling on a special permit is requested from the Commissioner of Inspectional Services. The Marijuana Retailer may only operate between the hours of 9:00 a.m. and 9:00 p.m., Monday through Saturday, and from 12:00 p.m. to 6:00 p.m. on Sunday consistent with other operators in Newton. In the event any other operator is allowed to exceed these hours, the same shall apply for the petitioner.

3. If the appointment only condition is removed and at any time the Director of Planning in conjunction with the Commissioner of Inspectional Services, Chief of Police, and Commissioner of Public Works, determines there is a public safety concern due to the lack of appointments, the petitioner shall meet with the Director of Planning to discuss and implement measures to address concerns, including resuming appointments during peak periods.
4. Should any line form following the possible conclusion of the appointment only condition, lines must form only on the internal sidewalk and must not form on the Washington Street sidewalk for customers waiting.
5. There shall not be more than fifteen (15) staff members, on site at any one time not including delivery personnel.
6. The Petitioner shall update the sidewalks along the Washington and Cross Streets frontage, install a crosswalk across Cross Street, and install rain gardens on site to the satisfaction of the City Engineer. Such improvements shall be completed prior to the issuance of a temporary occupancy certificate.
7. The Petitioner shall implement a Transportation Demand Management Plan to reduce vehicle trips to the site. The Plan shall include, but not be limited to:
 - a. Displaying all transit schedules in a visible location at the dispensary;
 - b. Provide pre-paid CharlieCard and/or Commuter Rail passes to any employee who can utilize the MBTA system to commute to the retailer;
 - c. Participating in the City of Newton Bikeshare program;
 - d. Providing a secure bicycle storage area on site;

- e. Incentives for employees to carpool with small bonuses or other programs;
- f. Establishing an on-site car-pool, rideshare program with guaranteed ride home; and
- g. Reimburse employees who regularly walk to work the cost of a new pair of walking shoes each calendar year.

The Petitioner shall keep records detailing how employees are commuting to and from the site, including the number of employees utilizing transit, parking at satellite lots, and using alternative methods of transportation such as the bikeshare. Two months after the commencement of operations for the Marijuana Retailer, the petitioner shall provide an update to the Director of Planning and Development and the Director of Transportation regarding the results of the petitioner's TDM Plan for employees. Should the TDM plan be deemed insufficient, the petitioner shall be required to revise the TDM plan to the satisfaction of the Director of Planning and Development and the Director of Transportation. The petitioner shall be required to meet again with the officials above at six months and at 12 months after the receipt of a temporary certificate of occupancy.

- 8. Security lighting shall be in accordance with the standards imposed by the Department of Public Health. Additionally, security lighting shall be directed downward, shall not shed light on abutters' properties, and shall comply with the Lighting Plan identified in Condition 1 above.
- 9. The petitioner shall locate, secure, and screen the dumpster to minimize its visibility from the public way. The dumpster shall be kept closed and secured and the area surrounding the dumpster shall be kept free of debris.
- 10. The granting of a special permit to allow a Marijuana Retailer to operate at this site applies only to the petitioner and does not run with the land. When the petitioner has permanently stopped operations at the site, for whatever reason including but not limited to the loss of its registration with the Cannabis Control Commission, the Marijuana Retailer use as well as the additional relief granted by this Order shall expire.
- 11. Snow shall not be stored on site.
- 12. Should the petitioner seek to extend the Marijuana Retailer authorized by this Order, including but not limited to, increasing the number of employees, or extending the hours of operation, it shall seek an amendment to this Order.
- 13. All on-site landscaping associated with this Special Permit/Site Plan Approval shall be installed and maintained in good condition. Any plant material that becomes diseased or dies shall be replaced on an annual basis with similar material.
- 14. The Petitioner shall be responsible for securing and paying for any and all police details that may be necessary for traffic control throughout the construction process as required by the Police Chief.
- 15. The petitioner shall maintain its registration with the Cannabis Control Commission. Within one (1) week from the date of the initial and annual renewal of its registration, the petitioner shall file a copy of the same with the Clerk of the City Council, the Commissioner of Inspectional Services and the Planning Department. The petitioner shall immediately notify the Clerk of the City Council, the Commissioner of Inspectional Services and the Planning Department if its registration is not renewed or is revoked.

16. In order to provide information to the City regarding the operation of the Marijuana Retailer and the effectiveness of the mitigations and conditions imposed through this Council Order, the petitioner shall monitor the Marijuana Retailer's operation in the following areas and at the following intervals, and shall provide reports summarizing such monitoring to the Commissioner of Inspectional Services and the Director of Planning and Development, and such reports shall also be filed with the Land Use Committee of the City Council:
 - a. Within six (6) months and again at twelve (12) months of commencing operations of the Marijuana Retailer, a report on pedestrian and traffic safety concerns, if any, that may have arisen from the operation of the Marijuana Retailer and on the issue of the security of the facility itself, as well as a report on the number of customers coming to the site and the peak times when customers are at the site.

If the Commissioner of Inspectional Services and Director of Planning and Development find that the reports raise concerns regarding the security of the facility or regarding public safety, including pedestrian or traffic safety, created by the operation of the Marijuana Retailer at this site, or if at the time the reports are filed, but independent of the information contained in the reports, the Commissioner of Inspectional Services and Director of Planning and Development have concerns regarding public safety or the security of the facility, the petitioner shall return to the Land Use Committee to see if further mitigations on the operation of the Marijuana Retailer are warranted to address such public safety or security of the facility concerns.

17. Prior to the issuance of a temporary certificate of occupancy, the petitioner shall provide a final Operations and Maintenance Plan (O&M) for stormwater management to the Engineering Division of Public Works for review and approval. Once approved, the O&M must be recorded by the petitioner at the Middlesex South District Registry of Deeds and implemented. A recorded copy of the O&M shall be submitted to the Engineering Division of Public Works, the Inspectional Services Department, and the Department of Planning and Development.
18. Prior to the issuance of a temporary certificate or occupancy, the petitioner shall submit a state approved security plan to the City of Newton Police Department for review and approval.
19. Prior to the issuance of a temporary certificate or occupancy, the petitioner shall submit a state approved emergency response plan to the City of Newton Fire Department for review and approval.
20. Prior to the issuance of a temporary certificate or occupancy, the petitioner shall submit a state approved Operation and Management plan to the Inspectional Services Department and the Department of Planning and Development for review and approval.
21. Prior to the issuance of any occupancy certificate, the petitioner shall conduct a Pre and Post closed-circuit television inspection of the City's drainpipe in concert with the proposed overflow connection and provide an electronic copy of such inspection to the Commissioner of Public Works.
22. Prior to the issuance of any building permit for the Project the Petitioner shall submit a Construction Management Plan (CMP) for review and approval by the Commissioner of Inspectional Services, the Director of Planning and Development, and the City Engineer. The Construction Management Plan shall be consistent and not in conflict with relevant conditions of this Order and shall include, but not be limited to, the following provisions:

- a. 24-hour contact information for the general contractor of the project.
 - b. Hours of construction: construction shall be limited to between the hours of 7:00 a.m. and 7:00 p.m. on weekdays and from 8:00 a.m. to 7:00 p.m. on Saturdays. No construction is permitted on Sundays, or holidays except in emergencies, and only with prior approval from the Mayor or designee.
 - c. The proposed schedule of the project, including the general phasing of the construction activities and anticipated completion dates and milestones.
 - d. Site plan(s) showing the proposed location of contractor and subcontractor parking, on-site material storage area(s), on-site staging areas(s) for construction and delivery vehicles, and location of any security fencing.
 - e. Proposed methods for dust control including, but not limited to: covering trucks for transportation of excavated material; minimizing storage of debris on-site by using dumpsters and regularly emptying them; using tarps to cover piles of bulk building materials and soil; locating a truck washing station to clean muddy wheels on all truck and construction vehicles before exiting the site.
 - f. Proposed methods of noise and vibration control, in accordance with the City of Newton's Ordinances. Staging activities should be conducted in a manner that will minimize off-site impacts of noise. Noise producing staging activities should be located as far as practical from noise sensitive locations.
 - g. Tree preservation plan to define the proposed method for protection of any existing trees to remain on the site.
 - h. A plan for rodent control prior to demolition, during demolition, and during construction.
 - i. The CMP shall also address the following:
 - safety precautions;
 - anticipated dewatering during construction;
 - site safety and stability;
 - impacts on abutting properties.
23. No Building Permit shall be issued pursuant to this Special Permit/Site Plan Approval until the petitioner has:
- a. Recorded a certified copy of this Council order for the approved Special Permit/Site Plan with the Registry of Deeds for the Southern District of Middlesex County.
 - b. Filed a copy of such recorded Council order with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.
 - c. Received approval of the final engineering, utility, and drainage plans for review and approval by the City Engineer. A statement certifying such approval shall have been filed with the City Clerk, the Commissioner of Inspectional Services, and the Director of Planning and Development.
 - d. Received approval of the Cross Street gate from the Fire Department.
 - e. Obtained a written statement from the Planning Department that confirms the building permit plans are consistent with plans approved in Condition #1.

24. No Final Inspection and/or Occupancy Permit for the portion of the building covered by this Special Permit/Site Plan approval shall be issued until the petitioner has:
 - a. Filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development a statement by a registered architect or engineer certifying compliance with Condition #1.
 - b. Submitted to the Director of Planning and Development, Commissioner of Inspectional Services and City Engineer final as-built plans in paper and digital format signed and stamped by a licensed land surveyor.
 - c. Filed with the Department of Inspectional Services and the Department of Planning and Development a statement by the City Engineer certifying that all engineering details for the project site have been constructed to standards of the City of Newton Public Works.
 - d. Provided the City Engineer, Department of Inspectional Services, and the Department of Planning and Development with a recorded copy of the Operation and Maintenance (O & M) plan for Stormwater Management in accordance with Condition #16.
 - e. Filed with the Department of Inspectional Services a statement by the Director of Planning and Development approving final location, number, and type of plant materials, final landscape features, fencing, and parking areas.
 - f. Received approval from the appropriate City Departments in accordance with Conditions #17, #18, and #19 above.
25. Notwithstanding the provisions of Condition #23 above, the Commissioner of Inspectional Services may issue one or more certificates of temporary occupancy for all or portions of the building prior to installation of final landscaping provided that the petitioner shall first have filed a bond, letter of credit, cash or other security in the form satisfactory to the Director of Planning and Development in an amount not less than 135% of the value of the aforementioned remaining landscaping to secure installation of such landscaping.

2

ASCEND MASS DISPENSARY

1089 WASHINGTON STREET NEWTON, MA

PERMITTING PLANS

AUGUST 01, 2019

REVISED FEBRUARY 19, 2020

PREPARED FOR

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

PREPARED BY



FUSS & O'NEILL

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www.fando.com

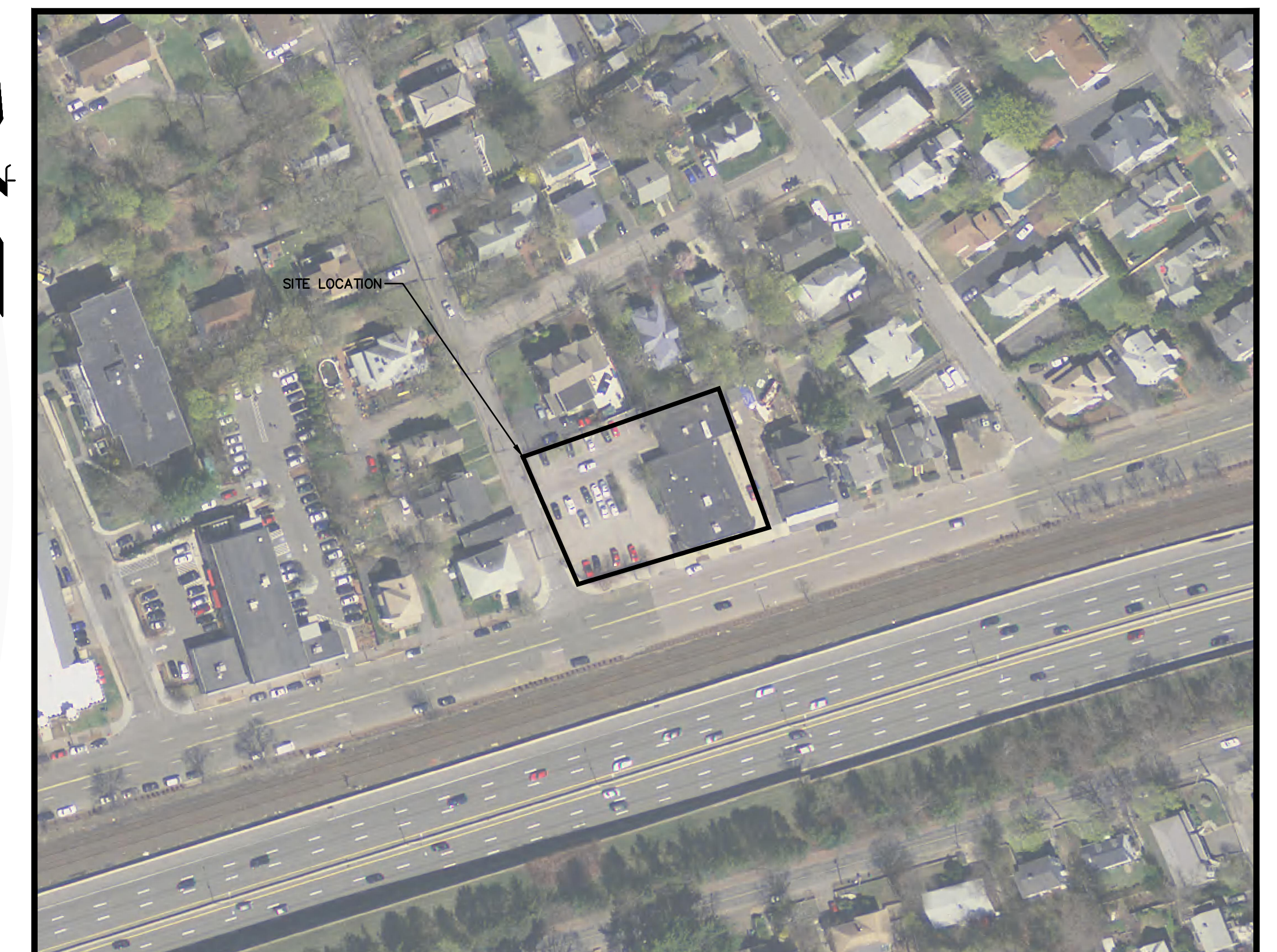
SHEET INDEX

<u>SHEET No.</u>	<u>SHEET TITLE</u>
GI-001	COVER SHEET
GI-002	CONTEXT MAP
CN-101	GENERAL NOTES
SHEET 1 OF 1	BOUNDARY & TOPOGRAPHIC SURVEY BY CONTROL POINT ASSOCIATES
CP-101	SITE PREPARATION PLAN
CE-101	EROSION AND SEDIMENT CONTROL PLAN
CS-101	SITE PLAN
LP-101	SITE LANDSCAPING PLAN
CD-501-506	DETAILS
SL-101	SITE LIGHTING PHOTOMETRIC CALCULATIONS OPTION B

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

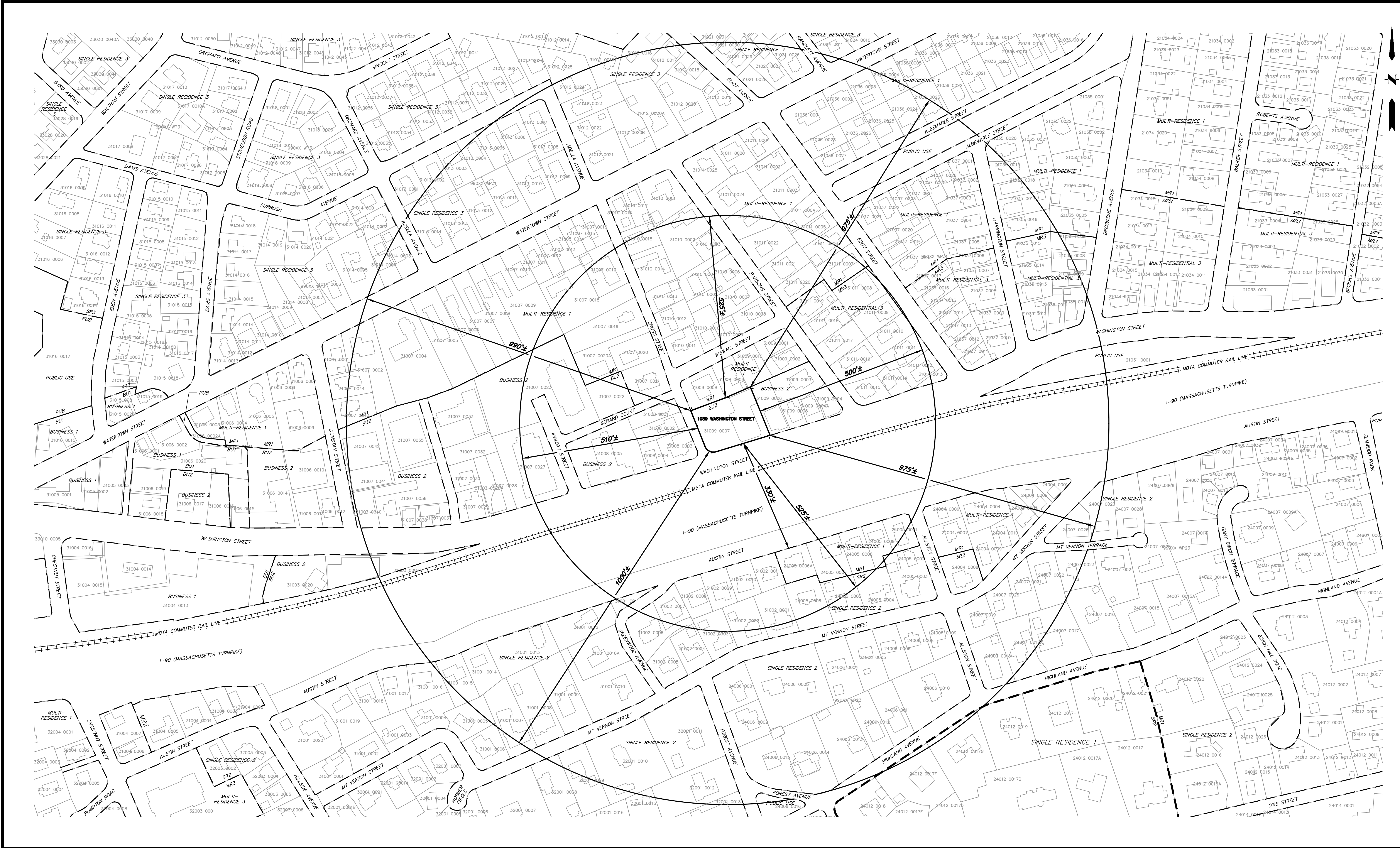
SCALE: 1" = 100'



NOT FOR CONSTRUCTION

PROJ. No.: 20190241.A20
DATE: 11/12/2019

GI-001



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

SEAL



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

f **FUSS & O'NEILL**
 108 MYRTLE STREET, SUITE 502
 QUINCY, MA 02171
 617-282-4675
 www.fand.o.com

ASCEND MASS, LLC
 CONTEXT MAP
 1089 WASHINGTON STREET
 NEWTON MASSACHUSETTS

PROJ. No.: 20190241_A20
 DATE: AUGUST 1, 2019
GI-002

GENERAL

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. TOPOGRAPHIC ELEVATIONS ARE BASED ON NAVD88.
7. 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.
8. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE FOR INSPECTION AT THE CONSTRUCTION SITE AT ALL TIMES.

WORK RESTRICTIONS

1. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, FIRE HYDRANTS, AND UTILITIES WITHOUT APPROPRIATE PERMITS.
2. 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

1. WITHIN RIGHTS-OF-WAY, PERFORM THE WORK IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS.
2. 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).
3. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. SECURE THE PROJECT SITE AND PERFORM CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
5. DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
6. ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES. TRENCH EXCAVATION PERMIT REQUIRED. THIS APPLIES TO ALL TRENCHES ON PUBLIC AND PRIVATE PROPERTY.
7. PRIOR TO OCCUPANCY PERMIT BEING ISSUED, AN AS BUILT PLAN SHALL BE SUBMITTED TO THE ENGINEERING DIVISION IN BOTH DIGITAL AND FORMAT AND HARD COPY. THE PLAN SHOULD SHOW ALL UTILITIES AND FINAL GRADES, ANY EASEMENTS AND FINAL GRADING, IMPROVEMENTS AND LIMIT OF RESTORATION WORK. THE PLAN SHALL ALSO INCLUDE PROFILES OF THE VARIOUS NEW UTILITIES, INDICATING RIM AND INVERT ELEVATIONS, SLOPE OF PIPES, PIPE MATERIAL, AND SWING TIES FROM PERMANENT BUILDING CORNERS.

DEMOLITION

1. 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.
2. TREES, BRUSH AND STUMPS REMOVED BY CLEARING & GRUBBING OPERATIONS SHALL BE TRANSPORTED OFF THE PROJECT SITE TO AN APPROVED DISPOSAL LOCATION.
3. 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

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

SITE RESTORATION

1. 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.
2. REPAIR DAMAGES RESULTING FROM CONSTRUCTION LOADS, AT NO ADDITIONAL COST TO OWNER.
3. RESTORE AREAS DISTURBED BY CONSTRUCTION OPERATIONS TO THEIR ORIGINAL CONDITION OR BETTER, AT NO ADDITIONAL COST TO OWNER.

CONSTRUCTION LAYOUT

1. 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.
2. 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.
3. 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.
4. DIMENSIONS ARE FROM FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS NOTED OTHERWISE.
5. BOUNDS OR MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.

EROSION AND SEDIMENT CONTROL

1. 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.
2. 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.
3. INSPECT EROSION AND SEDIMENT CONTROLS DAILY AND REMOVE ACCUMULATED SEDIMENTS AS NEEDED. REPAIR OR CORRECT ANY ISSUES.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

10. 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.
11. 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.
12. 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.
13. 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.

UTILITIES

1. PERFORM EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF NECESSARY. THE EXISTENCE AND/OR LOCATION OF UTILITIES SHOWN ON THESE PLANS MAY BE ONLY APPROXIMATELY CORRECT AND PRECAUTIONARY MEASURES ARE REQUIRED TO PROTECT THE UTILITIES SHOWN HEREON AND ANY OTHER EXISTING UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT NO EXPENSE TO THE OWNER EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
2. NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS, PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION. WATER, GAS, SEWER AND OTHER UTILITY SERVICES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ENGINEERING DIVISION AND SCHEDULING AND APPOINTMENT 48 HOURS PRIOR TO THE DATE WHEN THE UTILITIES WILL BE MADE AVAILABLE FOR AN INSPECTION OF WATER SERVICES, SEWER SERVICE, AND DRAINAGE SYSTEM INSTALLATION. THE UTILITY IN QUESTION SHALL BE FULLY EXPOSED FOR THE INSPECTOR TO VIEW; BACKFILLING SHALL ONLY TAKE PLACE WHEN THE CITY'S INSPECTOR HAS GIVEN THEIR APPROVAL.
4. TERMINATE EXISTING UTILITIES IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. COORDINATE UTILITY SERVICE DISCONNECTIONS WITH UTILITY REPRESENTATIVES.
5. THE TYPE, SIZE AND LOCATION OF DEPICTED UNDERGROUND UTILITIES ARE APPROXIMATE REPRESENTATIONS OF INFORMATION OBTAINED FROM FIELD LOCATIONS OF VISIBLE FEATURES, EXISTING MAPS AND PLANS OF RECORD, UTILITY MAPPING, AND OTHER SOURCES OF INFORMATION OBTAINED BY THE ENGINEER. ASSUME NO GUARANTEE AS TO THE COMPLETENESS, SERVICEABILITY, EXISTENCE, OR ACCURACY OF UNDERGROUND FACILITIES. FIELD VERIFY THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES.
6. PAY ALL FEES AND COSTS ASSOCIATED WITH UTILITY MODIFICATIONS AND CONNECTIONS, REGARDLESS OF THE ENTITY THAT PERFORMS THE WORK.
7. COORDINATE THE WORK AND WORK SCHEDULE WITH UTILITY COMPANIES. PROVIDE ADEQUATE NOTICE TO UTILITIES TO PREVENT DELAYS IN CONSTRUCTION.
8. INTERIOR DIAMETERS OF STORM DRAIN AND SANITARY SEWER STRUCTURES SHALL BE DETERMINED BY THE PRECAST MANUFACTURER, BASED ON THE INDICATED PIPE SYSTEM LAYOUT AND LOCAL MUNICIPAL STANDARDS.

MINIMUM INTERIOR DIAMETERS:
0 TO 20 FEET DEEP: 4 FEET.
20 FEET OR GREATER: 5 FEET.
9. RIM ELEVATIONS FOR MANHOLES AND OTHER STRUCTURES ARE APPROXIMATE. SET OR RESET RIM ELEVATIONS AS FOLLOWS:

IN PAVEMENTS AND CONCRETE SURFACES: FLUSH
IN SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
IN LANDSCAPE, SEEDED, AND OTHER EARTH SURFACE AREAS:
1 INCH ABOVE SURROUNDING AREA; TAPER EARTH TO RIM ELEVATION.

PLANTING

1. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO A.A.N. STANDARDS.
2. 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.
3. 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.
4. 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.
5. ALL SHRUB MASSINGS AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH.
6. TREES SHALL NOT BE STAKED UNLESS OTHERWISE NOTED.
7. ANY DAMAGED VEGETATION SHALL BE REPLACED OR REPAIRED AT NO EXPENSE TO THE OWNER.
8. ALL SHRUB AND GROUND COVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL 12" THICK.
9. WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
10. FOR PLANTING SOIL MIX, SEE SPECIFICATIONS OR PLANTING DETAILS.
11. 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.
12. 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.
13. MAINTAIN, REPLACE, AND REPAIR PLANT MATERIAL AS REQUIRED, FOR THE DURATION OF THE PROJECT AND SUBSEQUENT WARRANTY PERIOD.
14. 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.
15. 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.
16. ALL DISTURBED AREAS ARE TO BE SEEDED WITH LAWN UNLESS OTHERWISE NOTED ON LANDSCAPE PLAN.
17. 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.
18. TREES ALONG SIDEWALKS TO BE LIMBED TO A HEIGHT OF 7-8 FEET ABOVE GROUND.

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
7.	2/6/2020	REVISED PERMITTING PLANS	JEV	DD
7.	2/13/2020	REVISED PERMITTING PLANS	JEV	DD
6.	1/23/2020	REVISED PERMITTING PLANS	JEV	DD
5.	12/19/2019	REVISED PERMITTING PLANS	JEV	DD
4.	12/9/2019	REVISED PERMITTING PLANS	JEV	DD
3.	11/02/2019	REVISED PERMITTING PLANS	JEV	DD
2.	10/25/2019	REVISED PERMITTING PLANS	JEV	DD
1.	8/20/2019	REVISED PERMITTING PLANS	JEV	DD
			MBW	DR



SCALE:	HORIZ.: AS NOTED
	VERT.: AS NOTED
	DATUM:
	HORIZ.: 0
	VERT.: 1
	GRAPHIC SCALE

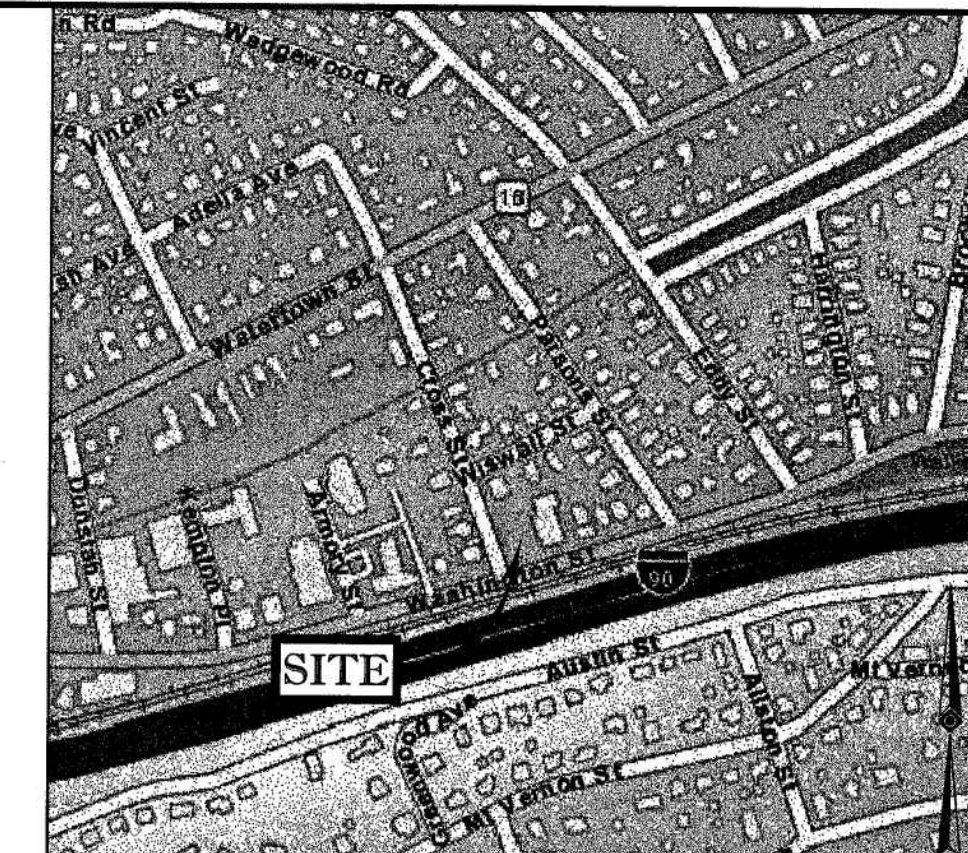
FUSS & O'NEILL
108 WASHINGTON STREET, SUITE 502
NEWTON, MA 02459
www.fandoh.com

ASCEND MASS, LLC
GENERAL NOTES
1089 WASHINGTON STREET
NEWTON, MASSACHUSETTS

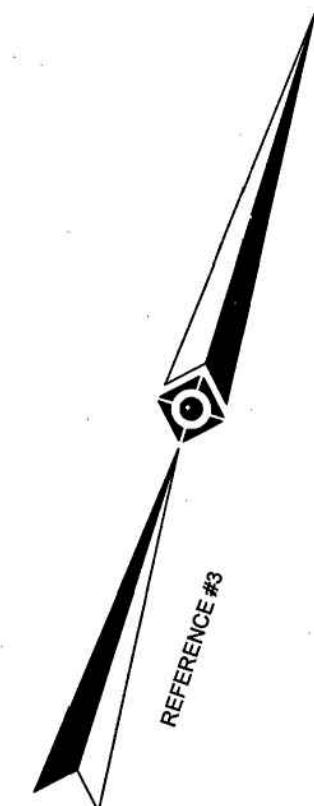
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DATE: 11/12/2019

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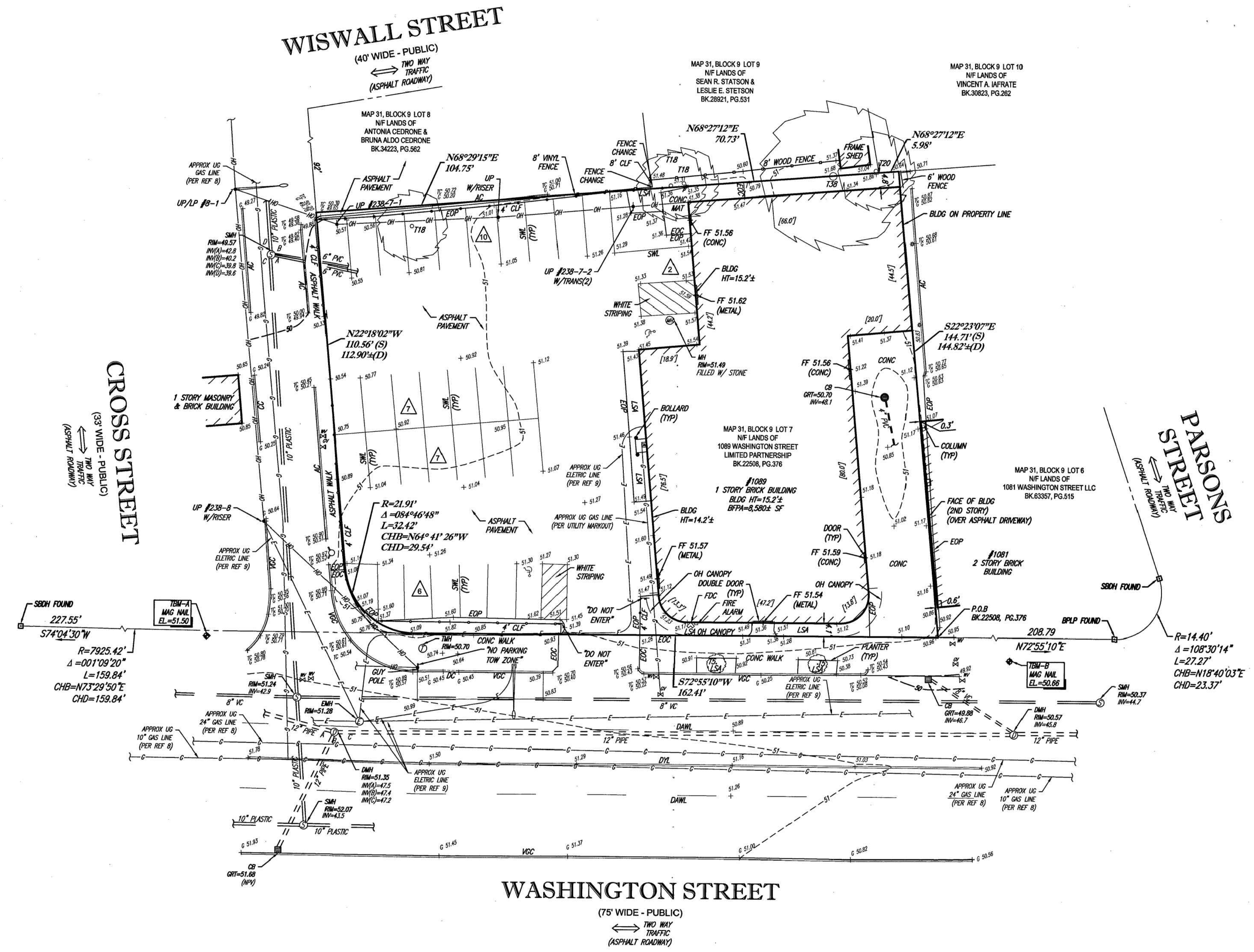
- LEGEND**
- 124 --- EXISTING CONTOUR
 - 125 --- EXISTING SPOT ELEVATION
 - X 123.45 EXISTING TOP OF CURB ELEVATION
 - X C 122.85 EXISTING GUTTER ELEVATION
 - X W 123.45 EXISTING TOP OF WALL ELEVATION
 - X BW 123.85 EXISTING BOTTOM OF WALL ELEVATION
 - X FF 123.45 EXISTING FINISHED FLOOR ELEVATION
 - 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
 - PS PARKING SPACE COUNT
 - SWL SOLID WHITE LINE
 - SYL SOLID YELLOW LINE
 - DYL DOUBLE YELLOW LINE
 - HT HEIGHT
 - DAWL DASHED WHITE LINE
 - BLDG BUILDING
 - BFFA BUILDING FOOTPRINT AREA
 - NVP NO VISIBLE PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - VC VITRIFIED CLAY
 - INV INVERT ELEVATION
 - GRT GRATE ELEVATION
 - UG UNDER GROUND
 - SBPH STONE BOUND w/ DRILL HOLE
 - BPLP BRASS PIN w/ LEAD PLUG
 - CLF CHAIN LINK FENCE
 - DC DEPRESSED CURB
 - AC ASPHALT CURB
 - VGC VERTICAL GRANITE CURB
 - CC CONC CURB
 - EOC EDGE OF CONCRETE
 - EOP 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 BEGAIN, 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.
8. 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 556," COMMUNITY-PANEL NUMBER 250208 0562 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 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 MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN BOOK 48, PLAN 33.
 - MAP ENTITLED "PLAN OF LAND IN NEWTON MASS." DATED FEBRUARY 1, 1982. RECORDED IN THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NUMBER 337 OF 1892 IN BOOK 4582, PAGE 178.
 - MAP ENTITLED "PLAN OF LAND IN NEWTON MASS." DATED AUGUST 30, 1986. RECORDED IN THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NUMBER 1228 OF 1986 IN BOOK 17383, PAGE EN.D.
 - MAP ENTITLED "PERIMETER PLAN OF LAND 1121 WASHINGTON STREET & 15 GERARD COURT NEWTON, MASSACHUSETTS" DATED MAY 8, 1999. RECORDED IN THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NUMBER 512 OF 1999 IN BOOK 30174, PAGE 348.
 - GAS MAPPING PROVIDED BY NATIONAL GRID DATED MARCH 20, 2019.
 - ELECTRIC MAPPING PROVIDED BY EVERSOURCE DATED NOVEMBER 17, 2017.

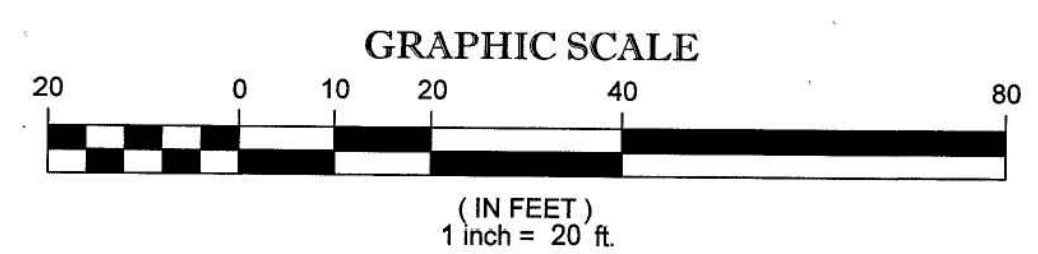
CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. ORIGINAL SURVEY DATA IS PROTECTED BY PATENT. THIS DOCUMENT IS UNLAWFULLY REPRODUCED WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

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) 619-8621
COMCAST - PEMBROKE	(800) 934-6489
LEVEL 3 COMMUNICATIONS	(877) 253-8353
MCI	(800) 436-4444
MASSACHUSETTS BAY TRANSPORTATION AUTH	(800) 392-6100
RCN	(800) 748-4726
EVERSOURCE - ELECTRIC	(800) 562-2000
NATIONAL GRID GAS-BOSTON	(800) 233-5325
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 EXCAVATORS, 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 #49211



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							
FIELD CREW	SBH								
DRAWN	PRIMA	ALBANY, NY 5182175010 CHELSEA, MA 2157128800 MANHATTAN, NY 6472904111 MT LAUREL, NJ 9085720999 WARRKEN, NJ 9086800999							
REVIEWED:	S.P.P.	DATE	3-26-19	SCALE	1"=20'	FILE NO.	06-190017	DWG. NO.	1 OF 1
APPROVED:	G.L.H.	DATE	3-26-19	SCALE	1"=20'	FILE NO.	06-190017	DWG. NO.	1 OF 1

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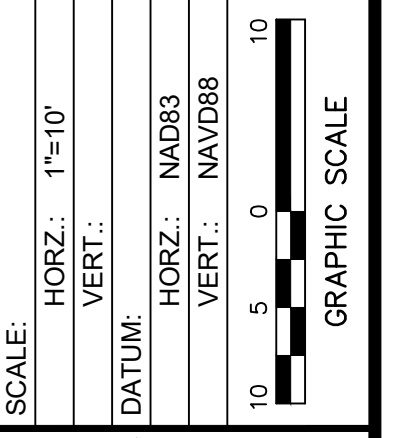
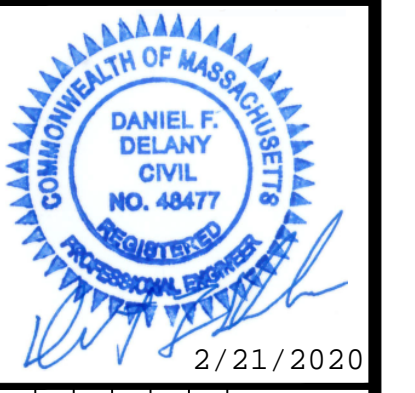
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NOTES:
 1. BASEMAPMING OBTAINED FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 3/22/19.

NOT FOR CONSTRUCTION

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.	8/30/2019	REVISED PERMITTING PLANS	CEV	DD
2.	10/25/2019	REVISED PERMITTING PLANS	CEV	DD
3.	11/12/2019	REVISED PERMITTING PLANS	CEV	DD
4.	12/9/2019	REVISED PERMITTING PLANS	CEV	DD
5.	1/23/2020	REVISED PERMITTING PLANS	CEV	DD
6.	2/3/2020	REVISED PERMITTING PLANS	CEV	DD
7.	2/6/2020	REVISED PERMITTING PLANS	CEV	DD



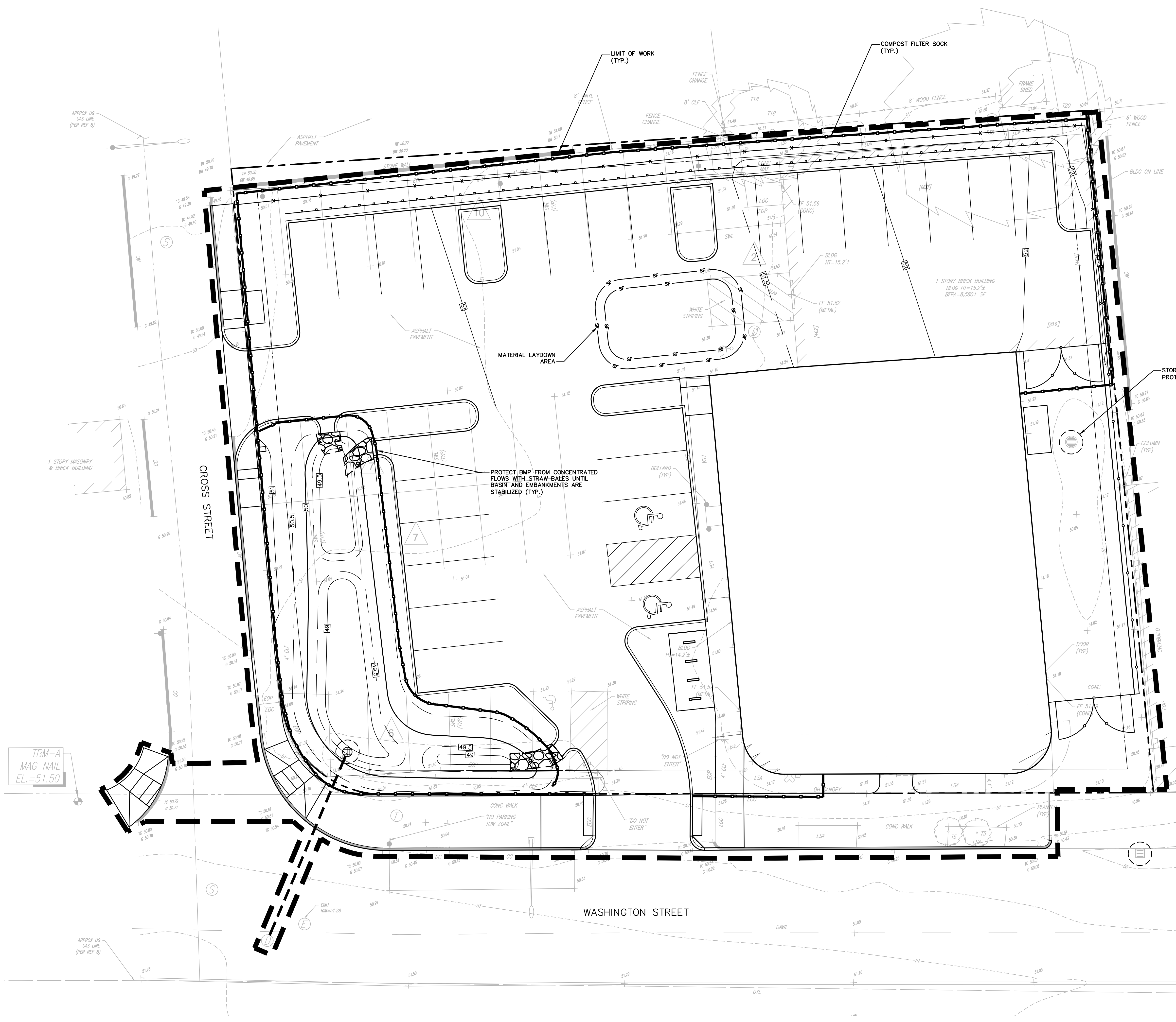
FUSS & O'NEILL
 108 MYRTLE STREET, SUITE 502
 NEWTON, MASSACHUSETTS 02459
 www.fussandoneill.com

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

PROJ. No.: 20190241.A20
 DATE: 11/12/2019

CP-101

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 User: jvaldez
 Plotted: Wed, February 19, 2020 - 12:40 PM
 Plotter: DWG TO PDF PC3



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.

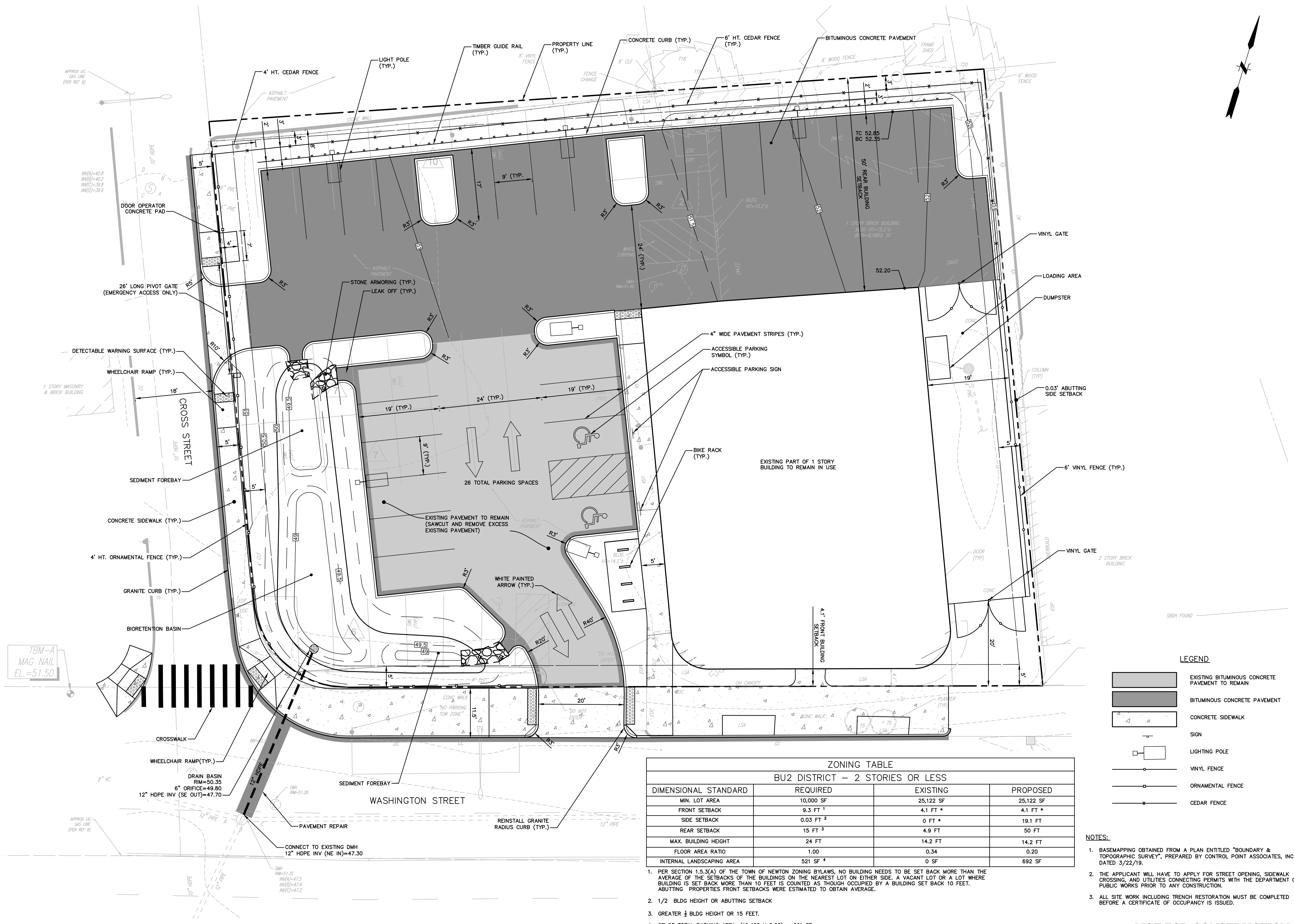
1. INSTALL EROSION AND SEDIMENT CONTROLS.
2. BEGIN GENERAL CONSTRUCTION.
 - 2.1. PERFORM SITE AND BUILDING DEMOLITION ACTIVITIES. ROUGH GRADE AND TEMPORARILY STABILIZE DISTURBED AREAS.
 - 2.2. CONSTRUCT STORMWATER MANAGEMENT SYSTEM.
 - 2.3. INSTALL CURBING AND PAVEMENT.
 - 2.4. INSTALL LOAM AND PERMANENT SEEDING.
 - 2.5. ADJUST EROSION AND SEDIMENT CONTROLS AS REQUIRED DURING CONSTRUCTION.
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 TEMPORARY CONTROL MEASURES AND ACCUMULATED SEDIMENT FROM PERMANENT STRUCTURES.

NOTES:

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

NOT FOR CONSTRUCTION

DD	DD	DD	DD	DD	DD	DD	DD	DD	DD	DESIGNER/REVIEWER
JEV	JEV	JEV	JEV	JEV	JEV	JEV	JEV	JEV	JEV	
2/6/2020	2/23/2020	1/23/2020	12/9/2019	11/12/2019	10/25/2019	8/30/2019				DESCRIPTION
7.	7.	6.	5.	4.	3.	2.	1.	No.	No.	
2/21/2020										
SCALE: HORZ.: 1"=10'										
VERT.: NAD83										
DATUM: NAVD88										
HORZ.: 10 5 0 10										
VERT.: 10 5 0 10										
GRAPHIC SCALE										
FUSS & O'NEILL 108 MYRTLE STREET, SUITE 502 QUINCY, MA 02171 www.fandoo.com										
ASCEND MASS, LLC EROSION AND SEDIMENT CONTROL PLAN 1089 WASHINGTON STREET NEWTON, MASSACHUSETTS										
PROJ. No.: 20190241.A20 DATE: 11/12/2019										
CE-101										



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 *	19.1 FT
REAR SETBACK	15 FT ³	4.9 FT	50 FT
MAX. BUILDING HEIGHT	24 FT	14.2 FT	14.2 FT
FLOOR AREA RATIO	1.00	0.34	0.20
INTERNAL LANDSCAPING AREA	521 SF ⁴	0 SF	692 SF

- NOTES:
- 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.
 - 5% OF TOTAL PARKING AREA. (10,428 X 0.05) = 521 SF.
- * LEGALLY NONCONFORMING

LEGEND

- EXISTING BITUMINOUS CONCRETE PAVEMENT TO REMAIN
- BITUMINOUS CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- SIGN
- LIGHTING POLE
- VINYL FENCE
- ORNAMENTAL FENCE
- CEDAR FENCE

- NOTES:
- BASEMAPING OBTAINED FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 3/22/19.
 - THE APPLICANT WILL HAVE TO APPLY FOR STREET OPENING, SIDEWALK CROSSING, AND UTILITIES CONNECTING PERMITS WITH THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY CONSTRUCTION.
 - ALL SITE WORK INCLUDING TRENCH RESTORATION MUST BE COMPLETED BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.

NOT FOR CONSTRUCTION

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.	8/30/2019	REVISED PERMITTING PLANS	CEV	DD
2.	10/25/2019	REVISED PERMITTING PLANS	CEV	DD
3.	11/12/2019	REVISED PERMITTING PLANS	CEV	DD
4.	12/9/2019	REVISED PERMITTING PLANS	CEV	DD
5.	12/19/2019	REVISED PERMITTING PLANS	CEV	DD
6.	1/23/2020	REVISED PERMITTING PLANS	CEV	DD
7.	2/13/2020	REVISED PERMITTING PLANS	CEV	DD
7.	2/6/2020	REVISED PERMITTING PLANS	CEV	DD



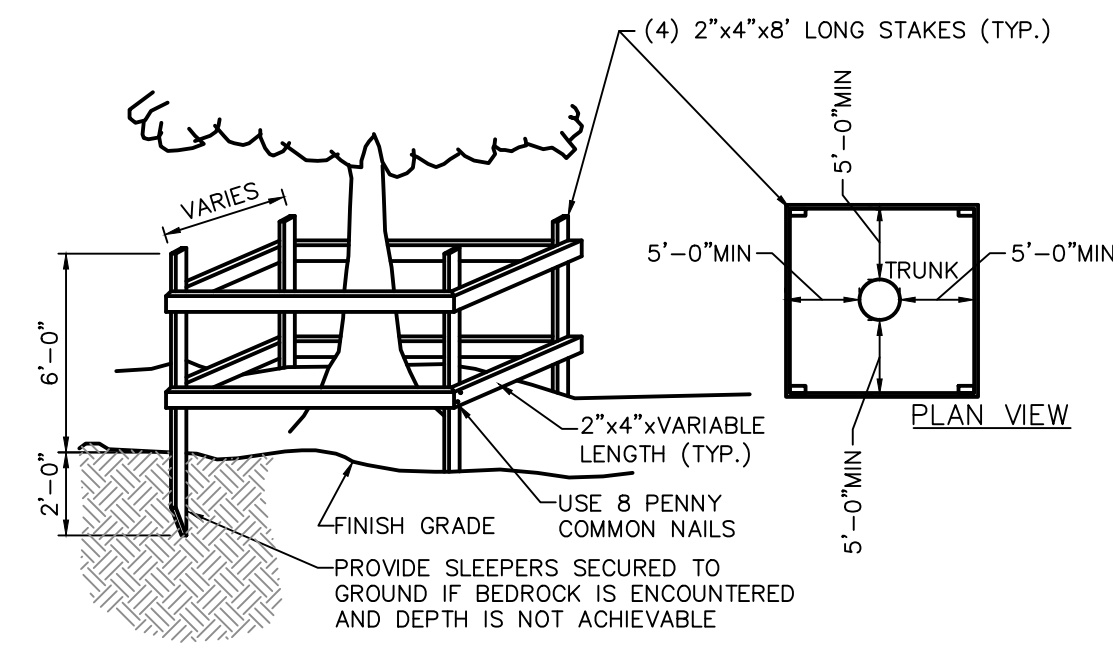
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 VERT.: NAVD83

GRAPHIC SCALE

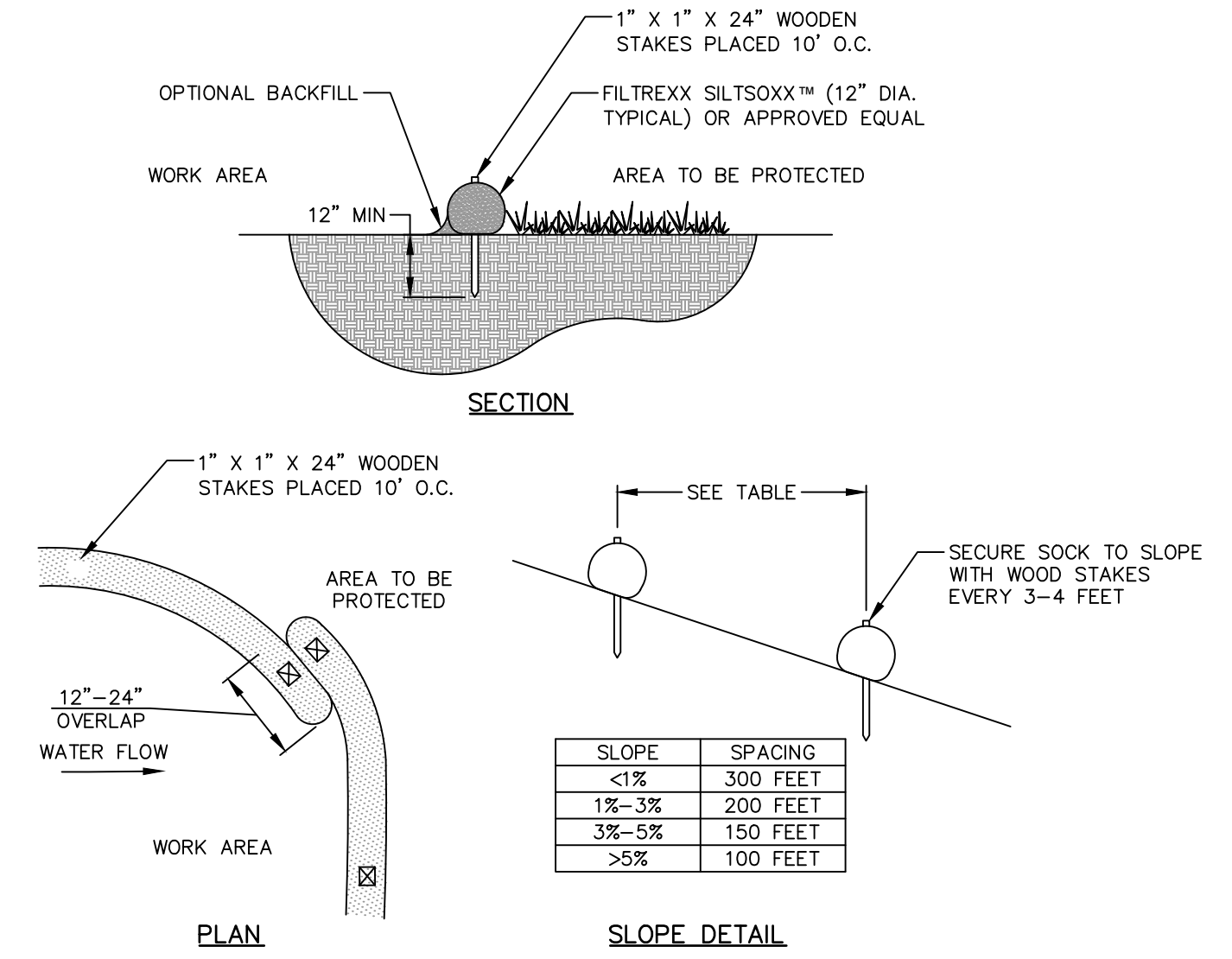
FUSS & O'NEILL
 108 MYRTLE STREET, SUITE 502
 QUINCY, MA 02171
 www.fussandoneill.com

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

PROJ. No.: 20190241A20
 DATE: 11/12/2019
CS-101

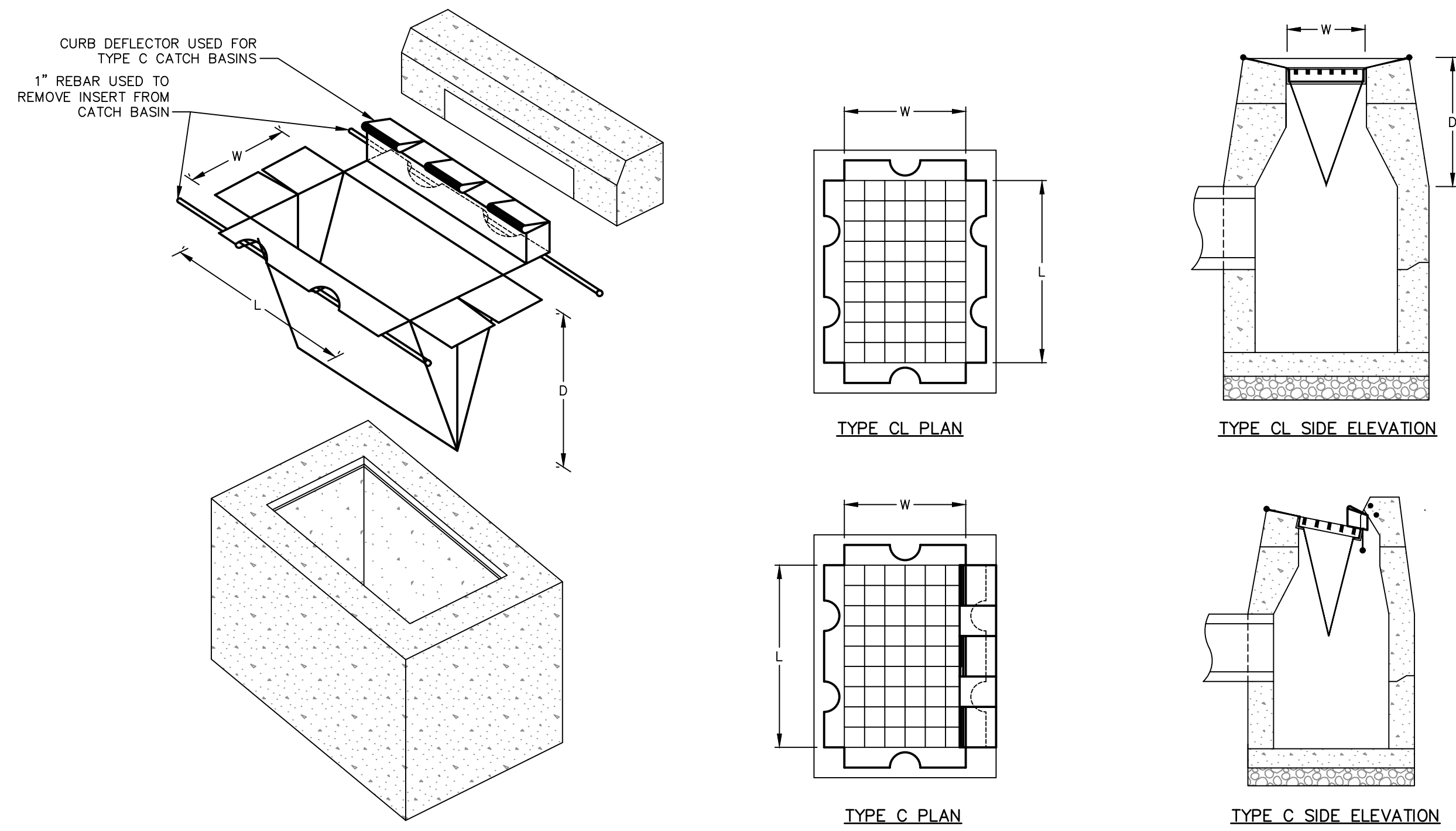


TEMPORARY TREE PROTECTION
 NOT TO SCALE



- 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.

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.	8/30/2019	REVISED PERMITTING PLANS	CEV	DD
2.	10/25/2019	REVISED PERMITTING PLANS	CEV	DD
3.	11/12/2019	REVISED PERMITTING PLANS	CEV	DD
4.	12/19/2019	REVISED PERMITTING PLANS	CEV	DD
5.	12/19/2019	REVISED PERMITTING PLANS	CEV	DD
6.	1/23/2020	REVISED PERMITTING PLANS	CEV	DD
7.	2/13/2020	REVISED PERMITTING PLANS	CEV	DD
7.	2/8/2020	REVISED PERMITTING PLANS	CEV	DD



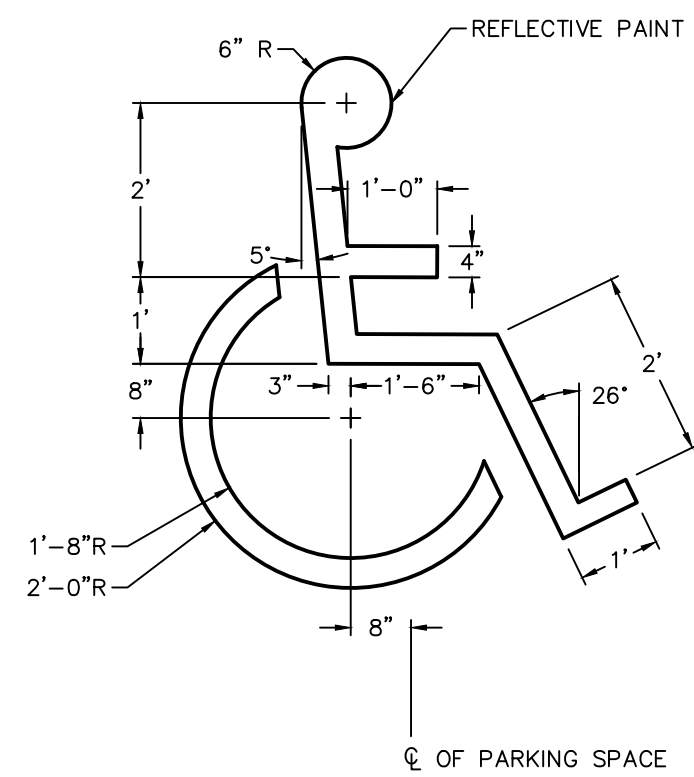
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 VERT.:
 DATUM:
 HORZ.:
 VERT.:
 GRAPHIC SCALE
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FUSS & O'NEILL
 108 MYRTLE STREET, SUITE 502
 NEWTON, MA 02459
 (617) 552-4675
 www.fandob.com

ASCEND MASS, LLC
 DETAILS
 1089 WASHINGTON STREET
 NEWTON MASSACHUSETTS

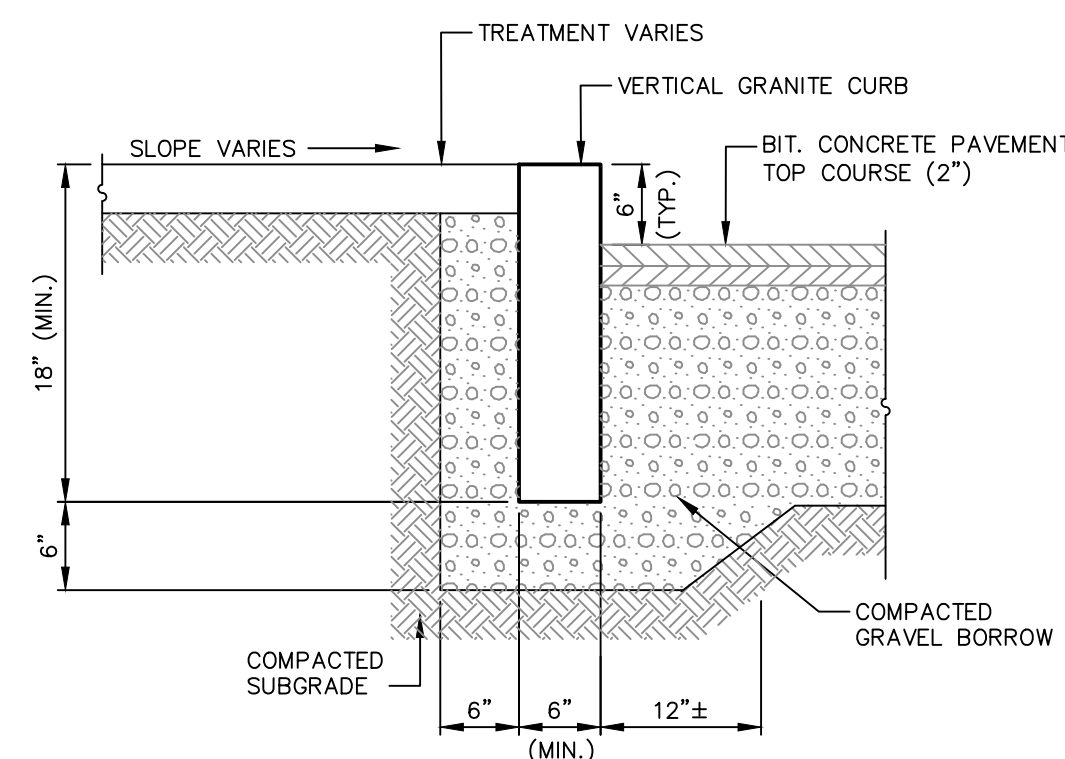
PROJ. No.: 20190241.A20
 DATE: 11/12/2019

CD-501

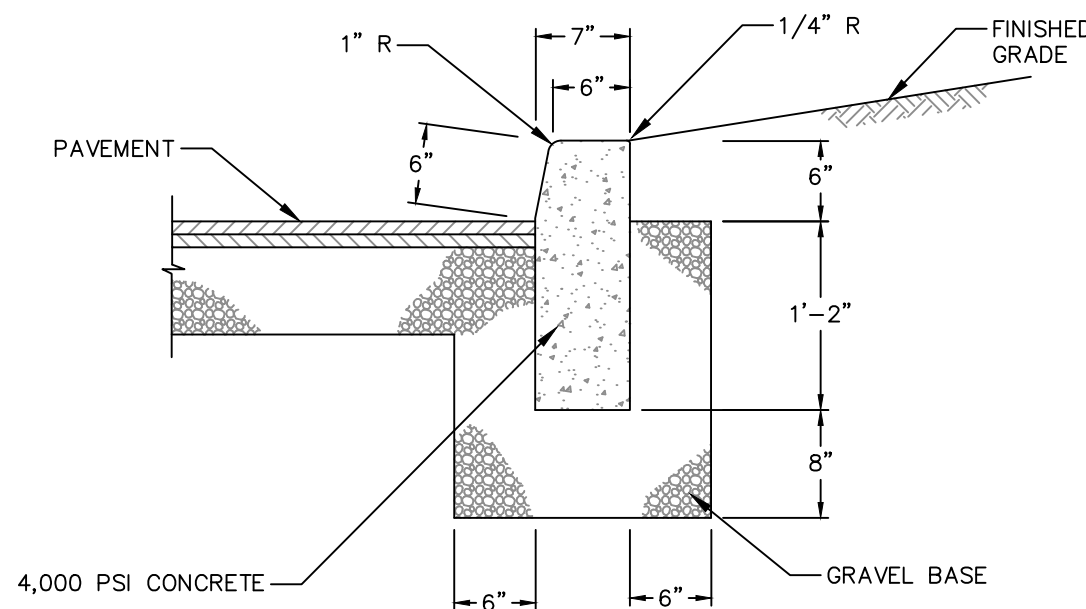


NOTES
1. SYMBOL PAINTED HIGHWAY WHITE (TWO COATS)

ACCESSIBLE PARKING SYMBOL
SCALE: NOT TO SCALE

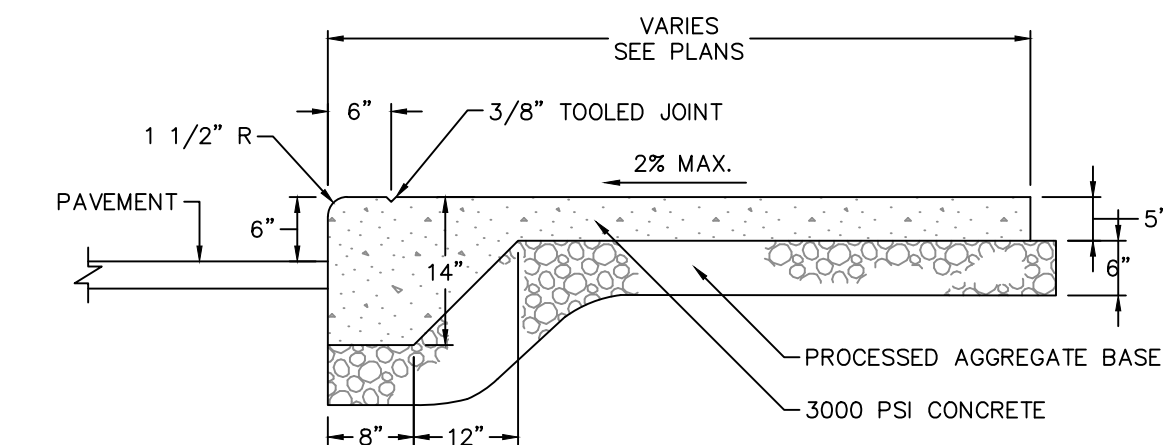


GRANITE CURB
SCALE: NOT TO SCALE

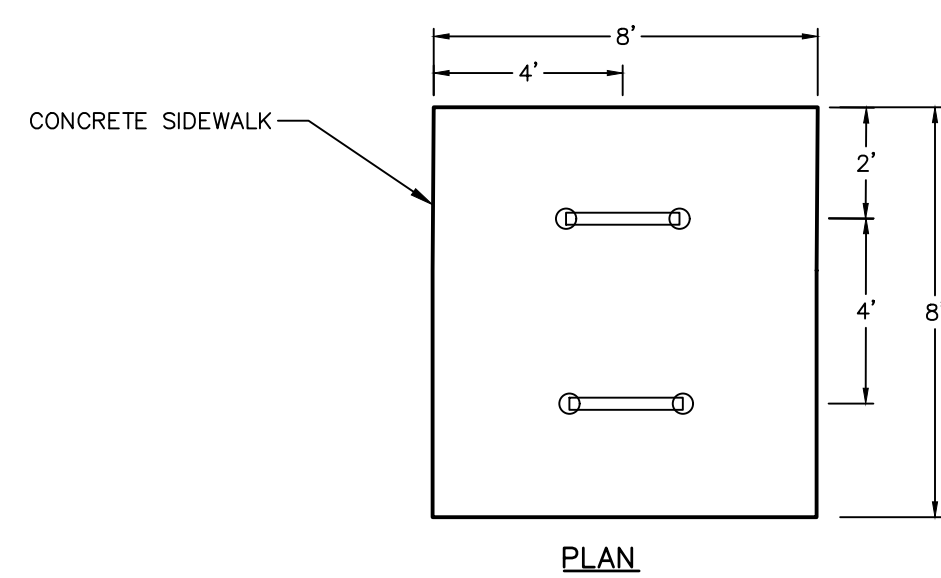


NOTES
1. 1 INCH DEEP BEVELED JOINT AT TOP AND FACE OF CURB EVERY 10 FEET.
2. 1/2 INCH EXPANSION JOINT AND FILLER EVERY 30 FEET.
3. 1/2 INCH EXPANSION JOINT AND FILLER WHEN CURB IS ADJACENT TO CONCRETE SIDEWALK.

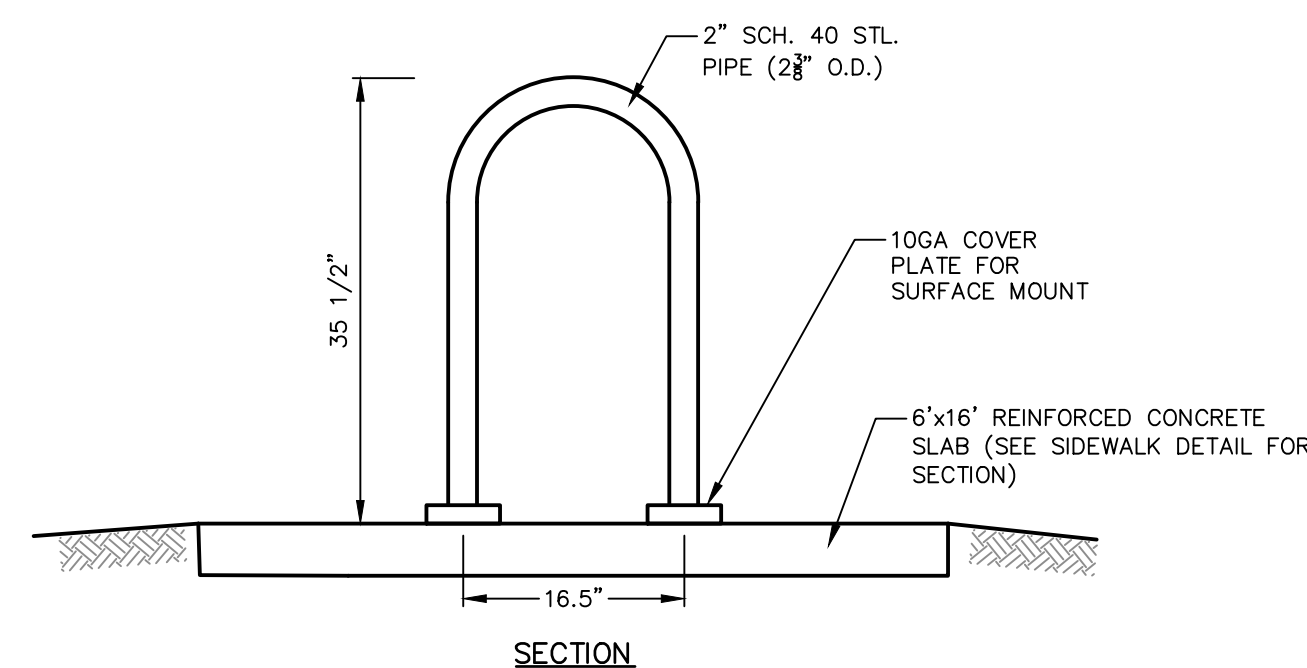
CONCRETE CURB
SCALE: N.T.S.



MONOLITHIC CONCRETE CURB AND WALK
NOT TO SCALE



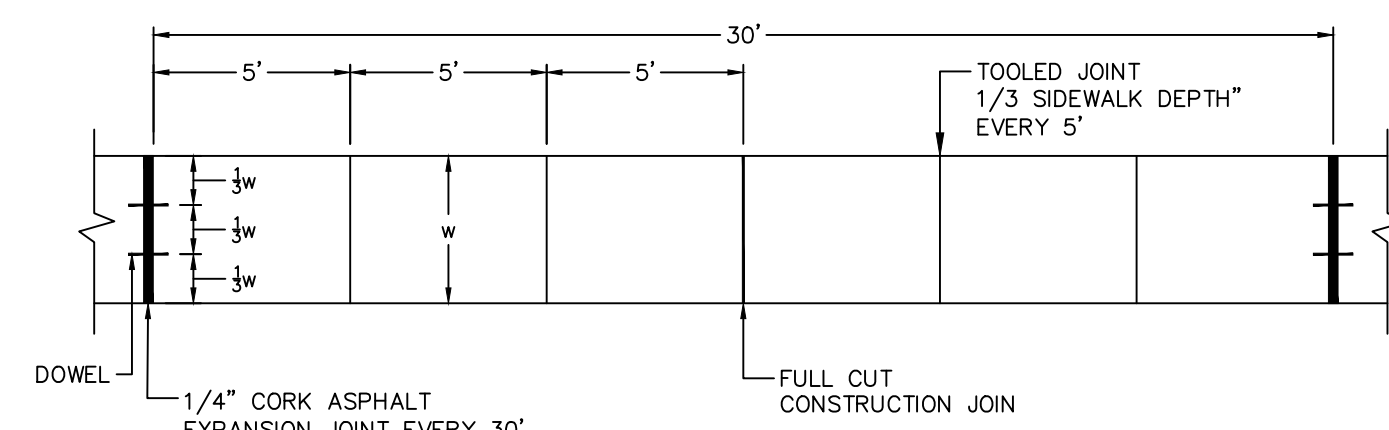
PLAN



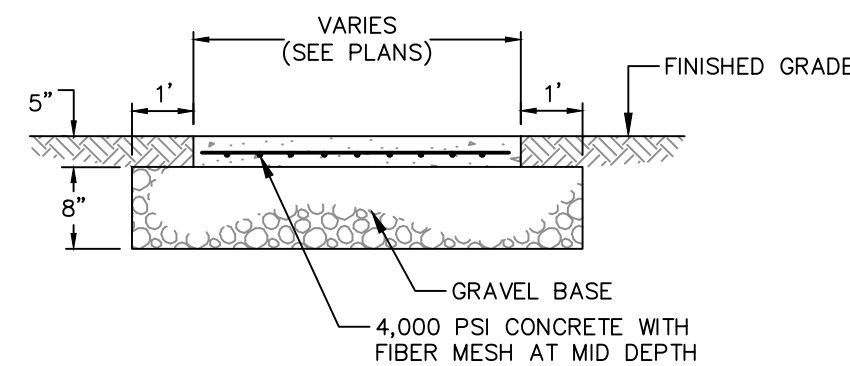
SECTION

NOTES:
1.) BIKE RACK(S) SHALL BE BY DUMOR 83 SERIES, OR APPROVED EQUAL.
2.) SURFACE MOUNT INSTALLATION SHALL BE WITH 1/2" X 3-3/4" EXPANSION ANCHOR BOLTS. POST SET OPTION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
3.) BIKE RACK SHALL BE COATED WITH ZINC RICH EPOXY THEN FINISHED WITH POLYESTER POWDER COATING, COLOR BLACK.

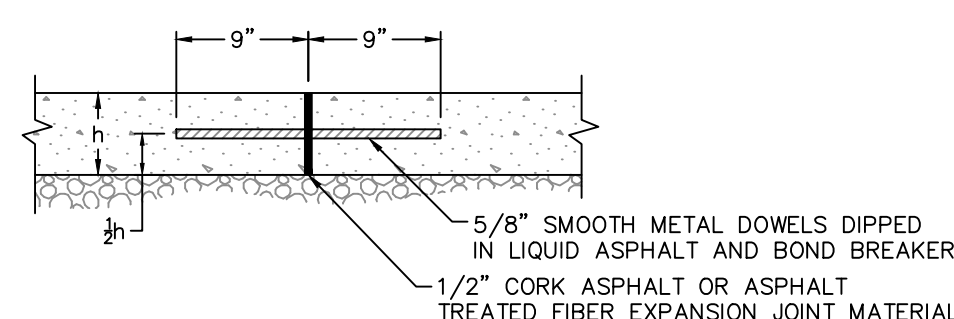
BIKE RACK
SCALE: NOT TO SCALE



PLAN



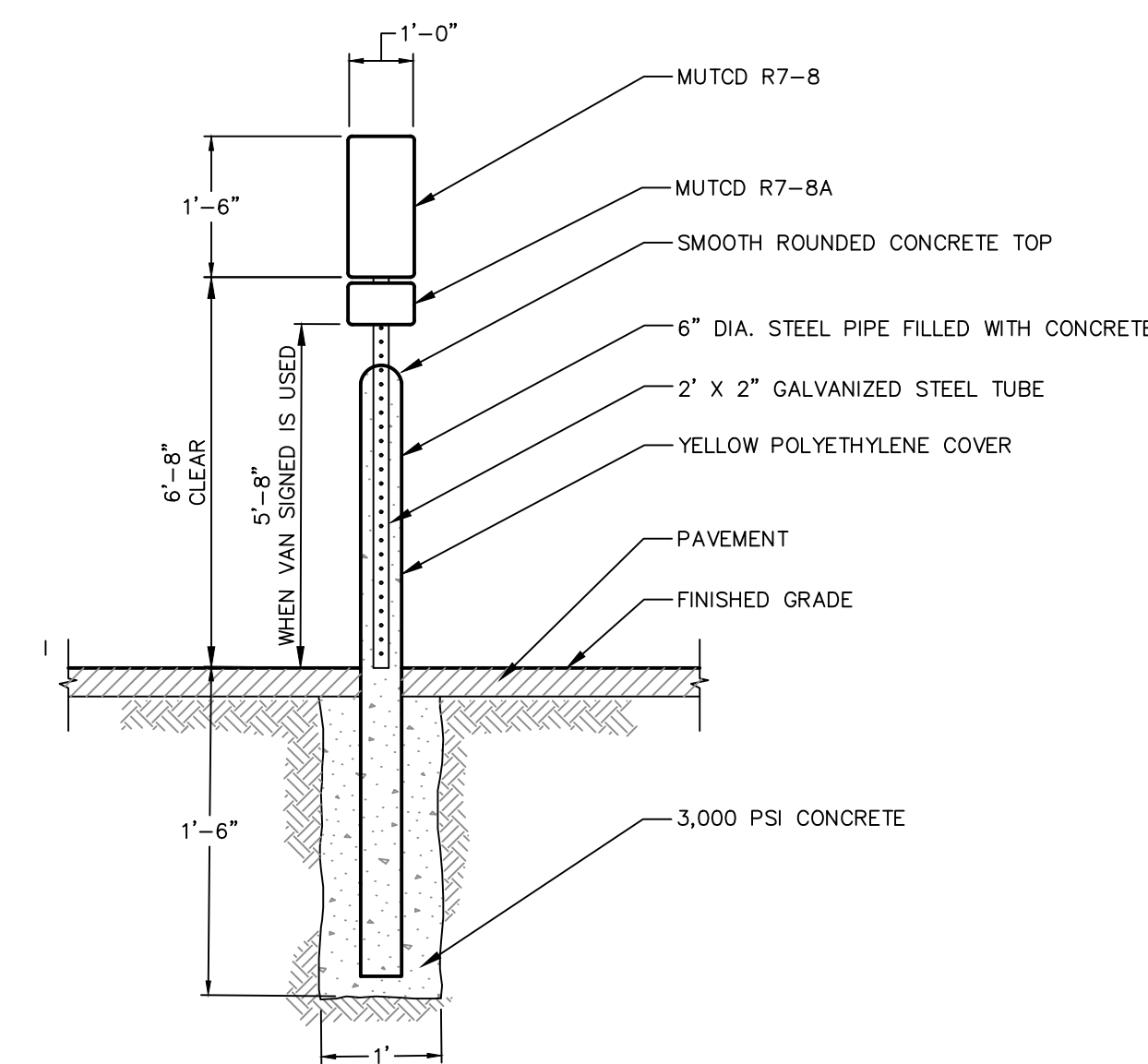
SIDEWALK SECTION



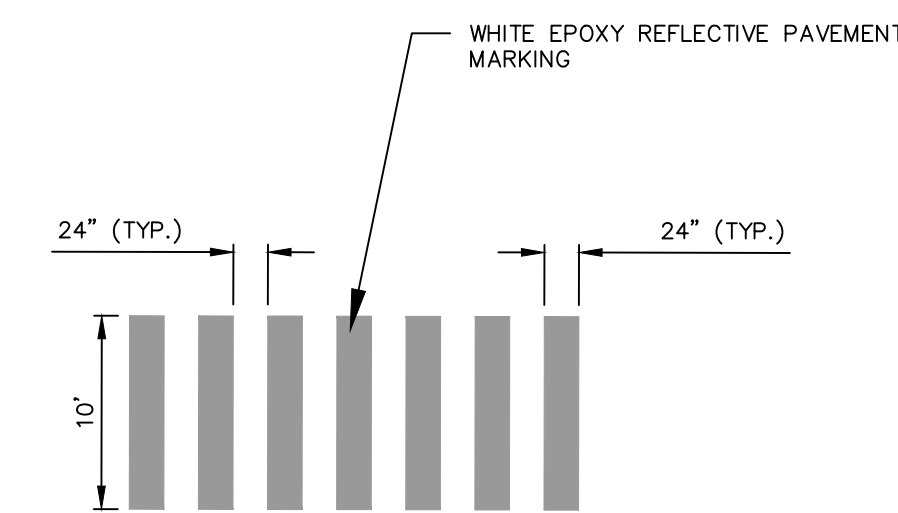
EXPANSION JOINT SECTION

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.

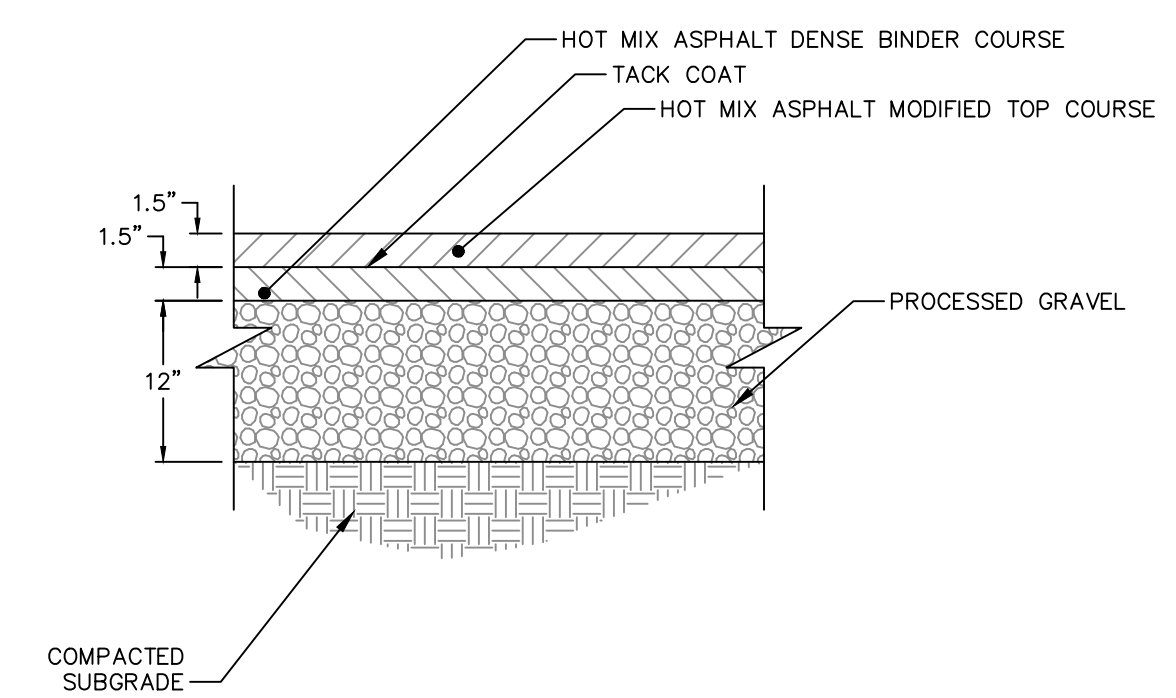


ACCESSIBLE PARKING SIGN POST
SCALE: N.T.S.



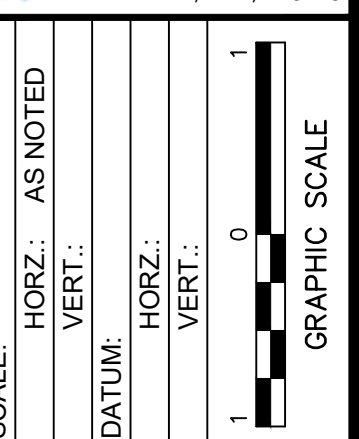
NOTE: STOP LINES SHALL BE NO LESS THAN 4 FEET BEHIND ADJACENT CROSSWALK LINES.

CROSSWALK
SCALE: NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT
SCALE: NOT TO SCALE

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1.	8/30/2019	REVISED PERMITTING PLANS	CEV	DD
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4.	12/9/2019	REVISED PERMITTING PLANS	CEV	DD
5.	12/19/2019	REVISED PERMITTING PLANS	CEV	DD
6.	1/23/2020	REVISED PERMITTING PLANS	CEV	DD
7.	2/13/2020	REVISED PERMITTING PLANS	CEV	DD
7.	2/8/2020	REVISED PERMITTING PLANS	CEV	DD



SCALE: HORZ.: AS NOTED
VERT.: 1" = 10'
DATUM: 1" = 10'

FUSS & O'NEILL
108 MYRTLE STREET, SUITE 502
CAMBRIDGE, MA 02171
(617) 282-4675
www.fandob.com

ASCEND MASS, LLC
DETAILS
1089 WASHINGTON STREET
NEWTON
MASSACHUSETTS

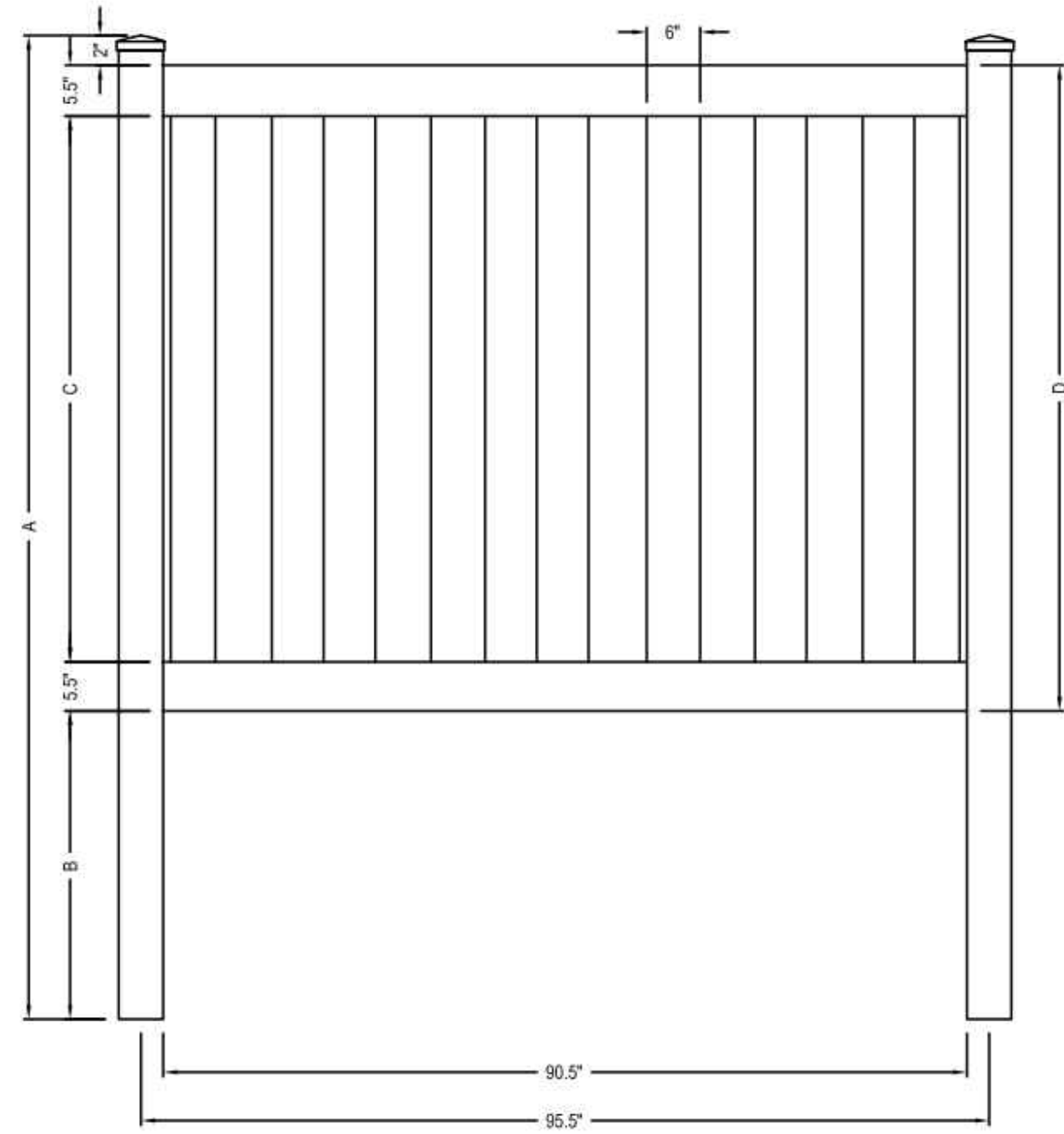
PROJ. No.: 20190241.A20
DATE: 11/12/2019

CD-502



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

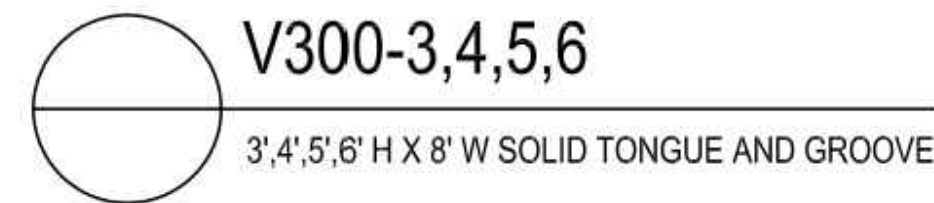
- SELECT DESIRED POST CAP MODEL
- FRENCH GOTHIC - V55FG
 - TEARDROP - V55TD
 - COACHMAN - V55CM
 - BALL - V55BC
 - SOLAR - V55P
 - SOLAR - V55O
 - NEW ENGLAND - V55NE
 - FLAT - V55FO
- SELECT DESIRED POST OPTIONS:
- 5" X 5" - .140 WALL
 - 5" X 5" H.D. - .250 WALL
 - MAJESTIC™ 8" X 8" - .250 WALL



FRONT ELEVATION

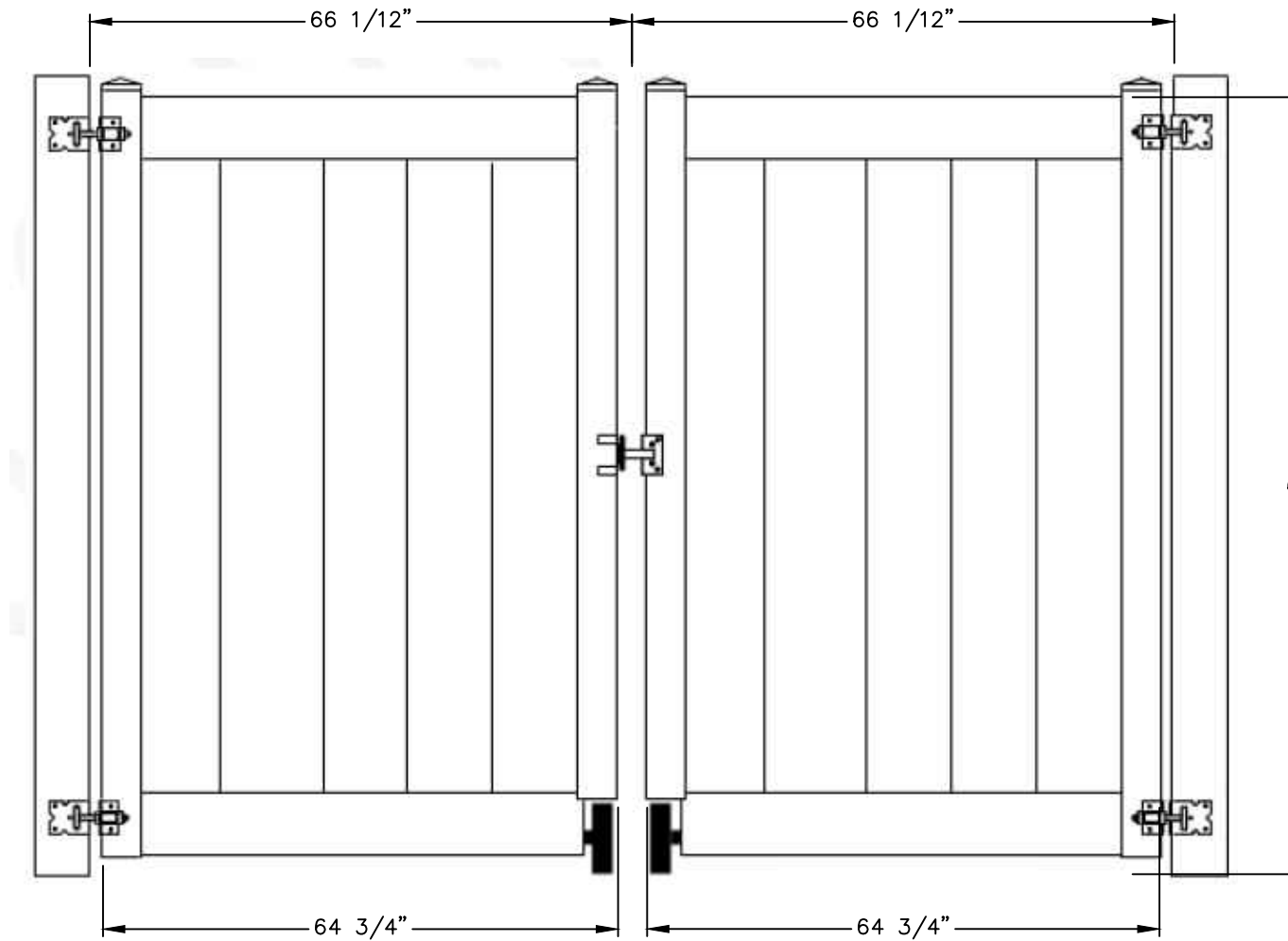
	A		B		C		D	
H(FT)	INCHES	H(FT)	INCHES	H(FT)	INCHES	H(FT)	INCHES	
3	60	3	22	3	25	3	36	
4	84	4	34	4	37	4	48	
5	96	5	34	5	49	5	60	
6	108	6	34	6	61	6	72	

- 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

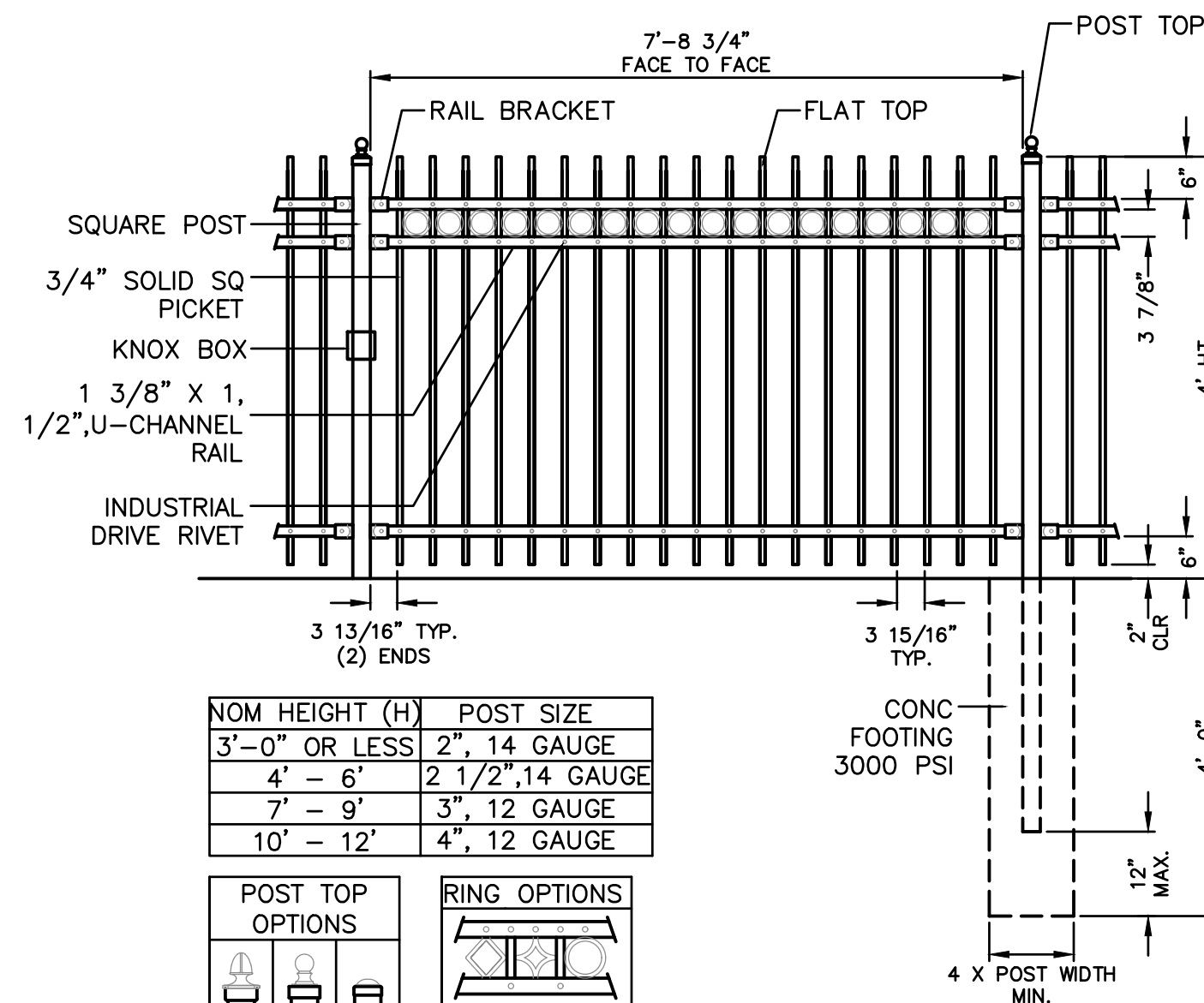


3708-101 SEE ACCOMPANYING SPECIFICATIONS FOR MORE INFORMATION. REVISION DATE 05/22/2012
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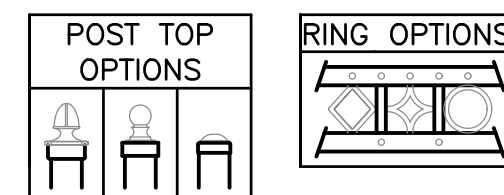
VINYL FENCE
 SCALE: NOT TO SCALE



VINYL DOUBLE SWING GATE
 SCALE: NOT TO SCALE

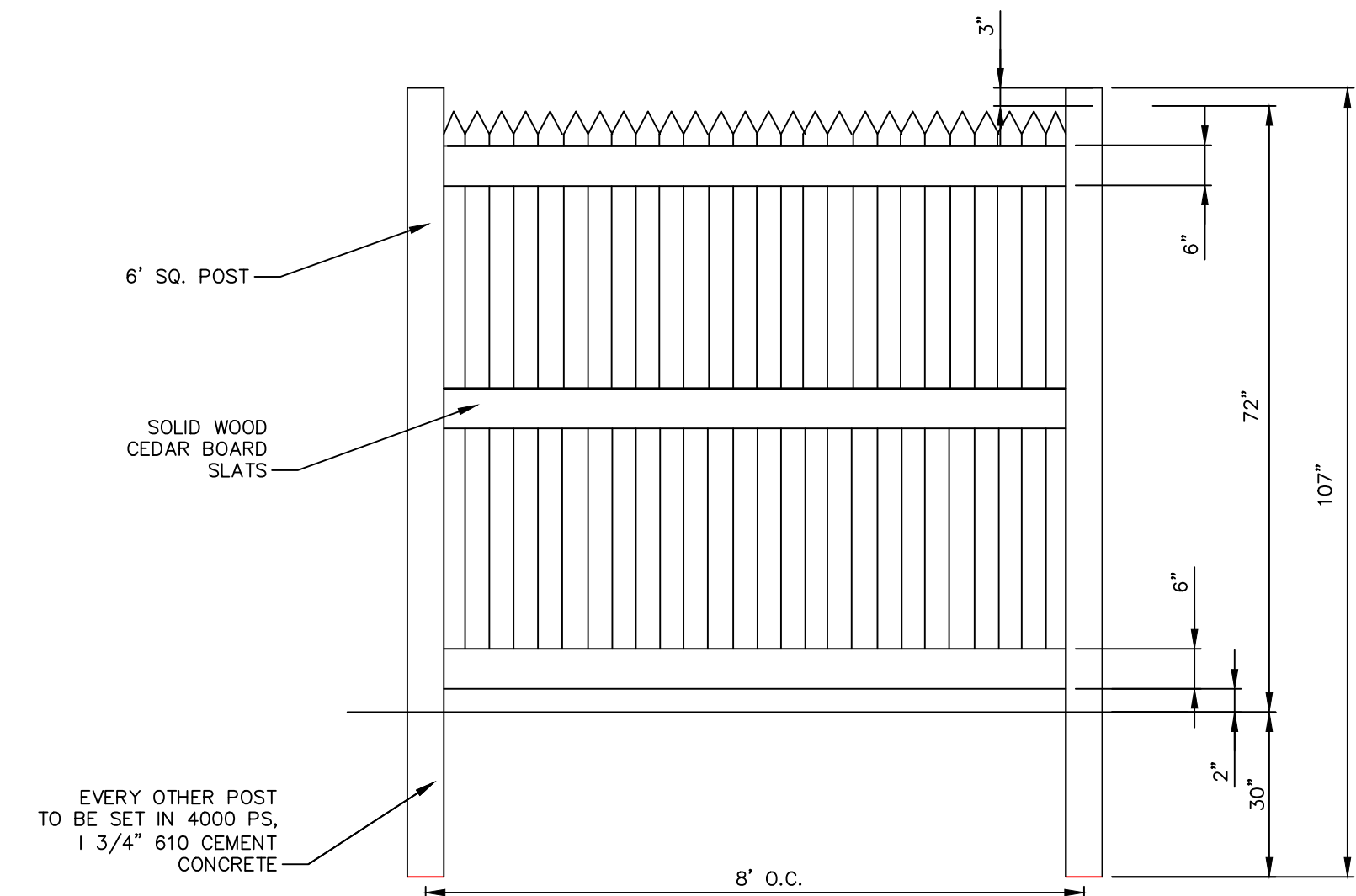


NOM HEIGHT (H)	POST SIZE
3'-0" OR LESS	2", 14 GAUGE
4' - 6'	2 1/2", 14 GAUGE
7' - 9'	3", 12 GAUGE
10' - 12'	4", 12 GAUGE



PRODUCT: ECHELON PLUS GENESIS
 3-RAIL WITH RING OR APPROVED EQUAL
 COLOR: BLACK
 HEIGHT: 4'
 MANUFACTURER:
 AMERISTAR
 1555 N. MINGO
 TULSA, OK 74116
 888.333.3422
 WWW.AMERISTARFENCE.COM

ORNAMENTAL METAL FENCE - 4'
 SCALE: NOT TO SCALE

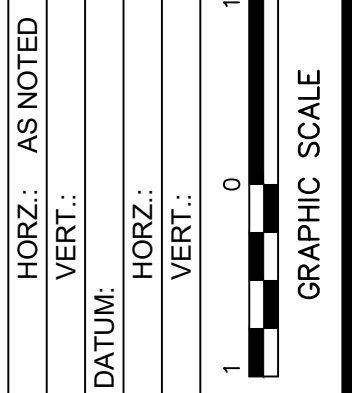


EVERY OTHER POST TO BE SET IN 4000 PS. 1 3/4" 610 CEMENT CONCRETE

NOTES:
 INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. SEE SPECIAL PROVISIONS FOR MATERIALS AND COLOR SPECIFICATIONS.

CEDAR SOTCKADE FENCE
 SCALE: NOT TO SCALE

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
7.	2/8/2020	REVISED PERMITTING PLANS	JEV	DD
7.	2/13/2020	REVISED PERMITTING PLANS	JEV	DD
6.	1/23/2020	REVISED PERMITTING PLANS	JEV	DD
5.	12/19/2019	REVISED PERMITTING PLANS	JEV	DD
4.	12/9/2019	REVISED PERMITTING PLANS	JEV	DD
3.	11/12/2019	REVISED PERMITTING PLANS	JEV	DD
2.	10/25/2019	REVISED PERMITTING PLANS	JEV	DD
1.	8/30/2019	REVISED PERMITTING PLANS	JEV	DD



ASCEND MASS, LLC
 DETAILS
 1089 WASHINGTON STREET
 NEWTON, MASSACHUSETTS

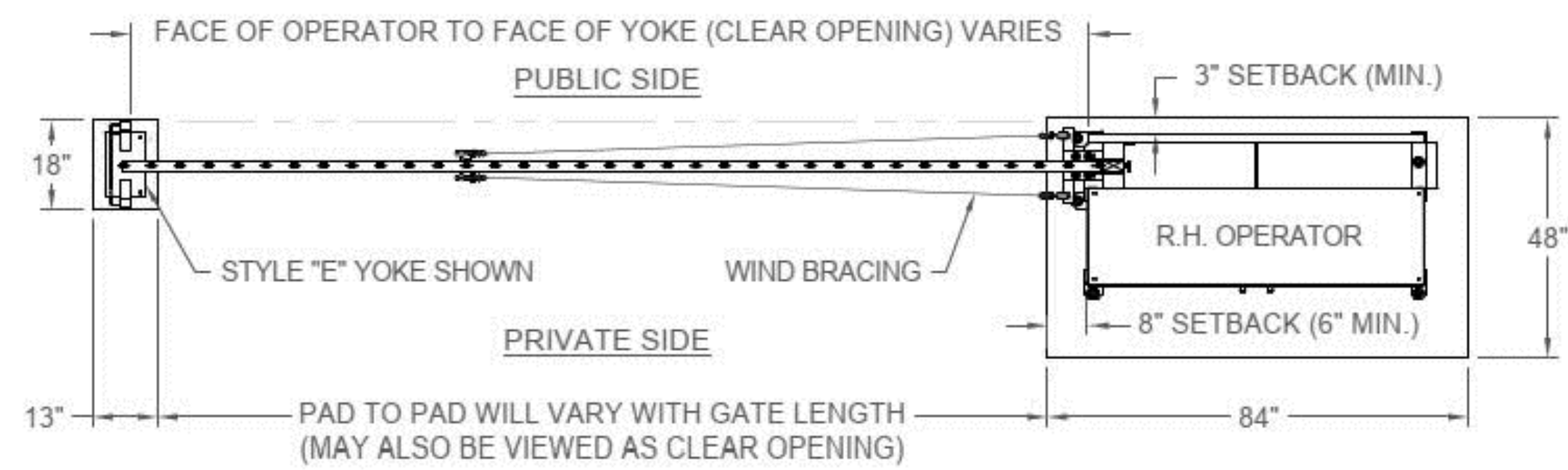
FUSS & O'NEILL
 108 MYRTLE STREET, SUITE 502
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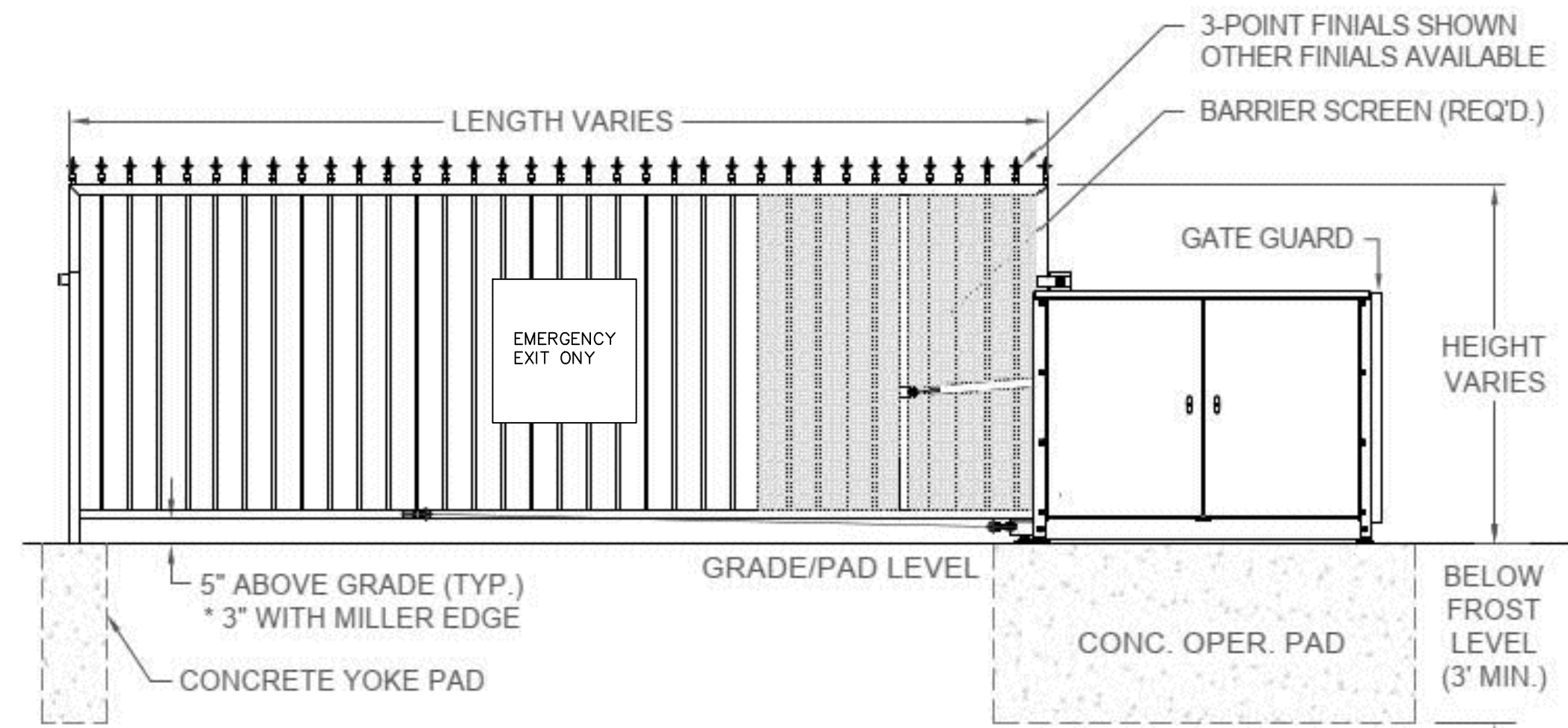
PROJ. No.: 20190241.A20
 DATE: 11/12/2019

CD-503

RIGHTHAND - VERTICAL PIVOT GATE (VPG)



PLAN VIEW



ELEVATION VIEW
VIEWED FROM PRIVATE SIDE

NOTES:

- 1) ALL OF OUR GATES ARE TYPICALLY DRAWN FROM THE PRIVATE SIDE LOOKING OUT.
- 2) LENGTH AND HEIGHT VARIES. CONSULT WITH AUTOGATE SALES FOR MORE INFORMATION.
- 3) SHOWN WITH STANDARD 5" STYLE "E" YOKE. SEE DRAWING #105 FOR YOKE STYLES.
- 4) CONTOURS AND CURBS WILL REQUIRE CUSTOM DRAWINGS. (CONSULT WITH AUTOGATE).

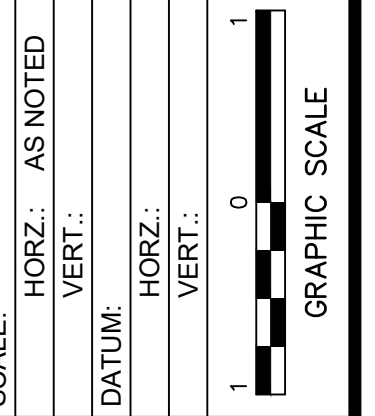
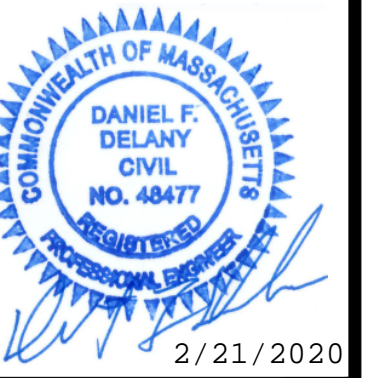
Rev.	Description	Date	Drn. By	Ckd. By
C	COMBINED LEFT AND RIGHT HAND GATES ON ONE PRINT	07/20/16	MKS	KAY
B	VPG WAS VPL & INCREASED BARRIER SCREEN COVERAGE	04/29/15	MKS	DMR
A	UPDATED PRINT - OPERATOR SHOWN MORE ACCURATELY	03/04/13	SLD	MKS

DO NOT SCALE	
<p>NOTICE</p> <p>THE INFORMATION CONTAINED ON THIS DOCUMENT IS CONFIDENTIAL. ANY DISSEMINATION, UNAPPROVED DISCLOSURE OR COPYING OF THIS INFORMATION IS STRICTLY PROHIBITED.</p> <p>UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES ANGLES ± 1° .XX ± .1/32, .XX ± .01, .XXX ± .005</p>	<p>Date: 4/19/07</p> <p>Drn. By: MKS</p> <p>Ckd. By: DMR</p> <p>Dwg.: 500 Buckeye VPG</p> <p>Title: 500 Buckeye Vertical Pivot Gate (VPG)</p>



PIVOT GATE
SCALE: NOT TO SCALE

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
7.	2/8/2020	REVISED PERMITTING PLANS	JEV	DD
7.	2/13/2020	REVISED PERMITTING PLANS	JEV	DD
6.	1/23/2020	REVISED PERMITTING PLANS	JEV	DD
5.	12/19/2019	REVISED PERMITTING PLANS	JEV	DD
4.	12/19/2019	REVISED PERMITTING PLANS	JEV	DD
3.	11/12/2019	REVISED PERMITTING PLANS	JEV	DD
2.	10/25/2019	REVISED PERMITTING PLANS	JEV	DD
1.	8/30/2019	REVISED PERMITTING PLANS	JEV	DD

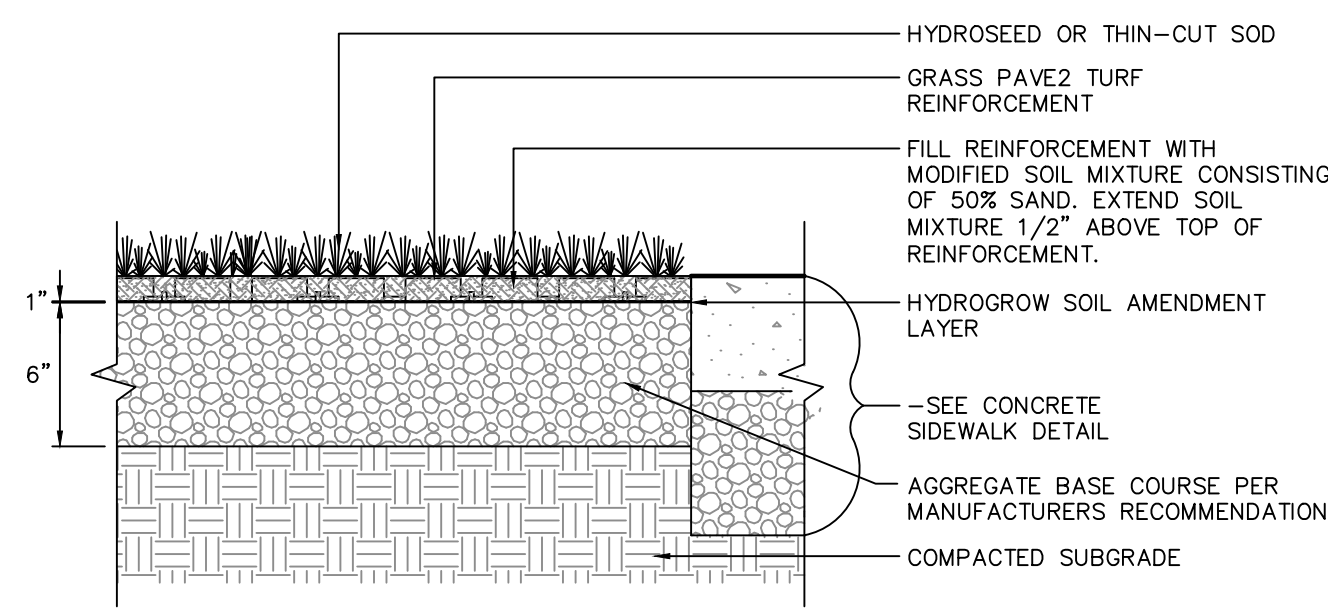


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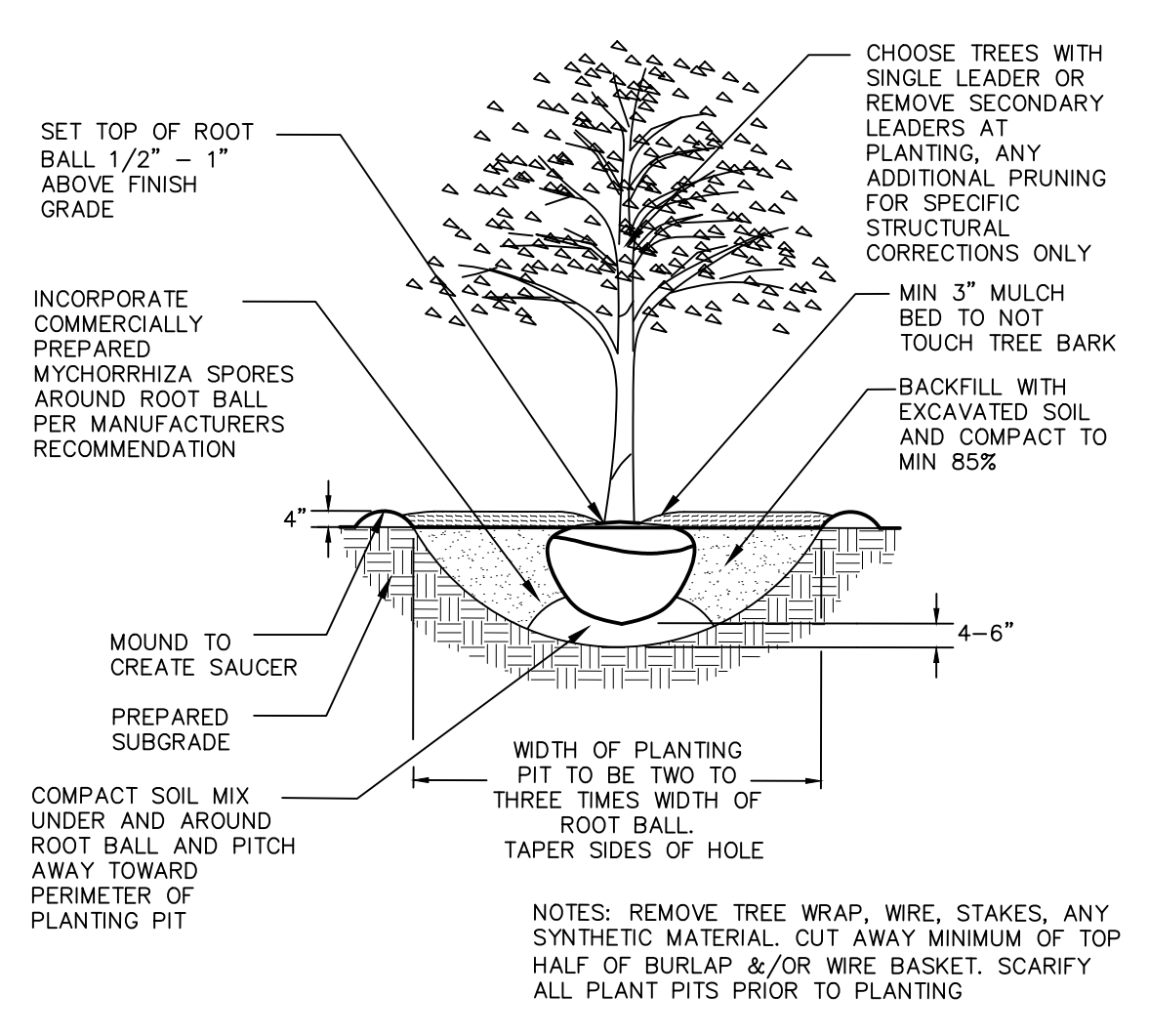
ASCEND MASS, LLC
 DETAILS
 1089 WASHINGTON STREET
 NEWTON, MASSACHUSETTS

PROJ. No.: 20190241.A20
 DATE: 11/12/2019

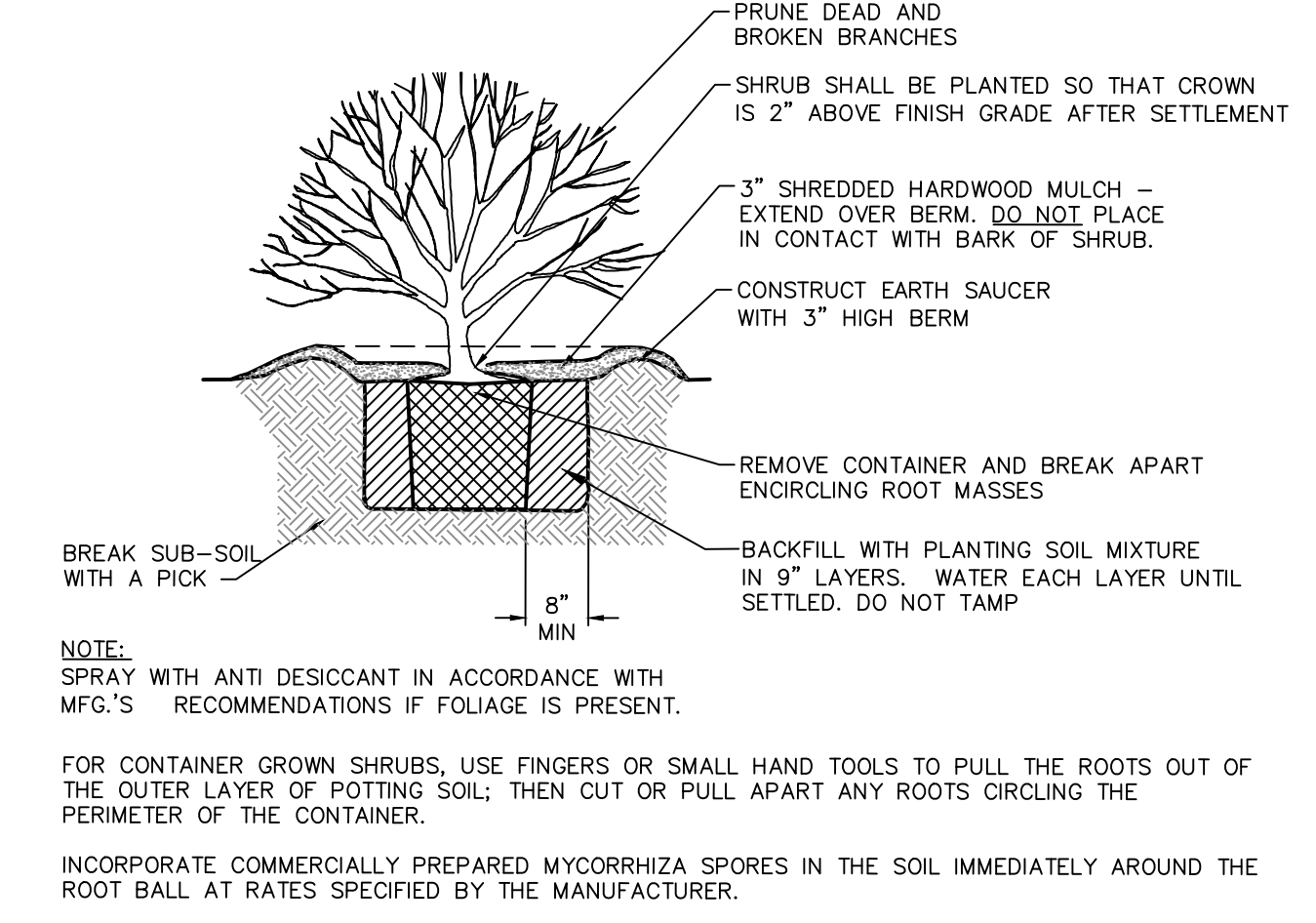
CD-504



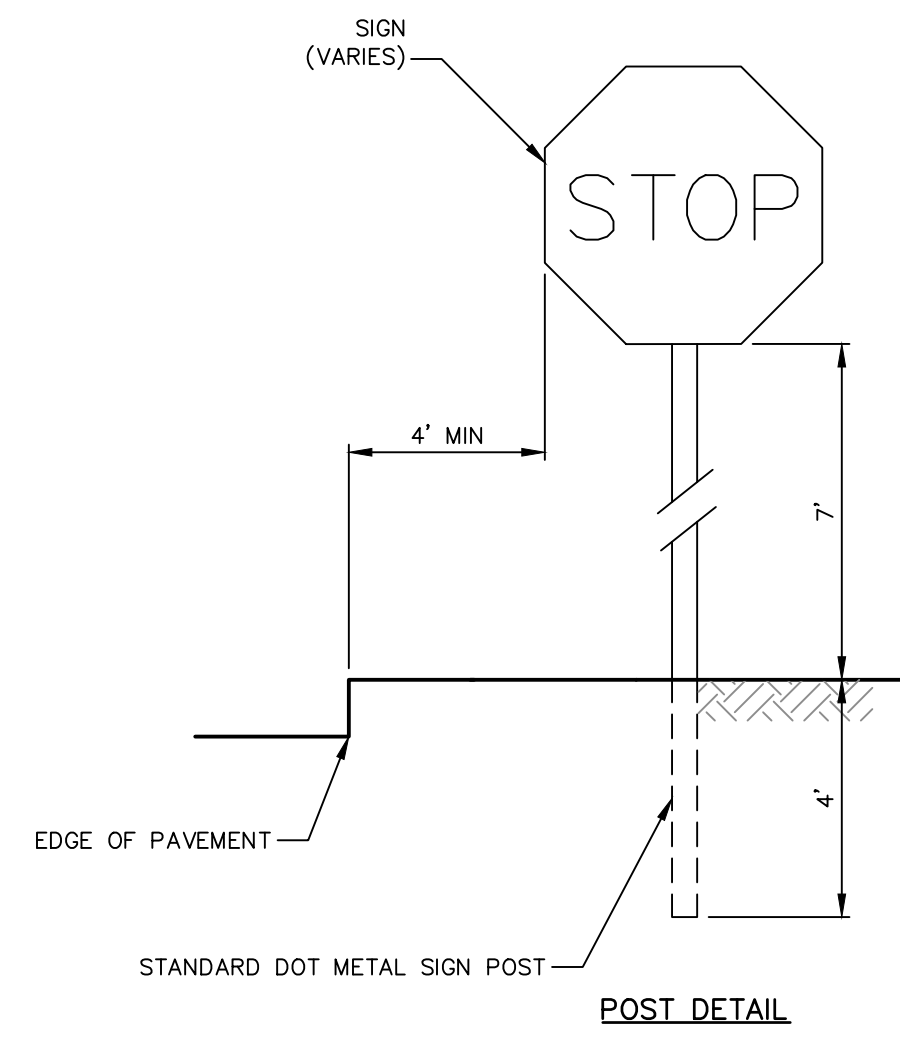
STABILIZED LAWN
SCALE: N.T.S.



TREE PLANTING
SCALE: N.T.S.

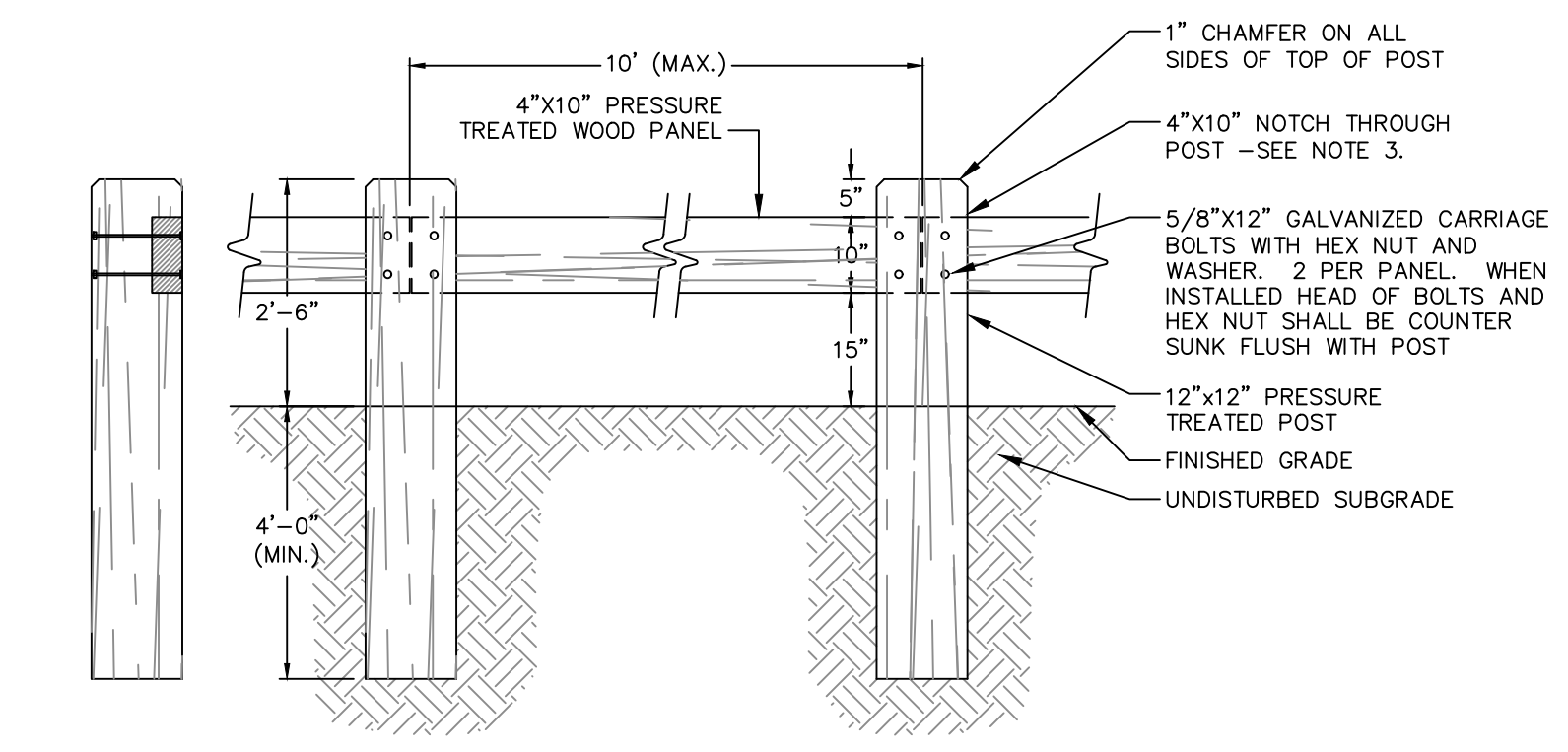


SHRUB PLANTING FOR CONTAINERIZED SHRUBS
NOT TO SCALE



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



TIMBER GUIDE RAIL
SCALE: N.T.S.

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
7.	2/8/2020	REVISED PERMITTING PLANS	JEV	DD
7.	2/13/2020	REVISED PERMITTING PLANS	JEV	DD
6.	1/23/2020	REVISED PERMITTING PLANS	JEV	DD
5.	12/19/2019	REVISED PERMITTING PLANS	JEV	DD
4.	12/19/2019	REVISED PERMITTING PLANS	JEV	DD
3.	11/12/2019	REVISED PERMITTING PLANS	JEV	DD
2.	10/25/2019	REVISED PERMITTING PLANS	JEV	DD
1.	8/20/2019	REVISED PERMITTING PLANS	JEV	DD



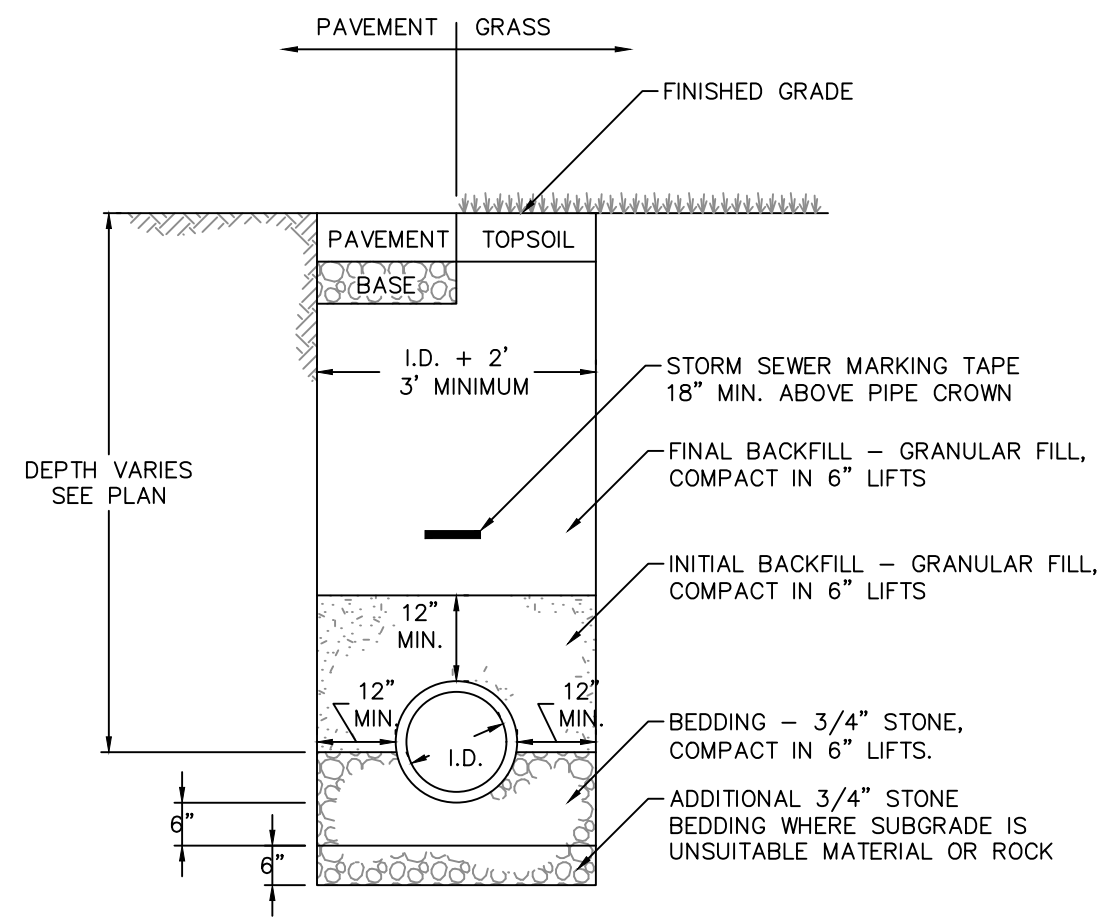
SCALE: HORIZ.: AS NOTED
 VERT.:
 DATUM:
 HORIZ.:
 VERT.:
 GRAPHIC SCALE
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 108 MYRTLE STREET, SUITE 502
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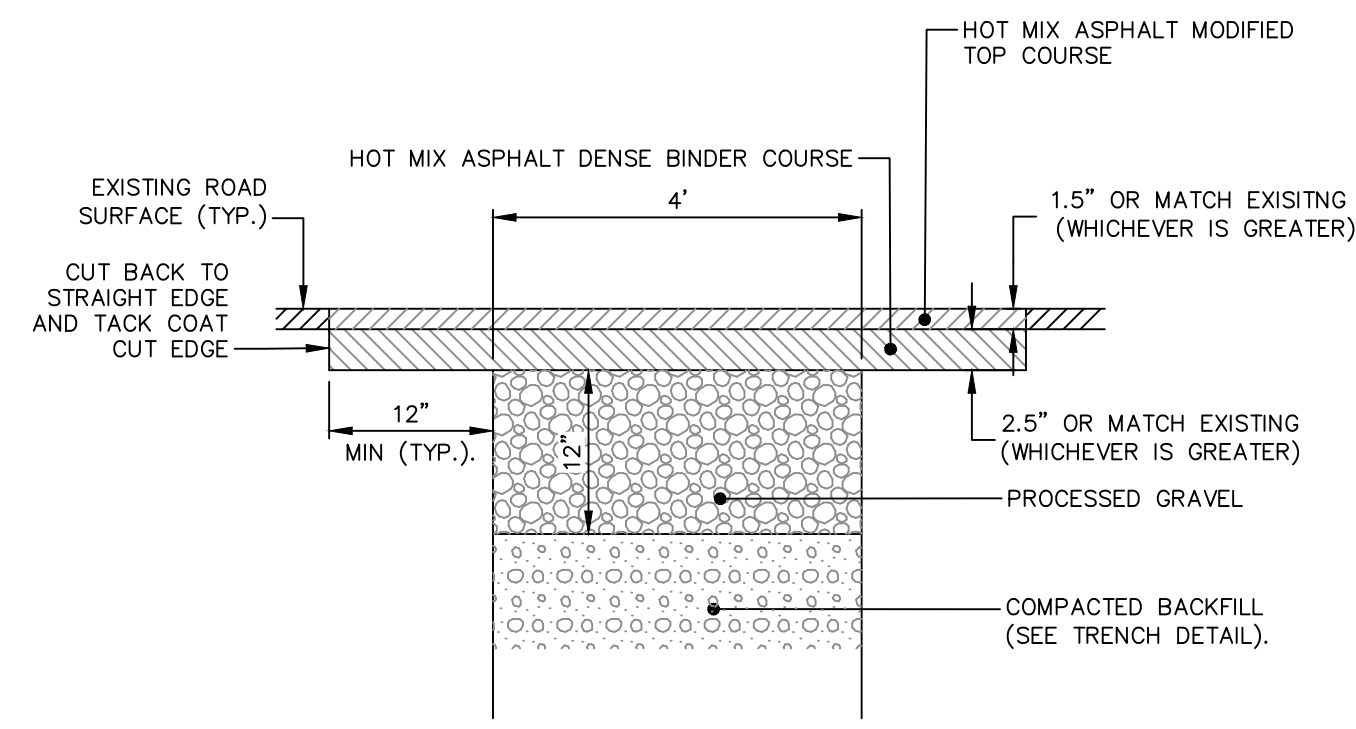
ASCEND MASS, LLC
DETAILS
 1089 WASHINGTON STREET
 MASSACHUSETTS
 NEWTON

PROJ. No.: 20190241.A20
 DATE: 11/12/2019
CD-505

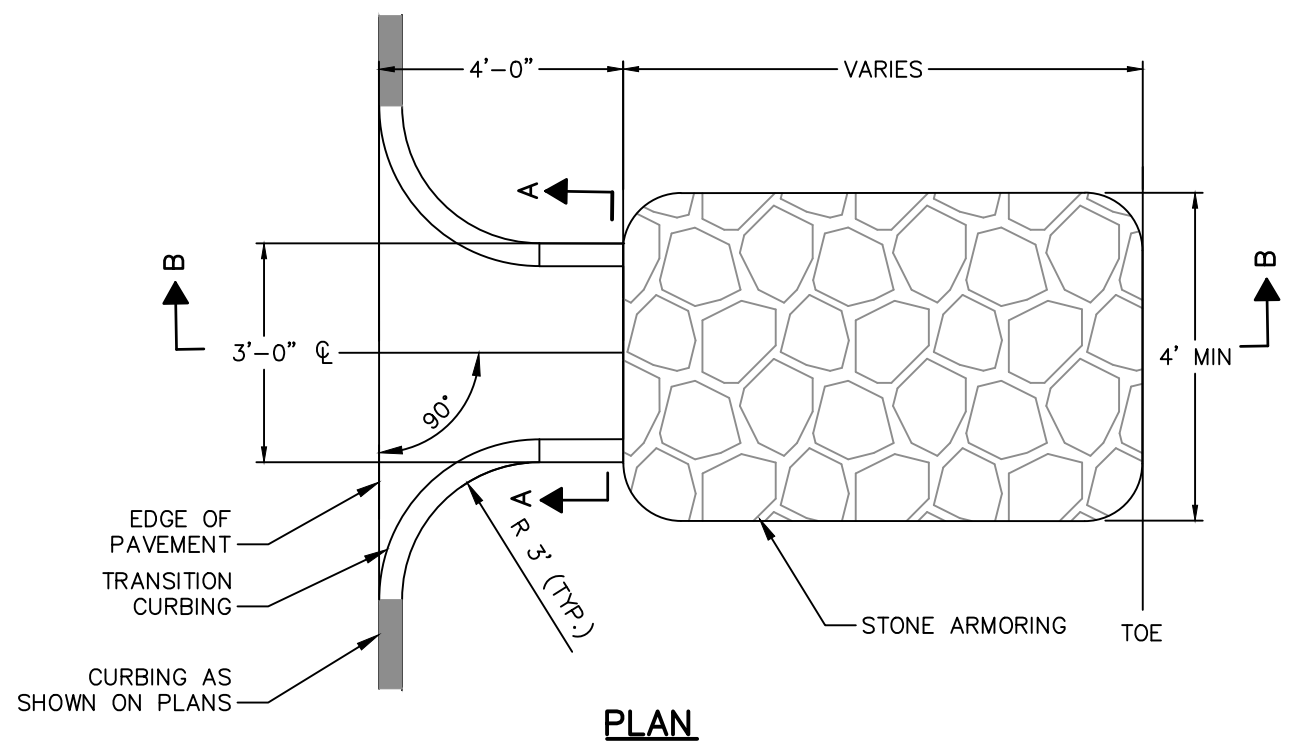
File Path: J:\DWG\2019\20190241A20\Civil\Plan\20190241A20_DET01.dwg Layout: CD-506 Plotted: Wed, February 19, 2020 - 12:41 PM User: jvaldez
 MS VIEW: PLOTTER: AUTOCAD PDF (GENERAL DOCUMENTATION) PC3 CTB File: FO.STB



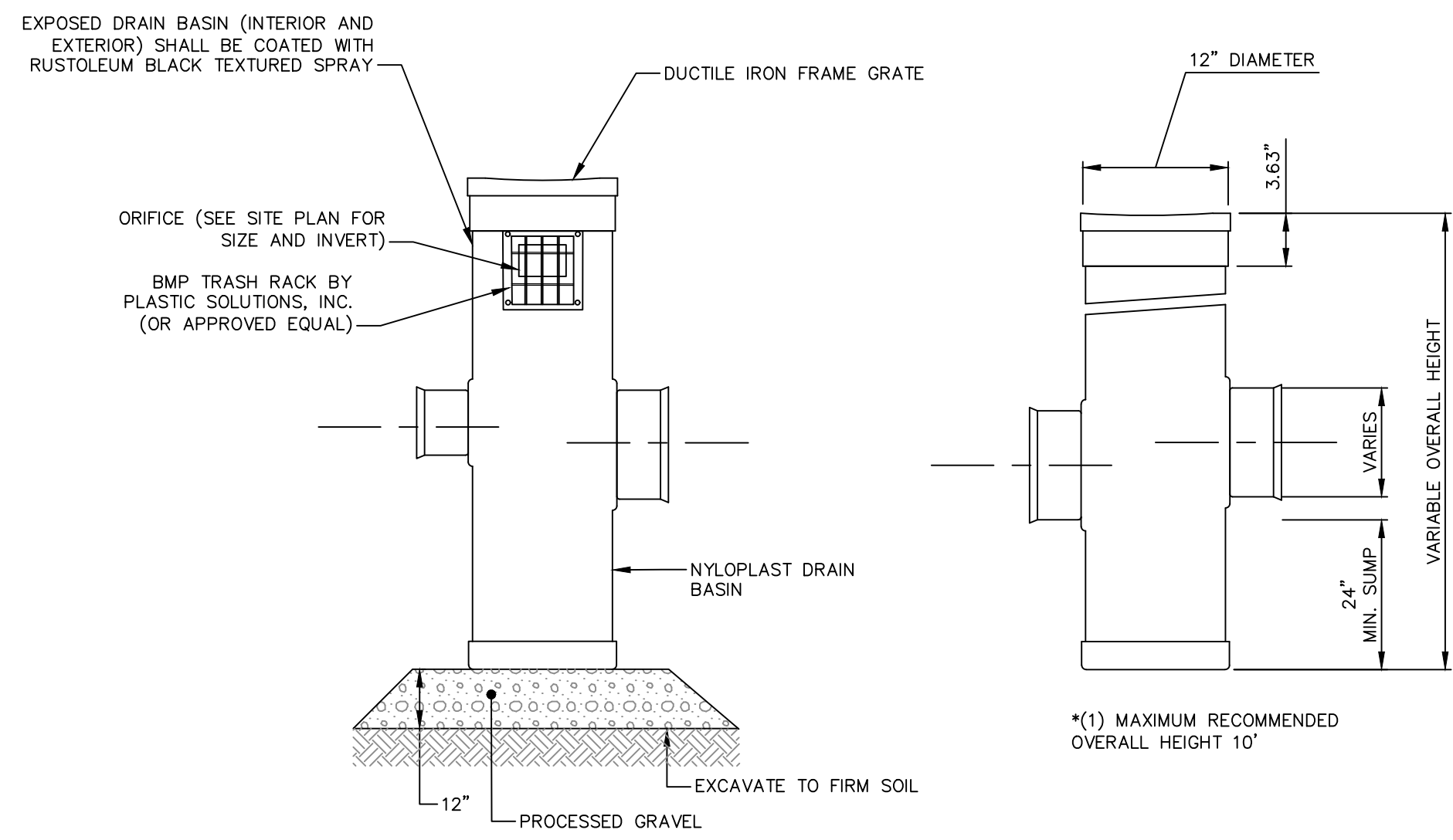
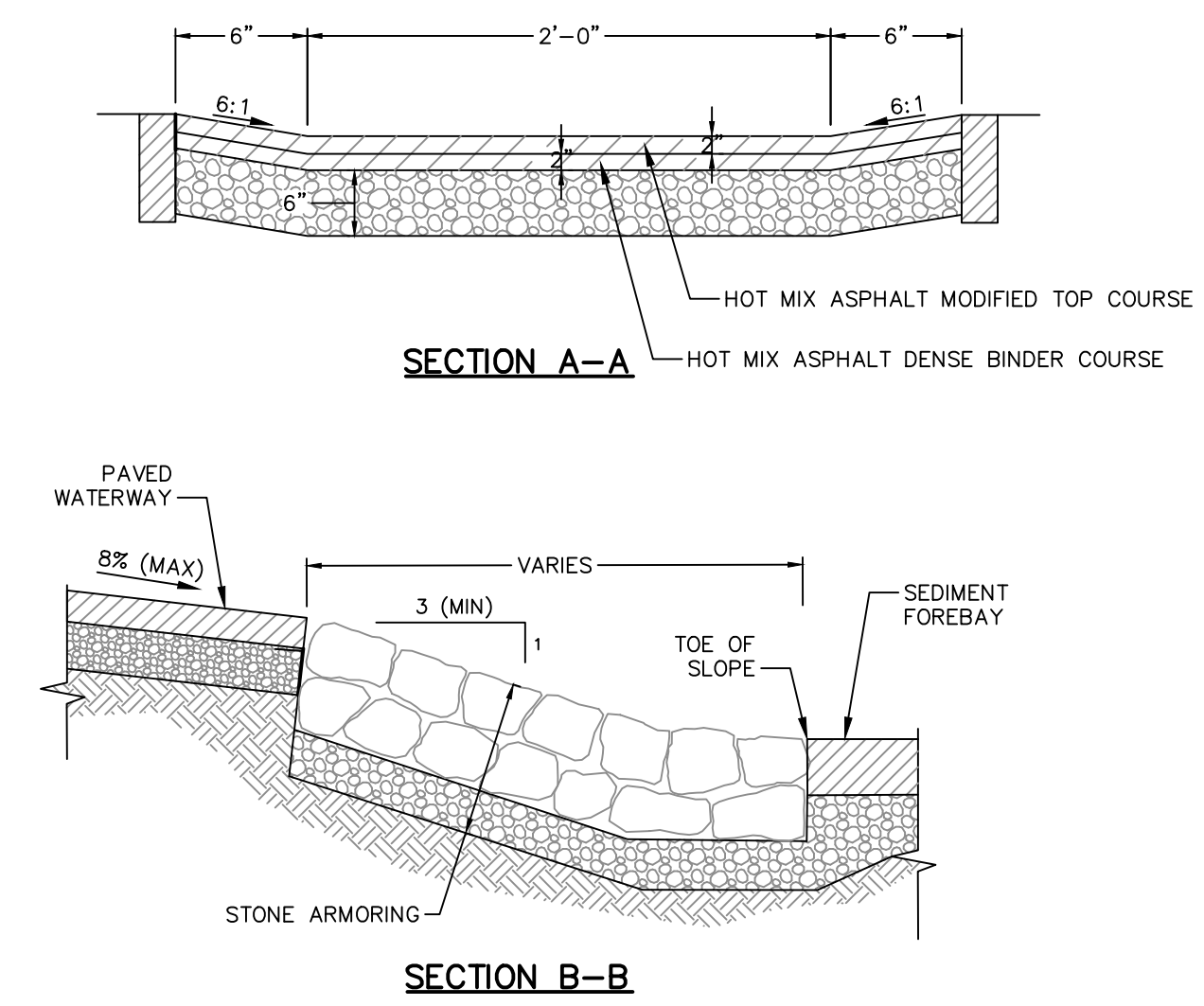
STORM SEWER TRENCH
 SCALE: NOT TO SCALE



PAVEMENT REPAIR
 SCALE: NOT TO SCALE

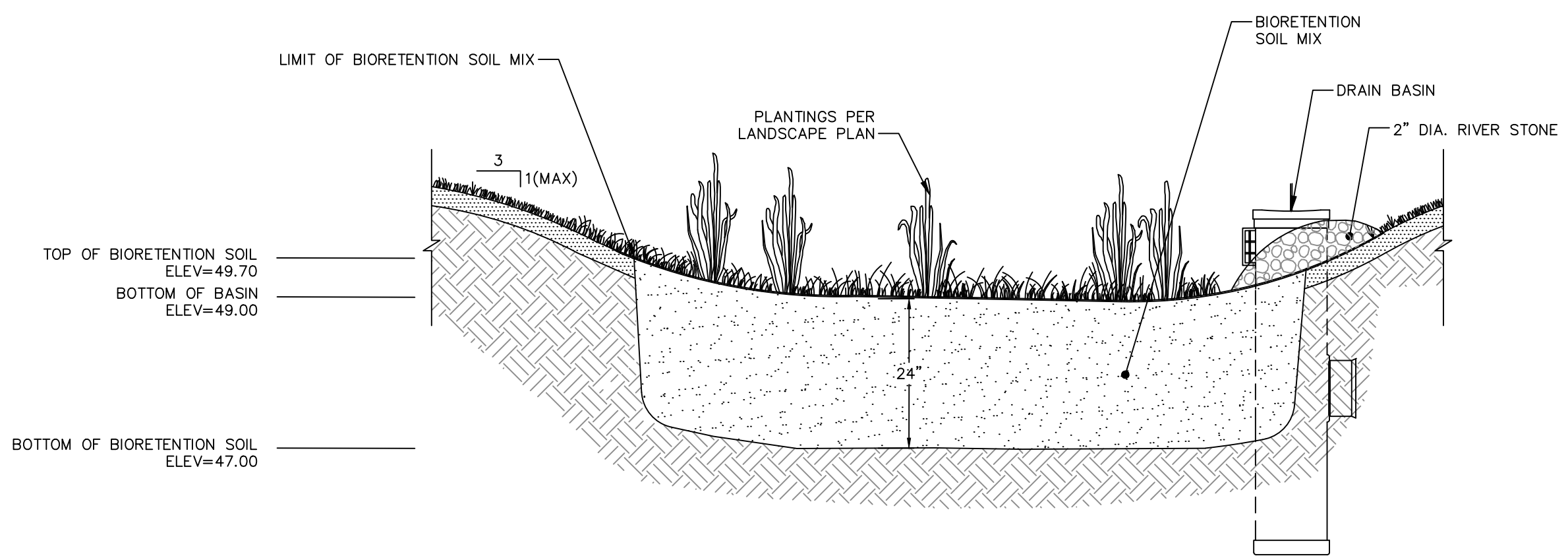


LEAKOFF
 SCALE: NOT TO SCALE



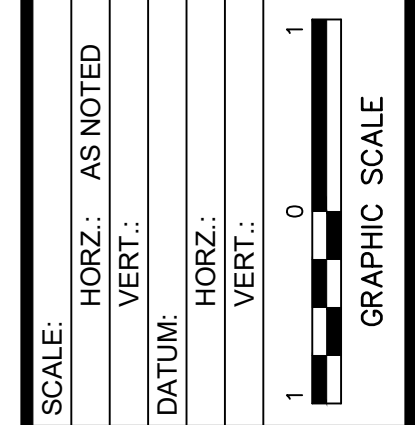
NOTES:
 1. SEE SITE PLAN FOR PIPE SIZE, PIPE MATERIAL, AND INVERTS.
 2. PROCESSED GRAVEL SHALL BE COMPACTED TO 95-PERCENT MODIFIED PROCTOR.

DRAIN BASIN
 SCALED SCALE



BIORETENTION BASIN
 SCALE: NOT TO SCALE

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.	8/30/2019	REVISED PERMITTING PLANS	CEV	DD
2.	10/25/2019	REVISED PERMITTING PLANS	CEV	DD
3.	11/12/2019	REVISED PERMITTING PLANS	CEV	DD
4.	12/19/2019	REVISED PERMITTING PLANS	CEV	DD
5.	12/19/2019	REVISED PERMITTING PLANS	CEV	DD
6.	1/23/2020	REVISED PERMITTING PLANS	CEV	DD
7.	2/13/2020	REVISED PERMITTING PLANS	CEV	DD
7.	2/6/2020	REVISED PERMITTING PLANS	CEV	DD



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PROJ. No.: 20190241.A20
 DATE: 11/12/2019

CD-506



#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min
1	LOADING AREA	Horizontal Illuminance	0.85 fc	8.78 fc	2.97 fc	3.48	10.29
2	Parking Lot	Horizontal Illuminance	0.41 fc	2.32 fc	1.48 fc	3.65	5.71
3	Overflow	Horizontal Illuminance	0.000 fc	2.29 fc	0.57 fc	/	/

NOTE:
 1. CALCULATIONS FOR TYPES A, B, C ARE BASED ON 20' HEIGHT.
 2. CALCULATIONS FOR TYPE D ARE BASED ON 10' MOUNTING HEIGHT.

LUMINAIRE LIST								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
A1	PHILIPS GARDCO	Pureform COMFORT Area (P26), 140 LED's, 3000K CCT, TYPE 3 OPTIC,	P26-140L-2100-WW-G2-3-UNV	1x(1) Square Light Guide Plate DRIVEN AT 700mA	9641 lm	0.80	95.8 W	3
B	PHILIPS GARDCO	Pureform COMFORT Area (P26), 140 LED's, 3000K CCT, TYPE 3 OPTIC,	P26-140L-1150-WW-G2-3-UNV	1x(1) Square Light Guide Plate DRIVEN AT 500mA	5801 lm	0.80	52.2 W	2
C	PHILIPS GARDCO	Pureform COMFORT Area (P26), 140 LED's, 5000K CCT, TYPE 3 OPTIC,	P26-140L-450-CW-G2-3-UNV	1x(1) Square Light Guide Plate DRIVEN AT 450mA	2579 lm	0.80	22.3 W	1
D	SIGNIFY	STONCOSTONCO TRADITIONAL WALL PACK LED	WP50-NW-G1-8	1x	5552 lm	0.80	49 W	2

7.	2/6/2020	REVISED PERMITTING PLANS	DESIGNER
7.	2/23/2020	REVISED PERMITTING PLANS	DESIGNER
6.	1/23/2020	REVISED PERMITTING PLANS	DESIGNER
5.	12/19/2019	REVISED PERMITTING PLANS	DESIGNER
4.	11/12/2019	REVISED PERMITTING PLANS	DESIGNER
3.	10/25/2019	REVISED PERMITTING PLANS	DESIGNER
2.	8/30/2019	REVISED PERMITTING PLANS	DESIGNER
1.			

SCALE: HORZ.: 1"=10'
 VERT.:
 DATUM:
 HORZ.: NAD83
 VERT.: NAVD83

GRAPHIC SCALE

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 SITE LIGHTING - PHOTOMETRIC
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PROJ. No.: 20190241A20
 DATE: 11/12/2019

SL-101