
APPLICATION FOR SPECIAL PERMIT
For a
MARIJUANA RETAILER

UNION TWIST, INC.
630 Worcester Road
Framingham, MA 01702

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

Applicant

Property Location:

1158 Beacon Street
Newton, MA 02461

Prepared by: Michael P. Ross, Esq.
Prince Lobel Tye LLP
One International Place, Suite 3700
Boston, MA 02110
Telephone: (617) 456-8000
Facsimile: (617) 456-8100

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SPECIAL PERMIT APPLICATION

TO THE NEWTON CITY COUNCIL

The undersigned hereby makes application for permit to erect and use, to alter and use, or to make such uses as may be hereinafter specified of a building or buildings at the location and for the purpose hereinafter specified under the provisions of Chapter 30 of the Revised Ordinances, 2015, as amended, or any other sections

PLEASE REFERENCE SECTIONS OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

- PETITION FOR:** Special Permit/Site Plan Approval
 Extension of Non-conforming Use and/or Structure
 Site Plan Approval

STREET _____ WARD _____

SECTION(S) _____ BLOCK(S) _____ LOT(S) _____

APPROXIMATE SQUARE FOOTAGE (of property) _____ ZONED _____

TO BE USED FOR: _____

CONSTRUCTION: _____

EXPLANATORY REMARKS: _____

The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the City Council in connection with this application.

PETITIONER (PRINT) _____

SIGNATURE  _____ Attorney for Applicant

ADDRESS _____

TELEPHONE _____ Email _____

ATTORNEY _____

ADDRESS _____

TELEPHONE _____ Email _____

PROPERTY OWNER _____

c/o William Kramer, Esq.

ADDRESS _____

TELEPHONE _____ Email _____

SIGNATURE OF OWNER  _____

Planning & Development
Department Endorsement

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May 10, 2021

Newton City Council
Land Use Committee
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

Re:	Special Permit Application (Amended Application)
Property Address:	1158 Beacon Street, Newton
Applicant:	Union Twist Inc.

Dear Honorable Chair and Members of the Land Use Committee:

This firm represents Union Twist Inc. (“Union Twist” or the “Applicant”) in connection with its application for a Special Permit (the “Special Permit”) from the City of Newton (the “City”) to permit the operation of its proposed Marijuana Retailer (the “Marijuana Retailer”) at 1158 Beacon Street, Newton, MA 02461 (the “Property”).

The Property is located in the BU2 zoning district and pursuant to Section 6.10.3 and Section 4.4, of the Newton Zoning Ordinance (the “Ordinance”) the use of the property for a Marijuana Retailer is a restricted use, subject to the execution of a HCA with the City, Zoning Review by the Planning and Development Department and Special Permit approval from the City Council. The Host Community Agreement was granted by the Mayor on January 31, 2020, a copy of which is attached hereto and incorporated herewith. The Applicant originally filed its Special Permit Application pursuant to Section 6.10.3(F) and Section 7.3 on December 23, 2019, making use of the existing building on the Property, and thereby submitted an amendment in May 2020 to allow for greater landscaping provisions. Due to community feedback and prior discussions with this Committee, the Applicant is hereby submitting a new special permit application to Section 6.10.3(F) and Section 7.3 that includes the construction of a new building of a smaller footprint to promote better traffic flow for the proposed Marijuana Retailer.

I. Background

Union Twist, Inc. is committed to providing high-quality adult use cannabis to customers in Massachusetts in a secure, compliant, and wellness-oriented setting. Founded by a consortium of local civic, law enforcement, and retail leaders, Union Twist believes that its success as a Retail Marijuana Establishment will be a direct reflection of its relationship to the surrounding community. Union Twist seeks to serve as leaders in the cannabis industry through excellence in operational protocol, security, compliance, and customer experience.

Union Twist is committed to: (a) Providing customers with access to the highest and best quality of marijuana and marijuana products; (b) Developing best-in-class operational protocol to ensure the safety of our customers, staff, and the surrounding community; (c) Ensuring an outstanding customer experience; (d) Taking measurable, actionable steps to positively impact communities and regions that have been disproportionately harmed by the war on drugs; (e) Leading by example with thoughtful and inclusive hiring, workforce development, and employee retention programs; and (f) empowering the next generation of entrepreneurs.

II. Executive Team

Marie St. Fleur- Chief Executive Officer

Marie St. Fleur is a lawyer, legislator, policy maker and motivational speaker and has launched strategic partnerships that create transformative change in people's lives especially, women and children living in underserved communities. She spearheaded the establishment of the Massachusetts Department of Early Education and Care; launched the Put MA Kids First Coalition, a multi-year campaign to increase state investment in Early Education and Care and out-of-school time in Massachusetts; and created the Early Education Small Business Innovation Center in Boston.



Marie served as a Massachusetts State Representative, a Cabinet Chief for the late Boston Mayor Thomas M. Menino, an Assistant State Attorney General, Chair of the Advisory Council for the Haiti Fund at the Boston Foundation, and President and CEO of a non-profit. She has used her talents to support women who represent over 50% of the American workforce, small businesses, which represent 98% of all employers in the United States, and children from birth to eight years of age, who represent 100% of the future workforce. As a former state legislator, Marie has an insightful understanding of state and local funding streams, strategically blending and leveraging resources for advocacy and new investments.

Amy McNamee- Senior Advisor

Amy McNamee is a Massachusetts native who grew up in Milton and has resided in the City of Boston since 1983. She is a trial attorney who practiced law in the Commonwealth of Massachusetts for twenty plus years.

Amy worked as an Assistant District Attorney in Suffolk County between 1998 and 2010, where she was assigned to the West Roxbury District Court, the Boston Municipal Court, and Suffolk Superior Court. Amy was a part of the Suffolk County District Attorney's Gang Unit and Senior Trial Team where she investigated unsolved gang related crimes in the Grand Jury with the Boston Police Department, and was a member of the District Attorney's Homicide Response Team.



After leaving the District Attorney's Office in 2010, she started her own law practice, focusing on criminal defense, probate cases, civil and housing matters, restraining orders, and hearings with the Massachusetts Commission Against Discrimination. She is an advocate for holistic health and healing as an alternative to traditional medicine. This interest, coupled with her experience and background in law enforcement and community work is what sparked her interest in the cannabis industry.

Tahira Rehmatullah- Cannabis Advisor

Tahira Rehmatullah is the Chief Financial Officer of MTech Acquisition Corp, the first US-listed Special Purpose Acquisition Company focused on acquiring a business ancillary to the cannabis industry, and Managing Director of Hypur Ventures, a venture capital fund dedicated to investing in businesses that operate in the legal cannabis industry.



Tahira previously served as General Manager of Marley Ventures, the official Bob Marley cannabis brand. In this role, managed the entire development process, recruited a team of more than 20 members, and managed the day-to-day operations of all business units. She served as a mentor, resource, and leader to multiple levels of team management and staff.

Dan Linksey- Security Consultant

Daniel is a Managing Director in Kroll’s Investigations and Disputes practice, and is head of the Boston office. As the former Superintendent-in-Chief of the Boston Police Department and a 27-year veteran of the force, Dan provided strong leadership through some of the most tragic and contentious events in the city’s history, including the Boston Marathon bombings and the Occupy Movement. Dan serves clients in diverse industries with uncommon experience in investigations, crisis response, and risk management, as well as personal, physical, and operational security strategies. Widely respected for his knowledge of the complexities inherent in law enforcement and homeland security, Dan has also consulted with numerous national and international government agencies on a broad range of challenges, including large-scale event management, crisis leadership, and preparedness and community engagement strategies.



III. Project Description

The Applicant has identified 1158 Beacon Street, an approximate 20,433 square foot lot, as an ideal location in which to establish its Marijuana Retailer. The Property is located in the BU2 zoning district and pursuant to Section 4.4 of the Ordinance, the use of the property for a Marijuana Retailer is a permitted, subject to the execution of a HCA with the City, Zoning Review by the Planning and Development Department and Special Permit approval from the City Council.

The Property currently contains a partially occupied building with a footprint of approximately 5,194 square feet. After receiving feedback from stakeholders, the community, and the Land Use Committee regarding concerns of traffic flow in and out of the site as currently existing, the Applicant made changes to the site plan and now proposes to demolish the existing building and construct a new building with a footprint of approximately 2,290 square feet. This new building will be a positive benefit to the City by providing state-of-the-art security systems and high-quality amenities and finishes. Further, this new site layout will allow for a wider and safer driveway, improve traffic flow and safety, and increase the number of parking spaces the Applicant can provide to 22 on-site parking stalls.¹ A copy of the

¹ The other tenant currently on the property will vacate the premises and no longer occupy the premises.

Stormwater Report produced by Fuss & O'Neill is attached hereto and incorporated herewith. The Applicant also proposes to integrate a Transportation Demand Management Plan, a copy of which is attached hereto and incorporated herewith.

The Property is part of an established commercial district running along Beacon Street towards the intersection of Beacon Street and Walnut Street, easily accessible by car and strategically situated to serve Newton Centre, Newton Highlands, and other nearby Villages. The site will include a large illuminated and monitored parking lot allowing for safe passage for customers to and from the store. Due to the size of the facility, the Applicant is able to take advantage of ample square footage which it will utilize for providing an expansive sales floor area, comprehensive security systems, secure loading and storage areas, limited access areas, and ample spaces for business uses ancillary to the Marijuana Retailer (offices and vault areas). Furthermore, the Property is located on a heavily trafficked commercial and business corridor in Newton specifically targeted for a Marijuana Retail use. Through the community process, the Applicant has agreed to limit the number of point of sale counters to six (6) and to limit its hours of operations on Sundays to close at 6:00 PM.

The Property will be made safe and secure through reinforced construction materials and technology, cameras and remote monitoring, and on-site security personnel. The project will include various security and safety equipment and technology, including but not limited to secure access control areas, customer entrance protocols, and redundant security alarms and controls. In addition, all personnel will be trained extensively and the operation will fully comply with Massachusetts regulations and guidelines.

Please also see the engineering and architectural plans attached hereto and incorporated herein by reference (the "Plans") for additional project details.

IV. Special Permit Criteria

The Applicant respectfully submits that it has satisfied the criteria for obtaining a Special Permit from the City Council set forth in the Process and the Ordinance as follows:

Section 6.10.3 Registered Marijuana Use

- A. Purpose. The purpose of this Sec. 6.10.3 is to provide for the limited establishment of Registered Marijuana Dispensaries ("RMDs") and adult use Marijuana Establishments within the City as they are authorized pursuant to state regulations set forth in 105 CMR 725.000 and 935 CMR 500.000. Since RMDs and Marijuana Establishments are strictly regulated by the Massachusetts Department of Public Health and the Cannabis Control Commission, the intent of this Sec. 6.10.3 is to permit RMDs and Marijuana Establishments where there is access to regional roadways and public transportation, where they may be readily monitored by law enforcement for health and public safety purposes, and where they will not adversely impact the character of residential neighborhoods and business districts.**

The Applicant respectfully submits that its proposal satisfies the purpose and intent of Section 6.10.3 of the Ordinance as it is proposing to site a Marijuana Retailer within the BU2 zoning district. The BU2 Zoning district has been deemed an appropriate location for Marijuana Retailers, subject to the granting of a Host Community Agreement from the Mayor's Office and a Special Permit from the City Council.

The Applicant respectfully submits that the Property is ideally situated for a Marijuana Retailer. The Property has adequate access to Beacon Street a regional roadway. The Property is located near Newton Centre Route 16 provide further direct access to Interstate Highway 90 providing additional access across the Commonwealth. Additionally, the Property has ample access to public transportation options, including the MBTA 59 bus line, which stops at Walnut Street and Beacon Street, a five-minute walk from the Marijuana retailer, and the Newton Highlands MBTA Green Line stop is approximately a fifteen-minute walk from the Marijuana Retailer.

Pursuant to the Applicant's proposed security plan, attached hereto and incorporated herewith, the Applicant respectfully submits that its Marijuana Retailer's security plan and procedures will be put in place by Kroll Inc., an international security firm, and its managing director of their Boston Office, Daniel Linskey, a 27-year veteran of the Boston Police Department and former Superintendent-in-Chief of the Boston Police Department. The Applicant will provide direct video feed access to its video surveillance system and will work with local law enforcement and the Cannabis Control Commission to ensure its video cameras are properly positioned within the Marijuana Retailer.

The Property is also ideally located in that it will not adversely impact the character of the neighborhood. The Property located in a commercial business corridor and neighbors' multiple businesses including the takeout restaurant occupying a portion of the building, Dunkin Donuts, and Manow Thai Kitchen, Edible Arrangements, Ravioli's restaurant and less than 1 mile from Newton Centre. Furthermore, across the street from the Property is Newton Cemetery and to the rear of the Property is Cold Spring Park. Improvements to the Property will include a security fence along the side of the Property nearer to Cold Spring Park.

Additionally, the Applicant respectfully submits that upon receipt of its HCA, it shall immediately seek to make application to the Cannabis Control Commission for a license as a Marijuana Retailer, pursuant to 935 CMR 500.000.

B. Definitions.

The Applicant respectfully submits that it is proposing to site a Marijuana Retailer, or an entity licensed to purchase and transport cannabis or marijuana product from Marijuana Establishments and to sell or otherwise transfer this product to Marijuana Establishments and to consumers at the Property.

C. Marijuana uses not Allowed As-of-Right. Marijuana uses are not included within the definition of retail sales or services, agriculture, manufacturing, research, or any other lawful business permitted as of right or by special permit as provided in this Chapter.

Pursuant to this application the Applicant respectfully submits that it is in compliance with this requirement.

D. Marijuana uses allowed by special permit. Use of land, buildings or structures for an RMD or Marijuana Establishment shall be allowed only by special permit in the districts specified in Sec. 4.4.1 subject to the requirements and criteria of this Sec. 6.10.3.

Pursuant to this application the Applicant respectfully submits that it is in compliance with this requirement.

E. Minimum criteria and limitations on approval

- 1. An RMD shall not be located within a radius of 500 feet from a school, daycare center, preschool or afterschool facility or any facility in which minors commonly congregate, and a Marijuana Retailer shall not be located within a radius of 500 feet from an existing public or private k-12 school, unless the City Council finds that the RMD or Marijuana Retailer is sufficiently buffered such that these facilities or uses will not be adversely impacted by the RMD or Marijuana Retailer's operation. Such distance shall be measured in a straight line from the nearest property line of the proposed RMD or Marijuana Retailer to the nearest property line of the facility.**

The Property is not located within a radius of 500 feet from an existing public or private K-12 school. Please see the radius map included with the Plans and incorporated herein.

- 2. An RMD or Marijuana Establishment shall be properly registered with the Massachusetts Department of Public Health or Cannabis Control Commission pursuant to 105 CMR 725.100 or 935 CMR 500.100 and shall comply with all applicable state and local public health regulations, public safety code regulations and all other applicable state and local laws, ordinances, rules and regulations. No building permit or certificate of occupancy shall be issued for an RMD or Marijuana Establishment that is not properly registered with the Massachusetts Department of Public Health or Cannabis Control Commission. The RMD or Marijuana Establishment shall file copies of its initial certificate of registration and each annual renewal certificate with the clerk of the City Council within one week of issuance and shall immediately notify said clerk if its registration is not renewed or is revoked. The RMD or Marijuana Establishment shall provide the Newton Police Department with the names and contact information for all management staff and shall immediately notify the police department of any changes.**

The Applicant hereby submits that it shall diligently pursue registration from the Cannabis Control Commission pursuant to 935 CMR 500.000 *et. seq.* and shall comply with all applicable state and local public health regulations, public safety code regulations and all other applicable state and local laws, ordinances, rules and regulations. The Applicant further pledges to file copies of its initial certificate of registration and each annual renewal certificate with the clerk of the City Council within one week of issuance and shall immediately notify said clerk if its registration is not renewed or is revoked. The Applicant shall provide the Newton Police Department with the names and contact information for all management staff and shall notify the police department of any changes.

- 3. A special permit granted by the City Council authorizing the establishment of an RMD or Marijuana Establishment shall be valid only for the registered entity to which the special permit was issued, and only for the lot on which the RMD or Marijuana Establishment has been authorized by the special permit. If the registration for the RMD or Marijuana Establishment is revoked, transferred to another controlling entity, or relocated to a different site, a new special permit shall be required prior to the issuance of a certificate of occupancy.**

The Applicant hereby submits that it shall maintain the registered entity for which the special permit is issued on the Property.

- 4. An RMD or Marijuana Establishment shall be located only in a permanent building and not within any mobile facility. All sales shall be conducted either within the building or by home delivery to qualified clients pursuant to applicable state regulations.**

The Applicant hereby submits that the Marijuana Retailer will be located within a newly constructed, permanent building and not within any mobile facility.

- 5. An RMD or Marijuana Establishment shall be subject to the number of parking stalls required in Sec. 5.1 unless a lesser or greater number of stalls is required by the City Council based on the transportation analysis provided by the applicant. An RMD or Marijuana Retailer shall comply with the parking requirements for Retail uses; a Marijuana Cultivator, Craft Marijuana Cooperative, Marijuana Microbusiness, or Marijuana Product Manufacturer shall comply with the parking requirements for Manufacturing; and a Marijuana Research Facility or Independent Testing Laboratory shall comply with the parking requirements for Research, Laboratory.**

Pursuant to the Plans, the Applicant respectfully submits that it is in compliance with this requirement. The Applicant is proposing to include 22 parking spaces on site, greatly exceeding the required number of parking stalls pursuant to Section 5.1 of the Ordinance, which is 12 parking stalls. Pursuant to Section 5.1.4, and as determined in the Zoning Review Memorandum, retail uses are required to have one (1) parking stall per every three (3) employees at the highest shift plus one (1) parking stall per three hundred (300) square feet of retail space. The Marijuana Retailer is proposed to be 2,290 square feet and combined with the proposed 12 employees, the Ordinance therefore requires 12 parking spaces, whereas the Applicant proposes to provide 22 parking spaces. This excess of parking spaces will allow the Applicant to comfortably accommodate any unexpected influx of customers at any given time.

- 6. All signage shall conform to the requirements of 105 CMR 725.105(L) and 935 CMR 500.105(4) and to the requirements of Sec. 5.2. No graphics, symbols or images of marijuana or related paraphernalia shall be displayed or clearly visible from the exterior of an RMD or Marijuana Establishment. The City Council may impose additional restrictions on signage to mitigate impact on the immediate neighborhood.**

The Applicant hereby submits that it will comply with this requirement. All signage at the Marijuana Retailer be subject to review and approval by the Cannabis Control Commission and shall conform to 935 CMR 501.105(12), 935 CMR 500.105(4) and Section 5.2 of the Ordinance. No graphics, symbols or images of marijuana or related paraphernalia will be displayed or clearly visible from the exterior of the Marijuana Retailer.

- 7. The RMD or Marijuana Retailer's hours of operation shall not adversely impact nearby uses. The hours of operation shall be set by the City Council as a condition of the Special Permit, but in no case shall the Marijuana Retailer open before 9:00 a.m. or remain open after 9:00 p.m.**

The Applicant hereby submits that it shall comply with this requirement.

- 8. The number of Marijuana Retailers shall not exceed 20 percent of the number of liquor licenses issued in the City pursuant to G.L. c.138 § 15 (commonly known as "package stores").**

The Applicant respectfully submits that to the best of its knowledge and belief, there are currently only three (3) licensed Marijuana Retailers in the City. Accordingly, should it receive a license, the Applicant shall not violate this requirement.

- 9. No RMD or Marijuana Retailer shall be located within a radius of one half-mile of an existing or approved RMD or Marijuana Retailer. Such distance shall be measured in a straight line from the nearest property line of the proposed RMD or Marijuana Retailer to the nearest property line of the existing RMD or Marijuana Retailer. The co-location of a RMD and Marijuana Retailer on the same site shall not be subject to this buffer requirement.**

The Applicant hereby submits that the Marijuana Retailer will not be located within a radius of one half-mile of an existing or approved RMD or Marijuana Retailer. Please see the attached Proximity Map as prepared by Hayes Engineering.

- 10. No RMD or Marijuana Establishment shall be located within a building containing a residential use.**

The Applicant hereby submits that the building currently located on the Property that will host the proposed Marijuana Retailer is a standalone building. As such the building will not contain any residential uses.

- 11. No RMD or Marijuana Retailer or co-located facility shall exceed 5,000 square feet of floor area.**

The Applicant hereby submits that it is in compliance with this requirement as the proposed Marijuana Retailer is approximately 2,290 square feet of floor area.

- 12. All RMDs and Marijuana Establishments shall submit a state approved security plan to the Newton Police Department for review and approval.**

The Applicant respectfully submits that it has submitted a preliminary security plan along with this submittal and also pledges to submit a state approved security plan to the Newton Police Department for review and approval.

- 13. All RMDs and Marijuana Establishments shall submit a state approved emergency response plan to the Newton Police Department and Newton Fire Department for review and approval.**

The Applicant will provide the Newton Police Department and Newton Fire Department copies of its emergency response plan.

- 14. All RMDs and Marijuana Establishments 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.**

The Applicant shall submit its state approved plans as required in the Management and Operations Profile application to the Inspectional Services Department and the Department of Planning and Development for review and approval.

- 15. An RMD or Marijuana Retailer located at the ground level shall provide at least 25 percent transparency along building's front façade at ground level and existing buildings shall not be modified to reduce the transparency of the front façade at the ground level to below 25 percent, unless the City Council finds impacts to security and aesthetics have been appropriately mitigated.**

The Applicant shall comply with this requirement. Please see the attached Plans for further details on the Applicant's proposal.

- 16. Any marijuana cultivation shall offset 100 percent of energy used for cultivation through renewable energy, either by any combination of purchasing Renewable Energy Certificates through the State, generating renewable energy onsite, and/or through Newton Power Choice, if available.**

The Application respectfully submits that this requirement is not applicable, this application is for a Marijuana Retailer.

- 17. The RMD or Marijuana Establishment shall be ventilated in such a manner that no:
 - a. Pesticides, insecticides, or other chemicals or products in cultivation or processing are dispersed into the outside atmosphere; or**
 - b. Odor from marijuana may be detected by a person with a normal sense of smell at the exterior of the building or at any adjoining use or property.****

The Applicant hereby submits that it will use industry best practices to ventilate its proposed Marijuana Retailer and shall comply with the aforementioned requirements to the extent reasonably practicable. Furthermore, this application is for a Marijuana Retailer, not a cultivator, and as such will not include the active use of any pesticides, insecticides, or other chemicals or products relating to cultivation.

- 18. A Marijuana Research Facility may not sell marijuana cultivated under its research license.**

The Application respectfully submits that this requirement is not applicable, this application is for a Marijuana Retailer.

- 19. Marijuana Retailers are prohibited from delivering cannabis or marijuana products to consumers; and from offering cannabis or marijuana products for the purposes of onsite social consumption on the premises of a Marijuana Establishment.**

The Applicant hereby submits that it shall comply with all rules and regulations enacted by the City of Newton regarding delivery and consumption of cannabis.

F. Special Permit Application and Procedure

- 1. Description of Activities: A narrative providing information about the type and scale of all activities that will take place on the proposed site, including but not limited to cultivating and processing of marijuana or marijuana infused products (MIP's), research, testing, on-site sales, off-site deliveries, distribution of educational materials, and other programs or activities.**

The Applicant respectfully submits that this Application provides the materials necessary for the Land Use Committee to conduct a thorough and comprehensive review of this proposal. To the extent additional information is required, the Applicant shall provide such additional information.

- 2. RMD Service Area: Applications for an RMD shall include a map and narrative describing the area proposed to be served by the RMD and the anticipated number of clients that will be served within that area. This description shall indicate where any other RMD's exist or have been proposed within the expected service area.**

The Applicant respectfully submits that this requirement is not applicable to the Applicant, as it is not proposing an RMD.

- 3. RMD and Marijuana Retailer Transportation Analysis: An application for an RMD or Marijuana Retailer shall include a quantitative analysis, prepared by a qualified transportation specialist acceptable to the Director of Planning and Development and the Director of Transportation, analyzing the proposed new vehicular trips, the expected modes of transportation used by clients and employees, and the frequency and scale of deliveries to and from the site. An RMD or Marijuana Retailer that does not provide the number of parking stalls required per this Sec. 6.10.E.6. shall also provide a parking study.**

The Applicant hereby submits its Transportation Letter as prepared by Fuss & O'Neil, a copy of which is attached hereto and incorporated herewith.

- 4. Lighting Analysis: A lighting plan showing the location of proposed lights on the building and the lot and a photometric plan showing the lighting levels.**

The Applicant hereby submits its Site Lighting Photometric Plan as prepared by Fuss & O'Neill, a copy of which is attached hereto and incorporated herewith.

- 5. Context Map: A map depicting all properties and land uses within a minimum 1,000-foot radius of the proposed lot, whether such uses are located in the City or within surrounding communities, including but not limited to all educational uses, daycare, preschool and afterschool programs. The context map shall include the measured distance to all uses described in paragraph D.1 above.**

The Applicant hereby submits a Context Map as prepared by Fuss & O'Neill and notes that Livius Tutoring is located at 858 Walnut Street.

- 6. Registration Materials: Copies of registration materials issued by the Massachusetts Department of Public Health or Cannabis Control Commission and any materials submitted to that Department for the purpose of seeking registration, to confirm that all information provided to the City Council is consistent with that provided to the Massachusetts Department of Public Health or Cannabis Control Commission.**

The Applicant hereby submits that it shall provide copies of all required registration materials upon submission to the Cannabis Control Commission.

G. Special Permit Criteria

1. Criteria for all marijuana uses:

- a. 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 lot, whether driving, bicycling, walking or using public transportation.**

The Property is located in the BU2 district, which is one of the limited areas that the City of Newton has permitted the use of property as a Marijuana Retailers, subject to the granting of a Special Permit from the City Council. The Property has adequate access to Beacon Street. Additionally, the Property has ample access to public transportation options, including the MBTA 59 bus line which stops at Walnut Street and Beacon Street a five-minute walk to the Marijuana Retailer and the MBTA Newton Highlands Train Stop, approximately a fifteen-minute walk from the Marijuana Retailer.

The Applicant respectfully submits that the Property as it is currently designed provides convenient, safe and secure access and egress for clients and employees arriving to and leaving from the Property by multiple means of transportation.

- b. Loading, refuse and service areas are designed to be secure and shielded from abutting uses.**

The Applicant shall design loading, refuse and services areas in compliance with state regulations subject to review and approval by the Cannabis Control Commission.

- c. The RMD or Marijuana Establishment is designed to minimize any adverse impacts on abutters.**

The Applicant and its team has deep experience in the cannabis industry and has designed a number of cannabis establishments, all with the goal of minimizing impacts on abutters. The Applicant has spent a significant amount of time searching for appropriate locations for its Marijuana Retailer, and chose this location because of its business character and significant distance from sensitive uses. The Property is ideally located in that it will not adversely impact the character of the neighborhood. Through the community process, the Applicant has also committed to reducing the number of point of sale counters to six (6) to alleviate impact on the neighborhood. The Property is bounded to the north by the Newton Cemetery and the South and West by the Cold Spring Park and the East by numerous other commercial businesses. Accordingly, the Applicant respectfully submits that any adverse impacts on abutters shall be de minimus.

- d. The RMD or Marijuana Establishment has satisfied all of the conditions and requirements in this section.**

The Applicant respectfully submits that it will comply with all of the conditions and requirements in this Section G.

2. Additional criteria for RMDs and Marijuana Retailers:

- a. The lot location complies with Sec. 6.10.3.E.1, or the lot is located at a lesser distance if the City Council finds that the lot is sufficiently buffered such that these facilities or uses will not be adversely impacted by the RMD or Marijuana Retailer's operation.**

The Property is not located within a radius of 500 feet from an existing public or private K-12 school.

- b. Traffic generated by client trips, employee trips, and deliveries to and from the RMD or Marijuana Retailer shall not create a significant adverse impact on nearby uses.**

The Property is an ideal location for the proposed Marijuana Retailer with respect to traffic and congestion. The Marijuana Retailer will be located in a stand-alone building with a private parking lot, in a commercial corridor of the City that is part of a limited area of the City that allows for Marijuana Retailers. Accordingly, it will not cause any more traffic or congestion than other allowed uses for this zoning district. The proposed Marijuana Retailer will not disturb the existing right of way, pedestrian access, and will not cause a serious hazard to vehicle or pedestrian traffic or create a nuisance. The Applicant will be improving the lot so as to make traffic and parking safe thereon, as well as make 22 parking stalls available, greatly exceeding the minimum zoning requirements. The Applicant also proposes to integrate a Transportation Demand Management Plan, a copy of which is attached hereto and incorporated herewith.

As such, the Applicant respectfully submits that any impact on traffic flow and safety and parking and loading requirements on nearby uses will be de minimus.

- c. The building and lot 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.**

The Marijuana Retailer will be located in a newly constructed building designed to be compatible with other buildings in the area. The interior will be tastefully designed to prevent any negative aesthetic impacts that might result from required security measures and restrictions on visibility into the building's interior.

- d. The building and lot are accessible to persons with disabilities.**

The Applicant respectfully submits that the building and lot will be accessible to persons with disabilities as required by the Ordinance and 935 CMR 500.000 *et. seq.*

- e. The lot is accessible to regional roadways and public transportation.**

The Property is located on Beacon Street, a major thoroughfare for Newton and has ample access to public transportation options, including the MBTA 59 bus line which stops at Walnut Street and Beacon Street a five-minute walk to the Marijuana Retailer and the MBTA Newton Highlands Train Stop, approximately a fifteen-minute walk from the Marijuana Retailer.

- f. The lot is located where it may be readily monitored by law enforcement and other code enforcement personnel.**

The Property is located along a major roadway in a business subdistrict, promoting ease of monitoring for both law enforcement and other code enforcement personnel. The Applicant will provide direct video feed access to its video surveillance system and will work with local law enforcement and the Cannabis Control Commission to ensure its video cameras are properly positioned within the Marijuana Retailer.

- g. The RMD or Marijuana Retailer's hours of operation will have no significant adverse impact on nearby uses. §**

Pursuant to the Ordinance, the hours of operation shall be set by the City Council as a condition of the Special Permit, but in no case shall the Marijuana Retailer open before 9:00 a.m. or remain open after 9:00 p.m Mondays through Saturdays. Through the community process, the Applicant has agreed that in no case shall the Marijuana Retailer be open after 6:00 pm on Sundays. Accordingly, the Applicant respectfully submits that any impact from these hours of operation will be de minimus.

V. Summary

The Applicant hereby requests that its proposed Marijuana Retailer will be in harmony with the purpose and intent of the Ordinance and will not have any adverse effect on the neighborhood within which the Property is located in particular, and the City of Newton as a whole. The findings are made in view of the particular characteristics of the Property and of the Applicant's proposed Marijuana Retailer, as detailed above and herein. The Property is the most appropriate location for the Marijuana Retailer and newly proposed facility and building will be provided for the proper operation of the use of the Property as a Marijuana Retailer and finally that such a use will not create a nuisance.

For the foregoing reasons the Applicant respectfully requests that the Land Use Committee approve its Special Permit Application as described herein.

Sincerely,

Michael P. Ross

Michael P. Ross, Esq.
Direct: 617-456-8149
Email: mross@princelobel.com

MPR/art

3

TECHNICAL MEMORANDUM

TO: Ms. Marie St. Fleur
Union Twist, Inc.

FROM: Matthew W. Skelly, PE, PTOE
Katherine O'Shea, EIT

DATE: May 10, 2021

RE: Additional Traffic Analysis
1158 Beacon Street Cannabis Dispensary
Newton, Massachusetts

The forthcoming memorandum has been completed on behalf of Union Twist, Inc. to supplement our previously submitted traffic review materials in response to comments raised during the permitting process, and to reflect the currently proposed development program. The analysis includes an assessment of anticipated trip generation, revised capacity analysis, a review of more recent crash data, and an updated transportation demand management plan for the redesigned site.

Traffic Volumes and Counts

The greatest potential for traffic impact on the roadway network by the proposed development will occur during the afternoon peak hour, when commuter related trips are high, and midday Saturday, when the proposed dispensary is expected to generate its highest number of trips. In order to determine the traffic impact of this proposed development on adjacent street traffic, representatives of Fuss & O'Neill conducted afternoon and Saturday peak hour turning movement counts (TMC) in March of 2021. These counts were 20 to 40 percent lower than the counts collected at the same locations in 2019 due to the COVID-19 pandemic's effect on traffic throughout the region.

Thus, the counts conducted previously on Thursday, November 21, 2019 and Saturday, November 23, 2019 were used for analysis. These volumes are depicted in the attached *Figure 1*. According to Massachusetts Department of Transportation (MassDOT) standards, traffic volume data must be adjusted to account for seasonal fluctuation. Volumes collected during the month of November are typically one percent higher than the yearly average, so to provide a conservative analysis case, the volumes were not adjusted down.

In accordance with MassDOT Traffic Impact Assessment (TIA) standards, volumes were then grown to a build year of 2028 using an annual growth rate of 0.5 percent. This growth rate was established upon review of historic count data and consultation with the city traffic engineer.

Ms. Marie St. Fleur

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Consultation with the City of Newton during the permitting process revealed a background development in the area expected to generate additional vehicle traffic. This project proposes to raze the vacant restaurant at 1114 Beacon Street and construct a 34 unit mid-rise multifamily housing development. The traffic generated from this development (15 trips during the afternoon peak hour and 15 during the Saturday peak hour) was included our analysis and is depicted in the attached *Figure 2*. The traffic generated by this development was added to the adjusted and grown volumes to yield 2028 No-Build volumes, which are depicted in the attached *Figure 3*.

Proposed Conditions

Union Twist, Inc. proposes to demolish the existing building at 1158 Beacon Street and construct a new building of approximately 2,300 square feet to be occupied by a cannabis dispensary. The development is expected to open in 2022.

Parking Analysis

According to the City of Newton Zoning Bylaws, one parking space is required for every 300 square feet of retail space, and one parking space is required for every three employees. On the previously submitted site plan 14 spaces were required, and 18 were proposed.

On the updated site plan associated with this submission, 22 on-site parking spaces are proposed. Based on the 2,290 square feet of dispensary space, as well as the maximum of 12 employees on shift, just 12 parking spaces are required.

Site Access and Circulation

Site access is to be provided via one full-access driveway on Beacon Street, located approximately 800 feet west of the intersection of Beacon Street and Walnut Street. The previously submitted site plan called for two site driveways, one for entering vehicles, and one for exiting vehicles. Previously, the driveway for exiting vehicles was located approximately 70 feet east of the currently proposed driveway location.

The delivery vehicle will be a Sprinter Van, which can vary in size slightly but is typically 20 to 25 feet in length. In order to ensure that delivery vehicles may access the site via the proposed driveway, an AutoTurn diagram was produced using a shuttle van, which is of similar size to a Sprinter Van. Deliveries will occur during off-peak hours whenever possible. The aforementioned AutoTurn diagram has been included as an attachment to this memorandum.

Trip Distribution

For both periods of analysis, the distribution of traffic entering and exiting the proposed dispensary was applied to the road network based on the existing regional traffic distributions and the layout of the adjacent roadway network. During the peak hours, the following arrival distributions of traffic are anticipated:

- 55 percent from Beacon Street east of the site
- 45 percent from Beacon Street west of the site

A regional arrival/departure distribution for the new site generated traffic traveling to and from the project site is depicted in *Figure 4* of the attached traffic volume figures.

Trip Generation Assessment

The expected site generated traffic for the afternoon and Saturday peak hours was calculated using existing empirical data from the Institute of Transportation Engineers (ITE) publication Trip Generation, 10th edition, 2017. This publication is an industry-accepted resource for determining trip generation.

Land Use Code (LUC) 882, “Marijuana Dispensary” was used for the analysis. Based on approximately 2,300 square feet of retail space, ITE Trip Generation indicates that the facility is expected to generate a total of 50 vehicle trips (25 entering, 25 exiting) during the afternoon peak hour and 84 vehicle trips (42 entering, 42 exiting) during the Saturday midday peak hour.

Additionally, Land Use Code 820, “Shopping Center” was used to determine the trips generated by the existing land use. It is anticipated that the plaza generates 11 vehicle trips (9 entering, 11 exiting) during the afternoon peak hour, and 23 vehicle trips (12 entering, 11 exiting) during the Saturday peak hour.

A summary of the trips generated by the proposed cannabis dispensary use compared to the existing land use is shown in Table 1 below.

Table 1 – Comparative Trip Generation

Land Use	Weekday PM Peak Hour			Saturday Midday Peak Hour		
	Entering	Exiting	Total	Entering	Exiting	Total
820 – Shopping Center (5,194 sf)	9	11	20	12	11	23
882 – Marijuana Dispensary (2,290 sf)	25	25	50	42	42	84
New Trips Added to Network	16	14	30	30	31	61

After subtracting the trips generated by the existing building from the trips generated by the proposed cannabis dispensary use, the net increase in traffic is expected to be 30 vehicle trips (16 entering, 14

exiting) during the weekday afternoon peak hour and 61 vehicle trips (30 entering, 31 exiting) during the Saturday peak hour.

It is important to note that the ITE Trip Generation publication data for the Marijuana Dispensary land use is thought to be conservative, as data was collected in mostly suburban environments in Colorado and Oregon during the 2010s.

Fuss & O'Neill conducted customer counts at nearby dispensaries in March of 2021 to gain an understanding of the traffic generated by these dispensaries and to assess any latent demand. The data collected at these dispensaries is summarized in Table 2 below.

Table 2 – Collected Massachusetts Marijuana Dispensary Data

Dispensary	Location	Size (sf)	Observed PM Peak Hour Customers	ITE PM Peak Hour Customers*	Observed Saturday Peak Hour Customers	ITE Saturday Peak Hour Customers*
Ethos	Watertown, MA	3,870	48	42	53	71
Seed	Boston, MA	6,000	44	65	36	110
Nature's Medicine	Fall River, MA	2,021	17	22	18	34

**Assumes two trips per customer*

Our observations suggest the ITE Trip Generation Manual provides conservative estimate, particularly during the Saturday peak hour. It is our belief that as more dispensaries have opened in eastern Massachusetts, demand that was previously unfulfilled has been sufficiently satisfied.

Nonetheless, in order to provide a conservative analysis, ITE Trip generation was used for analysis. The total trips generated by the cannabis dispensary, depicted in the attached *Figure 5*, were added to the No-Build volumes to yield the 2028 Build volumes, shown in the attached *Figure 6*.

Intersection Capacity Analysis

Capacity analysis for the signalized intersection was conducted using Synchro Professional Software, version 10.0.

In discussing intersection capacity analysis results, level of service (LOS) is used to describe the operating condition of the road or intersection.

LOS is a measure of the delay experienced by stopped vehicles at an intersection. LOS is rated on a scale from A to F, with A describing a condition of very low delay (less than 10 seconds per vehicle), and F describing a condition where delays will exceed 50 seconds per vehicle for unsignalized intersections and

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80 seconds per vehicle for signalized intersections. Delay is described as a measure of driver discomfort, frustration, fuel consumption, and lost travel time. Therefore, intersections with longer delay times are less acceptable to most drivers.

LOS is generally used to describe the operation (based on delay time) of both signalized and unsignalized intersections. The definition for LOS, as well as the methodology for conducting unsignalized intersection capacity analyses, are taken from the “Highway Capacity Manual 6th Edition” published by the Transportation Research Board.

In discussing two way stop controlled unsignalized intersection capacity analysis, LOS is used to provide a description of the delay and operational characteristics of the turns from the minor street (stop sign controlled) to the major street, and turns from the major street to the minor street. Through vehicles are not delayed by the minor street and do not experience delay, therefore they are not rated with a level of service.

Using the above referenced methodologies, weekday afternoon, and Saturday midday peak hour capacity analyses were conducted at the signalized intersection of Beacon Street and Walnut Street, as well as the unsignalized site driveway at its intersection with Beacon Street.

The signalized intersection of Beacon Street and Walnut Street operates at LOS D during both the weekday afternoon peak hour and Saturday peak hour of the No-Build condition.

In the Build scenario, the intersection of Beacon and Walnut Street is expected to continue to operate at LOS D, with an added average delay of less than one second per vehicle during both the weekday afternoon and Saturday peak hours.

At the site driveway intersections, the vehicles exiting the site are expected to experience between 15 and 20 seconds of delay per vehicle during both the weekday afternoon and Saturday peak hours in the Build condition. Vehicles entering the site are expected to experience less than one second of delay when entering during both peak hours.

The delay per vehicle is shown below in *Table 2* for the No-Build and Build conditions.

Table 2 – Critical Movement LOS

Critical Movements	Afternoon Peak Hour		Saturday Peak Hour	
	No-Build	Build	No-Build	Build
Beacon Street at Walnut Street	LOS D	LOS D	LOS D	LOS D
Eastbound Approach	LOS D	LOS D	LOS C	LOS C
Westbound Approach	LOS D	LOS D	LOS C	LOS C
Northbound Approach	LOS D	LOS D	LOS D	LOS D
Southbound Approach	LOS D	LOS D	LOS D	LOS D
Beacon Street at Site Driveway				
Westbound Through/Left Turn	N/A	LOS A	N/A	LOS A
Northbound Approach	N/A	LOS C	N/A	LOS C

Queue Analysis

No-Build and Build condition 95th percentile (design) queue lengths were also reviewed at the study intersection. The 95th percentile vehicle queue lengths represent the maximum queue lengths that can be expected at each of the critical approach lanes of the study intersection. The queue lengths are provided in the attached Synchro capacity analysis worksheets.

None of the 95th percentile queue lengths studied are expected to increase by more than one vehicle length between the No-Build and Build scenarios.

A summary of the peak hour queue lengths at each intersection is provided in *Table 3* below.

As noted in prior traffic analysis materials, queues experienced during the morning and afternoon weekday peak hours were previously observed to extend longer than reported in the capacity analysis for this study. The primary reasons for this are twofold: the overflow of left turning vehicles beyond their storage space; and the driveway “friction” experienced as vehicles approach the intersection. Between the proposed site and Walnut Street, a high density of curb cuts add to delay beyond what is calculated as a result of the signal operations.

Table 3 –Peak Hour Queue Length Summary

Critical Movements	Afternoon Peak Hour		Saturday Peak Hour	
	No-Build	Build	No-Build	Build
Beacon Street at Walnut Street				
Eastbound Left Turn	110 ft	115 ft	95 ft	105 ft
Eastbound Through	400 ft	405 ft	250 ft	250 ft
Westbound Left Turn	145 ft	145 ft	65 ft	65 ft
Westbound Through	380 ft	385 ft	240 ft	240 ft
Northbound Left Turn	125 ft	140 ft	105 ft	115 ft
Northbound Through	385 ft	385 ft	370 ft	370 ft
Southbound Left Turn	100 ft	100 ft	105 ft	105 ft
Southbound Through	510 ft	510 ft	400 ft	400 ft
Beacon Street at Site Driveway				
Westbound Approach	N/A	0 ft	N/A	0 ft
Northbound Approach	N/A	10 ft	N/A	10 ft

* Queue lengths have been rounded to the nearest five feet

Crash Analysis

Our previously submitted crash analysis has been revised to include the most recent three years of available crash data, 2018-2020. The study area included a 1,200 foot roadway segment on Beacon Street along the site frontage. Crash reports were gathered via the MassDOT Interactive Mapping Portal and Crash Tracking system, and supplemented with reports from the Newton Police Department.

A total of five collisions were reported over the three year study period, for an average of 1.67 crashes per year. The roadway segment crash rate was calculated in accordance with MassDOT standard procedure and found to be 2.71. The statewide average crash rate for a roadway segment of equivalent functional classification is 3.49, indicating that this roadway segment experiences a below average number of annual collisions.

Of the five collisions reported, two were rear-end collisions, one was an angle collision, and one was a sideswipe collision. These collisions did not result in injury. One collision with a cyclist occurred during the study period. The cyclist was traveling west on Beacon Street and was struck by a vehicle turning right from Beacon Street into the Walgreens driveway. The cyclist sustained minor injuries.

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Intersection Sight Distance

Intersection sight distances were calculated at the proposed driveway in accordance with criteria set forth in the 2006 MassDOT *Project Design and Development Guide* (PDDG). The sight distance is measured from a point 15 feet back from the edge of the travel-way at a height of 3.5 feet, the standard height of a driver's eye.

ATR count data indicates that the 85th percentile speed on Beacon Street for both eastbound and westbound vehicles is 34 miles per hour. In accordance with the criteria set forth in the 2006 PDDG, 335 feet of intersection sight distance is required for passenger vehicles looking left, and 390 feet of sight distance is required for vehicles looking right. Visibility is provided at the sight driveway in excess of the requirements outlined in the PDDG.

Conclusion

The purpose of this memorandum is to supplement our previously submitted traffic review materials in response to comments raised during the permitting process regarding the proposed marijuana dispensary at 1158 Beacon Street in Newton.

Access to the site will be provided via one full access driveway on Beacon Street. Sight lines at the proposed site driveway were measured and found to be adequate. An AutoTurn diagram was generated to ensure that delivery vehicles can sufficiently access the site via the proposed driveway. Proposed on-site exceeds the zoning requirement by ten spaces.

Based on approximately 2,300 square feet of retail space, ITE Trip Generation indicates that the facility is expected to add a total of 30 new vehicle trips (16 entering, 14 exiting) during the afternoon peak hour and 61 new vehicle trips (30 entering, 31 exiting) during the Saturday midday peak hour. Counts performed at local dispensaries indicate this estimate to be conservative, and that regional and local market demand is sufficiently met. The anticipated 2021 opening of two dispensaries in the city of Newton within two miles of the proposed development supports this claim.

Capacity analysis reveals that the study intersection of Beacon Street and Walnut Street is expected to operate at LOS D during the afternoon and Saturday peak hours under No-Build and Build conditions, with an increase in delay per vehicle of approximately one second or less. 95th percentile queues at the intersection are not expected to increase by more than one vehicle length. Queues at the site driveway are expected to be less than one vehicle length.

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An analysis of the most recent three years of crash data revealed no abnormal crash patterns or frequencies on Beacon Street in the vicinity of the site. The proposed development is not expected to exacerbate crash patterns or frequencies.

Based on the results of the foregoing analysis, it remains the professional opinion of Fuss & O'Neill that the proposed development will have no substantial impact on traffic operations within the study area.

Attachments: Transportation Demand Management Plan
 Traffic Volume Figures
 Crash Location Figure
 Auto Turn Figure
 Capacity Analysis Worksheets
 Traffic Counts

MEMORANDUM

TO: Ms. Marie St. Fleur
Union Twist, Inc.

FROM: Matthew W. Skelly, PE, PTOE
Katherine O'Shea, EIT

DATE: May 10, 2021

RE: 1158 Beacon Street Cannabis Dispensary
Transportation Demand Management Plan

In order to reduce the number of single occupancy vehicle (SOV) trips to and from the proposed cannabis dispensary located at 1158 Beacon Street in Newton, Massachusetts, Union Twist, Inc. has developed the following Transportation Demand Management (TDM) Plan. This plan is intended to function in part with the Massachusetts Bay Transportation Authority (MBTA), specifically route 59 which connects to the Newton Highlands Green Line stop.

This plan assumes that COVID-19 related concerns about the use of public transit will, in the long run, subside, and patrons of the dispensary will regain a level of comfort with using public transit.

The following actions will be taken by Union Twist, Inc. in order to promote the use of the above referenced bus lines, as well as other modes of transportation:

- Provide a pre-paid CharlieCard and/or Commuter Rail pass to any employee who is able to utilize the MBTA system to commute to the dispensary. Union Twist, Inc. intends to enroll in the MBTA Perq program, or similar replacement, in order to facilitate this process.
- Prominently display all public transit schedules in a visible location at the dispensary.
- Provide MBTA maps depicting station locations to both employees and customers in order to supply transit users with the information required to utilize the system.
- Prioritize the hiring of employees that live locally and may commute via local transit, by bicycle, or on foot.
- Install a secure, covered bicycle storage area on site, with longer term storage for employees and shorter term storage for customers.
- Reimburse employees who regularly walk to work the cost of a new pair of walking shoes each calendar year.
- Incentivize employees to carpool with small bonuses or other programs as appropriate.
- If necessary, Union Twist, Inc. may also provide a shuttle, or vouchers for transportation network companies (e.g. Uber or Lyft) in order to make last mile connections to transit.

4



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: May 10, 2021

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Neil Cronin, Chief Planner for Current Planning

Cc: Gerald A. Baratz Revocable Living Trust
William S. Kramer, Counsel
Union Twist, Inc.
Michael P. Ross, Attorney
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: Request to allow a marijuana retail establishment and associated dimensional waivers for the parking facility

Petitioner: Union Twist, Inc.	
Site: 1158 Beacon Street	SBL: 54022 0049A
Zoning: BU2	Lot Area: 20,443 square feet
Current use: Dry cleaner	Proposed use: Marijuana retail establishment

BACKGROUND:

The property at 1158 Beacon Street consists of a 20,443 square foot lot improved with a one-story commercial building constructed in 1964 currently occupied by a dry cleaner and a restaurant. The petitioner intends to demolish the building, construct a one-story building, and establish a marijuana retailer with a surface parking facility.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared by Michael P. Ross, attorney, dated 3/17/2021
- Existing Conditions Plan, signed and stamped by Gerry L. Holbright, surveyor, dated 4/1/2019
- Site Plan, prepared by Fuss & O'Neill, dated 3/19/2021
- Floor Plans, prepared by BKA Architects, architect, dated 3/9/2021
- Landscape Plan, prepared by Fuss & O'Neill, dated 4/16/2021

ADMINISTRATIVE DETERMINATIONS:

1. The petitioner is proposing to operate a marijuana retailer. This use requires a special permit from the City Council per Section 6.10.3.D of the Newton Zoning Ordinance.
2. Section 6.10.3.E.5 states that a marijuana retailer is subject to the parking requirements of 5.1.4.A, which requires one stall for every 300 square feet of gross floor area, and one stall for every three employees at the highest shift. The petitioners are proposing to construct a one-story 2,290 square foot building and staff 10 employees at the busiest shift. The proposed establishment requires 12 parking stalls.

The petitioner is proposing to reconfigure the parking area to contain 22 parking stalls, which satisfies the requirements of section 5.1.4.A.

3. Section 5.1.3.E prohibits assigned parking. The petitioner intends to designate three stalls for employee parking. A special permit per section 5.1.13 is required to waive the prohibition.
4. Section 5.1.10.A requires that parking facilities which are used at night have security lighting with a minimum intensity of one-foot candle on the entire surface of the parking facility. To the extent that any proposed lighting in the parking facility does not meet the requirements of section 5.1.10.A, a special permit is required.
5. See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§6.10.3.D §4.4.1	To allow a marijuana retailer	S.P. per §7.3.3
§5.1.3.E §5.1.13	To allow assigned parking	S.P. per §7.3.3
§5.1.10 §5.1.13	To waive the lighting requirements	S.P. per §7.3.3

5

Stormwater Management Report
Union Twist Dispensary
1158 Beacon Street
Newton, Massachusetts

PREPARED FOR:
Union Twist, INC.
1 International Place
Suite 3700
Boston, Massachusetts

April 16, 2021



PREPARED BY

FUSS & O'NEILL

108 Myrtle Street
Suite 502
Quincy, MA 02171

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- 1 Site Location Map
- 2 Resource Area GIS Map
- 3 Flood Insurance Rate Map
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- A NRCS Soil Report
- B Soil Investigations
- C Pre-Development Watershed Analysis
- D Post-Development Watershed Analysis
- E Storm Sewer Analysis
- F Stormwater Management Checklist
- G BMP Sizing Calculations
- H TSS Removal Calculations
- I Long-Term Operation and Maintenance Plan



1 Executive Summary

Union Twist Inc., proposes to construct a new marijuana dispensary at 1158 Beacon Street in the Town of Newton, Massachusetts. The property is currently developed and occupied by a restaurant and a dry cleaner along with related site development (parking, sidewalks, etc.). The site is bounded by Beacon Street to the north and commercial properties to the east and west, and residential properties to the south. The project location is depicted in *Figure 1*, Site Location Map.

The project proposes the demolition of the existing building and the construction of a new Marijuana Dispensary Building including parking lots, driveways, sidewalks, stormwater infrastructure, utilities, and landscaping. The overall drainage pattern of the site will not change with this new project.

The proposed stormwater management system design is consistent with the guidelines of Massachusetts Stormwater Handbook. Stormwater best management practices (BMPs) will be implemented to provide the required water quality and recharge volume. Decreases in peak runoff rates will be achieved by a reduction in impervious area. The existing and proposed site conditions and proposed stormwater management system are described in detail in *Section 2* of this report.

The design drawings include controls to protect receiving stormwater systems and properties adjacent to the development from erosion and sedimentation impacts caused by construction site runoff. The plan incorporates both non-structural and structural controls, such as inspections, waste management, as well as good housekeeping and maintenance. The existing and proposed drainage systems will be protected with basins inlet protection devices, construction entrance and compost filter socks. Additional information related to erosion and sediment controls is included in *Section 4* of this report.

2 Project Description

2.1 Existing Conditions

The project is on an approximate 20,000 square foot lot, located at 1158 Beacon Street Newton, Massachusetts. Commercial properties are located to the east and west and residential properties are located to the south of the property. The parcel is developed and contains an existing building occupied by a dry cleaner and restaurant. Parking for the site is located to the north and south of the building. A site location map is included in *Figure 1*.

There are no wetlands on the site. The site is not within a NHESP Priority Habitat of Rare Species, Estimated Habitat of Rare Wildlife, or Area of Critical Environmental Concern (ACEC). Available resource mapping data from MassGIS Oliver is shown in *Figure 2*, Resource Area GIS Map.

Data from the Federal Emergency Management Agency (FEMA) shows that the site lies in Zone X, in an area outside the 500-year floodplain. The FEMA Flood Insurance Rate Map (FIRM), Panel Number 25017C0554E (Effective Date: June 04, 2010), is included as *Figure 3*.

The site is characterized by Natural Resources Conservation Service (NRCS) as Haven silt loam (251B), 3 to 8 percent slopes, and Merrimac-Urban land complex (626B), 0 to 8 percent slopes. Both soils carry a HSG rating "A.", which is classified as soils having a high infiltration rate when thoroughly wet and a high rate of water transmission. This site also has soil classified as Udorthents, wet substratum (655). The NRCS soils report is included in *Appendix A*.

Fuss & O'Neill observed three test pits at the site on March 4, 2021. Test pits were generally excavated to depths of approximately six feet below ground surface. Soil conditions, including soil texture, color, horizon depths, and evidence of saturation were logged in the field. Soils were found to be primarily fill material and gravelly sandy loam. Standing groundwater and/or mottling was observed at five of the eight test pits at depths ranging from two to five feet below grade. The results of the test pits can be found in *Appendix B*.

2.2 Proposed Conditions

The Project proposes the demolition of the existing building and the construction of a new Marijuana Dispensary Building including parking lots, driveways, sidewalks, stormwater infrastructure, utilities, and landscaping. No land disturbances are proposed within 100 feet of any wetland resource areas.

Stormwater Management is achieved through the proposed stormwater BMPs. The stormwater system is comprised of deep sump catch basins, water quality structures, sediment forebays, infiltration basin, and subsurface infiltration systems. Through these BMPs, groundwater recharge and stormwater treatment are achieved. Reduction in stormwater peak discharge will be achieved by a reduction in impervious area.

The following stormwater infiltration BMPs are proposed for the project:

- Infiltration Basin 1PE: is located east of the proposed parking lot and will provide treatment and groundwater recharge for runoff from the eastern portion of the parking lot and adjacent sidewalk. Runoff from this area flows to deep sump catch basins and is conveyed to either Sediment Forebay 1PA or 1PD, prior to discharging to Infiltration Basin 1PE which eventually discharge to Subsurface System 1P. Pre-treatment is achieved through the sediment forebays, and deep sump catch basins.
- Subsurface Infiltration System 1P: is located to the southwest of the proposed building under the parking lot and will provide treatment and groundwater recharge for runoff from the entire site. Runoff from drive aisle and western portion of the parking lot flows to deep sump catch basins and is conveyed to either a hydrodynamic separator or to Sediment Forebay 1PB, prior to discharging to Subsurface Infiltration System 1P. Pre-treatment is achieved through the sediment forebay, deep sump catch basins and hydrodynamic separator. Runoff from the roof is conveyed into the system directly.

The proposed BMPs have been sized to accommodate the 100-year Type III 24hr design storm without overtopping or exceeding. An infiltration rate of 2.41 inches per hour based on "Rawls Rate" for loamy sand. As a result, the project will discharge stormwater to the ground in an area of rapid infiltration, requiring 44% pretreatment prior to infiltration. Runoff from the parking lot and drive aisle flow to series of deep sump catch basins that discharge to sediment forebays or a water quality structure. These BMPs provide the required 44% pretreatment prior to discharging to Infiltration Basin 1PE and Subsurface System 1P. Leak-offs and stone aprons will be used to dissipate flows to inlets to open surface BMPs.

3 Hydrologic Analysis

The hydrologic analyses for existing and proposed conditions were completed using a computer software package, HydroCAD version 10.00-21, to determine peak runoff flow rates and total runoff volumes for the watershed models. The model is based on the NRCS Technical Release 20 and Technical Release 55 (TR-55), and is subject to cumulative rainfall/volume dependent routing calculations. Hydrographs are prepared for each element of the watershed and routed through the dynamic-storage-indication method to produce various time-based results.

Two design points were developed for this project. These design points are summarized below:

- Link 1L – A manhole located in Beacon Street directly adjacent to the front of the site.
- Link 2L – Northeastern corner of the site.

The pre-development hydrologic analysis is included as *Appendix C*. The post-development hydrologic analysis is included as *Appendix D*.

3.1 Existing Watershed Summary

Stormwater runoff from the site is conveyed via sheet flow and shallow concentrated flow towards each of the design points as further discussed below.

- Subwatershed 1S encompasses the vast majority of the property consisting of the parking lot and the building. Stormwater runoff from this subwatershed flows to the south towards a catch basin located on the existing parking lot. Runoff is then pumped to the drainage system in Beacon Street, draining to design point 1L.
- Subwatershed 2S consists of a small portion of the site at the northern boundary that includes a portion the drive entrance and exit, the front grass area and sidewalk. Stormwater runoff from this subwatershed flows to the north into Beacon Street ultimately draining to design point 2L.

The Pre-Development Watershed Map is included as *Figure 4*.

3.2 Proposed Watershed Summary

As a result of the proposed development, improvements to the stormwater management system have been made to eliminate the need for pumping. The boundary of the post-development analysis is the same as the pre-development conditions. The post-development subcatchments are described below.

- Subwatershed 1S has been divided into the following areas:
 - Subwatershed 1SA consists of the southeastern portion of the property that includes portions of the proposed parking lot, adjacent sidewalks, grassed area along the northern property line and Sediment Forebay 1PA. Stormwater from parking lot and adjacent sidewalk flows to a deep sump catch basin and is conveyed to Sediment Forebay 1PA before being discharge to Infiltration Basin 1PE. Runoff is then conveyed to Subsurface Infiltration System 1P which is eventually conveyed to a manhole part of the drainage system on Beacon Street (design point 1L).
 - Subwatershed 1SB consist of the southwestern portion of the property that includes portions of the proposed parking lot, concrete dumpster pad, grassed area and Sediment Forebay 1PB. Stormwater in this area flows to a deep sump catch basin and is conveyed to Sediment Forebay 1PB. Runoff is then conveyed to Subsurface Infiltration System 1P which is eventually conveyed to a manhole part of the drainage system on Beacon Street (design point 1L).
 - Subwatershed 1SC consist of the northwestern portion of the property that includes the entrance driveway, portions of the proposed parking lot, and adjacent grassed area and sidewalk. Stormwater runoff in this area is conveyed through a proposed storm sewer with deep sump catch basins and

hydrodynamic separator prior to discharging into Subsurface Infiltration Basin 1P. Runoff is then conveyed to a manhole part of the drainage system on Beacon Street (design point 1L).

- o Subwatershed 1SD consist of the northeastern portion of the proposed parking lot, adjacent grassed area and sidewalk, and Sediment Forebay 1PD. Stormwater from parking lot and adjacent sidewalk flows to a deep sump catch basin and is conveyed to Sediment Forebay 1PD before being discharge to Infiltration Basin 1PE. Runoff is then conveyed to Subsurface Infiltration System 1P which is eventually conveyed to a manhole part of the drainage system on Beacon Street (design point 1L).
- o Subwatershed 1SE consist of Infiltration Basin 1PE and adjacent grassed area. Runoff from this area sheet flows to Infiltration Basin 1PE. Runoff is then conveyed directly to Subsurface Infiltration System 1P which is eventually conveyed to a manhole part of the drainage system on Beacon Street (design point 1L).
- o Subwatershed 1SF consist of the proposed building roof. Runoff from this area is conveyed to Subsurface Infiltration System 1P which is eventually conveyed to a manhole part of the drainage system on Beacon Street (design point 1L).
- Subwatershed 2S consists of a small landscaped area north of the building. Stormwater runoff from this subwatershed sheet flows to the north into Beacon Street ultimately draining to design point 2L.

The Post-Development Watershed Map is included as *Figure 5*.

3.3 Hydrologic Analysis Results

The proposed BMPs allow for a greater volume of stormwater recharge as well as attenuate peak flows from the site, effectively reducing the site's runoff compared to the existing developed condition. The pre- and post-redevelopment peak flows for the two design points are included in the tables below.

2 Year Design Storm				
Design Point	Existing Flow (CFS)	Proposed Flow (CFS)	Net Change (CFS)	Net Change (Rate %)
(1L)	0.91	0.00	-0.91	-100%
(2L)	0.01	0.00	-0.01	-100%
Total	0.92	0.00	-0.92	-100%

10 Year Design Storm				
Design Point	Existing Flow (CFS)	Proposed Flow (CFS)	Net Change (CFS)	Net Change (Rate %)
(1L)	1.77	0.39	-1.38	-78%
(2L)	0.03	0.00	-0.03	-100%
Total	1.80	0.39	-1.41	-78%

25 Year Design Storm				
Design Point	Existing Flow (CFS)	Proposed Flow (CFS)	Net Change (CFS)	Net Change (Rate %)
(1L)	2.49	1.24	-1.25	-50%
(2L)	0.04	0.00	-0.04	-100%
Total	2.53	1.24	-1.29	-51%

100 Year Design Storm				
Design Point	Existing Flow (CFS)	Proposed Flow (CFS)	Net Change (CFS)	Net Change (Rate %)
(1L)	4.06	2.98	-1.08	-27%
(2L)	0.08	0.03	-0.05	-63%
Total	4.14	3.01	-1.13	-27%

The Results indicate that the proposed improvements will not result in increases in stormwater runoff from the site for the 2-, 10-, 25-, and 100-year, Type III, 24-hour storm events as compared to the pre-redevelopment peak runoff.

3.4 Storm Drain Design

The proposed storm drain system has been designed to convey the 25-year design storm. 24-hour rainfall intensities were obtained from the National Oceanic and Atmospheric Administration (NOAA), Atlas 14, Volume 10, Version 3. Calculations for the proposed storm sewer network along with the rainfall intensities obtained from the NOAA Atlas, are included in *Appendix E*.

4 Soil Erosion and Sedimentation Control

Soil erosion and sedimentation control details and narratives for construction periods are provided on the site plans. Soil erosion and sedimentation control details and procedures are consistent with the "Massachusetts Erosion and Sediment Control Guideline for Urban and Suburban Areas."

Construction period erosion and sedimentation controls will include compost filter socks and stormwater inlet protection. Additional erosion and sediment controls will be utilized as required.

Perimeter sediment controls will be placed down-gradient of disturbed areas. Water will be applied to exposed soils to provide dust control as needed.

Waste materials generated from construction activities will include excavated soil, trees, brush, stumps, pavement, building debris, and utilities. All excavation debris and other waste will be transported to an approved disposal facility. If required, materials may be temporarily stockpiled within designated staging areas. Details and procedures are provided in the construction site plans.

Construction materials, including site and building materials, will be present on-site during various stages of construction. All materials will be temporarily stored within designated staging or lay-down areas and will be transported to the site as needed.

5 Construction Sequence

A detailed construction sequence is included on the site plans. This construction sequence is subject to change based on construction methods, weather, or due to other unforeseen circumstances.

6 Massachusetts Stormwater Handbook Standards

The following is a description of how the proposed project conforms to the stormwater management standards (Standards) outlined in the Massachusetts Stormwater Handbook. The Stormwater Management Checklist is included in *Appendix F*.

Standard 1: No Untreated Discharge or Erosion to Wetlands

There are no wetlands near the site.

Standard 2: Peak Rate Attenuation

Post-redevelopment discharge rates from the 2-, 10-, 25-, and 100-year storm events will not increase as a result of the development compared to the pre-redevelopment condition. This will be achieved by the reduction of the impervious surface area and proposed BMPs.

Standard 3: Stormwater Recharge

Infiltration Basin 1PE and Subsurface infiltration Basin 1P will allow infiltration and groundwater recharge. These BMPs have been designed to provide storage in excess of 1" of runoff as required by this standards for sites with rapid infiltration rates. Stormwater recharge calculations are included in *Appendix G*.

Standard 4: Water Quality

The BMPs will provide water quality treatment through filtration and infiltration. Infiltration Basin 1PE and Subsurface infiltration Basin 1P provides storage in excess of the water quality volume required by this standard for the site. The series of proposed deep sump catch basins, water quality structure and sediment forebays provide 44% TSS removal as required by this standard for sites with rapid infiltration rates. Water quality calculations are included in the BMP Sizing Calculations in *Appendix G*. Total Suspended Solid (TSS) removal calculations are included in *Appendix H*.

Standard 5: Land Uses with Higher Potential Pollutant Loads

The project does not contain any area of higher pollutant loads as defined by the Massachusetts Stormwater Handbook.

Standard 6: Critical Areas

The site is not located within Zone II or Interim Wellhead Protection Areas, or other Critical Areas, which include Shellfish Growing Areas, Bathing Beaches, Outstanding Resource Waters, Special Resource Waters, and Cold-Water Fisheries.

Standard 7: Redevelopment

The proposed project is considered a redevelopment project per the Massachusetts Stormwater Handbook. However the site has been designed to fully comply with the Massachusetts Stormwater Handbook.

Standard 8: Construction Pollution Prevention and Erosion and Sediment Controls

General erosion and sedimentation controls will be implemented and maintained in accordance with local, state, and federal requirements until construction is complete and disturbed areas have been stabilized.

Standard 9: Long-Term Operation and Maintenance Plan

A Long Term Operation and Maintenance Plan has been prepared and is included in *Appendix I*.

Standard 10: Illicit Discharges to Drainage System

This project does not contain illicit discharges to Stormwater Management Systems as defined in the Massachusetts Stormwater Handbook.

7 Summary

This Stormwater Management Report describes proposed work and stormwater management associated with the development of the Union Twist Dispensary at 1158 Beacon Street, Newton, Massachusetts. The stormwater system includes deep sump catch basins, water quality structures, sediment forebays, infiltration basins, and subsurface infiltration systems. Peak runoff from the site will decrease when compared to pre-redevelopment conditions during the 2-, 10-, 25-, and 100-year storm events, due to the reduction of the impervious surface area on the site.

The proposed design addresses the applicable standards set forth in the MassDEP Stormwater Management Guidelines as described in *Section 6* of this report. Erosion control measures have been incorporated into the design. Based on the conditions summarized above, the proposed project will have no adverse effect on abutters or the receiving drainage systems.

6



May 10, 2021

Security System Narrative

Union Twist, LLC

**1158 Beacon Street
Newton, MA**

Daniel Linskey
Managing Director
Security Risk Management
daniel.linskey@kroll.com

kroll.com

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1. Introduction

I represent Union Twist LLC (UT) as their security consultant. I am submitting the following proposed security plan on behalf of UT. These plans were developed in accordance with 935 CMR 500.000 Cannabis Control Commission regulations, City of Newton Ordinances, and industry best practices using the principles of Crime Prevention Through Environmental Design (CPTED), and my 35+ years of law enforcement and security experience. I have provided security consulting services for the past years to numerous clients in various industries including cannabis companies in Massachusetts.

Our proposal is to locate a Marijuana Retail Establishment at 1158 Beacon Street, Newton Massachusetts. I believe that the security plan outlined below meets all the requirements of the city of Newton and will ensure a minimal impact on public safety services of Newton.

The security system for Union Twist LLC (UT) dispensary in Newton, MA is designed to provide a safe and secure environment for staff, the public, and storage/handling of Marijuana in compliance with Code of Massachusetts Regulations 935 CMR 500.110.

Kroll also considered security principles of Crime Prevention Through Environmental Design (CPTED), Concentric Circles of Protection, and Integrated Design when evaluating opportunities to deter a threat from entering and circulating within the building envelope.

CPTED is a concept that utilizes planned passive resources such as architectural barriers, landscaping, and lighting to reduce the necessity of traditional technical and operational security elements to reduce vulnerability to crime. The key concepts of CPTED include:

- Natural Access Control: Use of doors, fences, landscaping, and other man-made and natural obstacles to limit access into the building or other defined interior space.
- Natural Surveillance: Increasing visibility by occupants and observers (security and staff) to increase the detection of unauthorized individuals or misconduct within a facility.
- Natural Boundary Definition: Establishing a sense of ownership by occupants to increase vigilance in identifying intruders. This sends the message that would-be-offenders will be identified.

The concept of “Concentric Circles of Protection” is based on varying levels of protection originating at the site perimeter, building perimeter, lobby areas, and interior areas with special control requirements, becoming increasingly more stringent as one proceeds through each level to reach the most critical areas. Intervention zones between each layer of the circle provide opportunities for control, detection, evaluation, and response to undesired activity, intruders or other unauthorized individuals.

The Integrated Design Philosophy establishes effective security through the integration of electronic systems with architectural elements, enhanced by security staff and procedures. When the integration of these elements is effectively executed, a synergy is created that meets the desired security objective. The premise for using this concept is that architectural, operational and electronic elements must be implemented to complement one another; thereby creating collaboration between them that results in a strong security program. No one element of the group can stand-alone or operate independently and provide adequate protection. Specifics of the elements used include:

- Architectural Security measures address items such as perimeter barriers, lighting, critical building services, spatial adjacencies, and control barriers.
- Operational Security measures address items such as staff and public access control, staffing, monitoring and administration of systems.
- Electronic Security measures address items such as access control and alarm monitoring, video surveillance, and security communications.

2. Security Measures

Security measures for the UT dispensary consist of both physical barriers and electronic systems that work in concert to provide a robust security program. These measures include:

- Physical Security Hardening / Reinforcements
- Primary & Backup Intrusion Alarm Systems
- Video Surveillance System
- Access Control System
- Intercom System

Physical Security Measures

Measures will be employed by UT that ensure a secure physical perimeter is provided around their entire tenant space as well as walls surrounding the Secure Storage/Limited Access Area (LAA). Where concrete block construction is not used, security mesh and plywood will be utilized to harden ceiling and perimeter walls of the LAA to deter penetration from adjacent space.

Perimeter doors and designated interior doors separating dispensary functions will be provided with locking hardware which will remain secure except when accessed by authorized persons. All perimeter glass will be non-operable and will have laminated glass or security mesh inside to prevent intrusion.

Intrusion Alarm Systems

Intrusion detection for the UT dispensary is comprised of two independent commercial-grade alarm systems – a primary and a backup – to ensure an intrusion will be detected and reported should a failure of either system occur. The primary alarm system (PAS) and the backup alarm system (BAS) will be installed, serviced and monitored by separate security vendors to ensure redundancy. Control equipment for the PAS and BAS will be located in the Security Room, which will have restricted access.

Perimeter detection of an intrusion is provided using door contacts on perimeter doors and glass break detection for perimeter glass. Interior intrusion detection is provided by motion detection throughout the dispensary and in the LAA. In addition to intrusion devices, hold-up/panic alarms will be provided at point of sale locations within the sales area, in the Security Room and in the LAA.

The intrusion alarm systems will be controlled by numeric keypad arming stations located inside the main entry and exit doors. Keypads will display system armed/disarmed status, status of security devices and any trouble notifications. Authorized users will be issued unique arm/disarm codes to

identify who armed or disarmed the systems at a given time. A special duress alarm code will be provided at each PAS and BAS keypad arming station to notify law-enforcement that an authorized user has been forced by an intruder to disarm an alarm system.

The PAS and BAS provide separate detection of intrusion for all perimeter door and window contacts, glass break detectors and motion detectors to ensure a device failure on one system will not compromise intrusion detection by the other. Both systems will have backup batteries for continued operation during power failures for a minimum of twenty-four hours.

Video Surveillance System

The video surveillance system (VSS) is comprised of network-based video cameras and network-based head-end equipment for viewing, recording and playback of security video. VSS head-end equipment will be located in the Security Room to ensure access is restricted and limited to the security function. Exterior cameras will be located around the perimeter of the building, at doors and the side driveway area to monitor and record activity around the dispensary tenant space. Interior cameras will be provided in dispensary areas and in the LAA. The system will provide monitoring and recording of all cameras to aid in identifying all who enter or exit the dispensary and areas where controlled products will be stored, processed, handled and sold. Monitoring and operation of the VSS will be provided in the Security Room.

The VSS will record cameras for a minimum of 90 days and retain (at minimum) the last 24 hours for immediate retrieval and playback. The VSS will save or archive video relating to a particular incident under investigation or pending legal/administrative action for as long as necessary and export still images to industry standard formats. Additionally, the VSS will have an uninterruptible power source for continued operation during a power failure for a minimum of four hours; or for thirty minutes should an emergency backup generator be provided for extended backup power.

Access Control System

A proximity card access control system (ACS) will be provided at perimeter and designated interior doors, including the LAA door, to limit access only to persons issued a valid access card and within their allotted day and time schedule. Each person will be authorized to enter only those doors required in the performance of their duties. Persons accessing the LAA will be required to present a valid access card and enter a unique personally identifiable numeric code before entry is granted. All user activity will be logged by the ACS. Vandalizing or tampering with the ACS card reader on the unsecure side of a door will not unlock the door. The ACS controller will be located in the Security Room and be provided



with backup power supply to ensure operation during a power failure for a minimum of four hours; or for thirty minutes in the event an emergency generator is provided for extended backup power.

All authorized personnel will be issued a photo ID badge that also acts as the card to access the controlled doors. Personnel names and photos will be printed on the card. All personnel will be required to wear their photo ID badge at all times while on the premises. The cards will employ contactless smartcard technology with unique card numbers. Only cards programmed into the ACS will work at the dispensary. The manufacturer will track the individual card numbers to ensure card numbers are not duplicated. These card security measures will help ensure that only authorized personnel will have access to the dispensary facility.

The access control system will also include a visitor management function that will record visitors to the dispensary facility, store personal information, and print visitor badges.

The ACS will be provided with at least 4 hours of battery backup power supply during a power failure; or for 2 hours should an emergency backup generator be provided for extended backup power.

Door Intercom System

An intercom system is provided to allow Security Room personnel to communicate with persons at the product delivery door and the main entry door should it be locked during business hours for any reason. The intercom system will allow the entry door to be remotely unlocked from the Security Room to allow vetted persons into the entry check-in area.



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7

**CITY OF NEWTON, MASSACHUSETTS
AND UNION TWIST, INC.
HOST COMMUNITY AGREEMENT**

THIS HOST COMMUNITY AGREEMENT (“AGREEMENT”) is entered into as of this 31st day of January, 2020 by and between **Union Twist, Inc.**, (“Union Twist” or the “Company”), a Massachusetts corporation with a principal office address of 630 Worcester Road, Framingham, MA 01702 and the **City of Newton**, a Massachusetts municipal corporation with a principal address of 1000 Commonwealth Avenue, Newton Centre, Massachusetts 02459 (“the City”), acting by and through its Mayor.

WHEREAS, the Company seeks to locate a Marijuana Establishment and/or Medical Marijuana Treatment Center (together the “ME”), as defined in and subject to the provisions of M.G.L. Chapter 94G and Chapter 55 of the Acts of 2017, at 1158 Beacon Street, Newton, in accordance with regulations issued by the Massachusetts Cannabis Control Commission (“CCC”) at 935 CMR 500.000 *et. seq.* (the “Regulations”); and

WHEREAS, the Company intends to provide certain benefits to the City in the event that it receives a Final License from the CCC to operate an ME (the “CCC License”), and receives all other required local permits and approvals; and

WHEREAS, the parties agree that the terms, conditions, and funds required herein are reasonable and directly proportional to the costs of addressing the potential health, safety, and other effects or impacts of the ME on the City.

NOW THEREFORE, in consideration of the provisions of this Host Community Agreement (“HCA” or “Agreement”), the Company and the City agree as follows:

1. The Company agrees to make payments to the City, in the amounts and under the terms provided herein (the “Funds”). The Treasurer of the City shall hold the funds in conformity with applicable laws for the purposes of addressing the public health, safety, education, administrative, infrastructure, and other effects or impacts as may be identified of the ME on the City and on its municipal and school programs, services, personnel, and facilities. The Funds shall be used at the City’s sole discretion, and the City shall track and document expenditures related to the costs imposed upon the municipality by the operation of the ME on an annual basis and such expenditures shall considered a public record as defined in the Twenty-sixth clause of M.G.L. Chapter 4 § 7.

2. The Company shall pay to the City the following sums:

- (a) 3% of the Company’s Gross Revenues (as defined herein) from the sale of Medical Marijuana, if any, calculated as of the first date of medical sales.
- (b) 3% of the Company’s Gross Revenues from the sale of Adult-Use (i.e. Recreational) Marijuana calculated as of the first date of retail sales.

Payments made pursuant to this provision shall be made on a quarterly basis and shall represent 3% gross revenues from relevant sales made in the preceding quarter. The quarters are to be defined as follows – Quarter 1 is January 1 through March 31, Quarter 2 is April 1 through June 30, Quarter 3 is July 1 through September 30, and Quarter 4 is October 1 through December 31. Payments to the City representing a percentage of gross revenues received by the Company during a given quarter shall be made on or before the last day of the next month. (As an example, the payment due for sales occurring during Quarter 1 shall be made on or before the last day of the first month of Quarter 2, i.e., April 30.) The Company shall provide the City, with copies of its periodic financial filings to the CCC documenting sales and a copy of its annual filing as a non-profit, if any, to the Massachusetts Office of the Attorney General.

For purposes of this Agreement, the term “Gross Revenues” shall mean the total of all sales of Medical or Adult Use (as applicable) Marijuana or Marijuana-infused Products, as those terms are defined in the Regulations, at the proposed ME located at 1158 Beacon Street, Newton, MA (the “Facility”).

3. This Agreement shall take effect on the date the ME commences operations (the “Effective Date”) and continue in effect for a period of five (5) years from the Effective Date or until the permanent cessation of operations at the ME, whichever is earlier. The Company shall provide notice to the City of the date of final inspection of the ME by the CCC and immediately upon learning of the date ME operations will commence, shall notify the City of such date. At the conclusion of the term of this Agreement the parties shall use good faith efforts to renegotiate a new HCA in accordance with the current prevailing regulations and laws as they may be amended or replaced. In the event the Company no longer does business in the City or in any way loses or has its license revoked by the CCC, or in any way loses or has its local permits or approvals revoked by the City, this Agreement shall become null and void; however the Company will be responsible for the prorated portion of the quarterly payment due under Section 2 above.

4. The purpose of the payments by the Company is to assist the City in addressing any public health, safety, education, administrative, infrastructure, and other effects or impacts as may be identified of the ME on the City and on its municipal and school programs, services, personnel, and facilities. The City may expend the above-referenced payments for these purposes at its sole and absolute discretion.

5. To the extent permissible by law, the Company will make jobs available to and will use best efforts to hire qualified Newton residents and residents of areas of disproportionate impact, as defined in 935 CMR 500.002 and further identified by the Commission, but this does not prevent the Company from hiring the most qualified candidates and complying with all employment laws and other legal requirements. The Company will provide to the City copies of the following plans submitted to the CCC as part of its license application:

a. Positive Impact Plan - to positively impact areas of disproportionate impact as defined by the CCC;

b. Diversity Plan – to promote equity in the operation of the ME among minorities, women, veterans, people with disabilities, and people of all gender identities and sexual orientation.

6. The Company shall notify the City of the name and relevant information, including but not limited to the information set forth in 935 CMR 500.030, of the person proposed to act as on-site manager of the ME. The submitted information shall include the results of a criminal history (CORI) check on the person proposed to act as on-site manager of the ME, verifying that the individual is of suitable character to act as on-site manager. This notification process shall also apply to any change of on-site manager.

7. The Company shall provide the City with certification and a written summary of the training which shall be provided to the on-site manager and to all agents of the ME. The Company shall further provide the City with a copy of its policy (as required pursuant to 935 CMR 500.105(l)(a) and (b)) for the immediate dismissal of any dispensary agent who has (a) diverted marijuana, which shall be reported to law enforcement officials and to the CCC; or (b) engaged in unsafe practices with regard to the operation of the ME, which shall be reported to the CCC.

8. The Company shall work with the Newton Police Department to implement a comprehensive security and diversion prevention plan to prevent diversion, such plan to be in place prior to the sales commencement date. Such plan will include, but is not limited to, (a) training ME employees to be aware of, observe, and report any unusual behavior in customers, or other ME employees that may indicate the potential for diversion; (b) strictly adhering to maximum sale quantities and time periods for purchases (per CCC guidelines); (c) in the case of medical patients, rigorous patient identification and verification procedures through the MMJ Online System; (d) utilizing seed-to-sale tracking software to track closely all inventory at the ME; (e) refusing to complete a transaction if the customer (i) is unable to produce valid proof of identification (ii) in the opinion of the ME agent based on the information available to the agent at that time, the consumer or the public would be placed at risk.

9. Company agrees to display and distribute educational and informational materials, to be provided by Newton's Department of Health and Human Services (HHS), in easily accessible and highly visible locations in its marijuana establishment. Such materials will include, but not be limited to:

1. Educational materials related to health, safety, and responsible use of marijuana products;
2. Informational materials, including advertisements for drug dependence education, prevention, and cessation programs in the community.

Such materials may be in the form of flyers, pamphlets, posters, bag inserts, and online information, or other forms of information. The location for display of these materials must be approved by the HHS Commissioner or designee, which approval shall not be unreasonably withheld. The Commissioner or designee shall approve such location prior to the date of the Company's final inspection by the CCC. In the event the Commissioner or designee is unable to

approve such location prior to the date of the Company's final inspection by the CCC, the location for display of these materials shall be deemed approved, if approved by the CCC. The Company is responsible for communicating with the HHS when materials need to be replenished.

10. The Company shall maintain its books, financial records, and any other data related to its finances and operation in accordance with standard accounting practices and any applicable regulations and guidelines promulgated by the Commonwealth. The City shall have the right to enter and audit or inspect said records upon reasonable notice to Company, provided, however, that said records shall not become a public record by virtue of the audit or inspection. Pursuant to 935 CMR 500.105(9)(g) upon closure of the ME all records must be kept for at least two years at the expense of the ME and in a form and location acceptable to the CCC.

11. The Company shall schedule an annual meeting every June with the Mayor, or his or her designee, to review the previous year's operations in the City.

12. At all times during the Term of this agreement, property, both real and personal, owned by the Company shall be treated as taxable, and all applicable real estate and personal property taxes for that property shall be paid by the Company. Nothing shall prohibit the Company from seeking tax abatements from the City, provided however, the Company hereby submits that it is not a non-profit and shall not seek tax exemptions as a non-profit.

13. The obligations of the Company and the City recited herein are specifically contingent upon the Company obtaining a Final License from the CCC for operation of an ME in the City, and the Company's receipt of any and all necessary local permits and approvals to locate, occupy, and operate an ME in the City. If the Company fails to obtain the necessary CCC license(s) or such local permits and approvals, then this Agreement shall be of no further force and effect.

14. This Agreement does not affect, limit, or control the authority of City boards, commissions, and departments to carry out their respective powers and duties to decide upon and to issue, or to deny, applicable permits and other approvals under the statutes and regulations of the Commonwealth, the Zoning Ordinances of the City, or applicable regulations of those boards, commissions, and departments, or to enforce said statutes, bylaws, and regulations. The City, by entering into this Agreement, is not thereby required or obligated to issue such permits, including, without limitation, a special permit issued by the Newton City Council, and approvals as may be necessary for the ME to operate in the City, or to refrain from enforcement action against the Company and/or its ME for violation of the terms of said permits and approvals or said statutes, bylaws, and regulations.

15. Neither the Company, nor the City shall assign, sublet, or otherwise transfer this Agreement, in whole or in part, without the prior written consent of the other party, which consent shall not be unreasonably withheld, and the Company shall not assign any of the monies payable under this Agreement, except by and with the written consent of the City. Provided however such consent shall not be required in the event such transfer or assignment is the result

of: (i) an affiliate entity of the Company; or (ii) an entity which controls, is controlled by, or is under the common control of the Company.

16. This Agreement is binding upon the parties hereto, their successors, assigns, and legal representatives. Neither the City nor the Company shall assign or transfer any interest in the Agreement without the written consent of the other, provided however such consent shall not be required in the event such transfer or assignment is the result of: (i) an affiliate entity of the Company; or (ii) an entity which controls, is controlled by, or is under the common control of the Company. The company shall copy the City on any notification and request for approval it submits to the CCC for changes made pursuant to 935 CMR 500.104 and shall provide the City with a copy of CCC's decision on said request within two (2) business days of receipt.

17. The Company agrees to comply with all laws, rules, regulations, and orders applicable to the ME, such provisions being incorporated herein by reference, and shall be responsible for obtaining all necessary licenses, permits, and approvals required for the performance of such work.

18. Any and all notices or other communications required or permitted under this Agreement shall be in writing and delivered by hand or mailed postage prepaid, return receipt requested, by registered or certified mail or by overnight commercial delivery service, to the parties at the addresses set forth below or furnished from time to time in writing hereafter by one party to the other party. Any such notice or correspondence shall be deemed given when so delivered by hand; if so mailed, when deposited with the U.S. Postal Service; or if sent by overnight commercial delivery service, when deposited with such delivery service.

City:

City of Newton
Attention: Mayor
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459-1449

with a copy (by first class mail, postage prepaid) to:

City Solicitor
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459-1449

UNION TWIST, INC.:

630 Worcester Road
Framingham, MA 01702

with a copy (by first class mail, postage prepaid) to:

Prince, Lobel, Tye LLP
Attention: Michael P. Ross, Esquire
One International Place, Suite 3700
Boston, MA 02110

19. If any term or condition of this Agreement or any application thereof shall to any extent be held invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining terms and conditions of this Agreement shall not be deemed affected thereby unless one or both parties would be substantially or materially prejudiced.

20. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the Commonwealth of Massachusetts, and the Company submits to the jurisdiction of any of its appropriate courts for the adjudication of disputes arising out of this Agreement.

21. This Agreement, including all documents incorporated herein by reference, constitutes the entire integrated Host Community Agreement between the Company and the City with respect to the matters described herein. This Agreement supersedes all prior agreements, negotiations, and representations, either written or oral, and it shall not be modified or amended except by a written document executed by the parties hereto. This paragraph, however, shall not apply to separate permitting or permit conditions as may be required by the City as noted in paragraph 15, above.

22. This Agreement shall be null and void in the event that the Company shall not locate an ME in the City or shall relocate such ME outside of the City. In the case of any relocation outside of the City, an adjustment of funds due to the City hereunder shall be calculated based upon the period of occupation of the ME within the City, but in no event shall the City be responsible for the return of any funds already provided to it by the Company.

23. The Company shall be deemed to be in default of this Agreement if the Company fails to maintain all necessary licenses and permits required to operate the ME facility in accordance with the CCC License, or if it breaches any term of this Agreement and fails to cure said breach within sixty (60) days of notice thereof, unless otherwise agreed by the parties.

24. This Agreement may be signed in any number of counterparts all of which taken together, each of which is an original, and all of which shall constitute one and the same instrument, and any party hereto may execute this agreement by signing one or more counterparts. Facsimile signatures affixed to this Agreement shall have the same weight and authority as an original signature.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

CITY OF NEWTON

Ruthanne Fuller

By: Ruthanne Fuller

Its: Mayor, duly authorized

Date: 2/3/20

UNION TWIST, INC.

Tahira Rehmatullah

By: Tahira Rehmatullah

Its: President, duly authorized

Date: January 31, 2020

Approved as to legal form and character:

Maria M. Lawler

Deputy City Solicitor

CERTIFICATE OF AUTHORITY - CORPORATE

1. I hereby certify that I am the Clerk/Secretary of Union Twist, Inc.
(insert full name of Corporation)
2. corporation, and that Tahira Rehmatullah
(insert the name of officer who signed the **contract and bonds.**)
3. is the duly elected President
(insert the title of the officer in line 2)
4. of said corporation, and that on January 31, 2020
(insert a date that is **ON OR BEFORE** the date the officer signed the **contract and bonds.**)

at a duly authorized meeting of the Board of Directors of said corporation, at which all the directors were present or waived notice, it was voted that

5. Tahira Rehmatullah the President
(insert **name** from line 2) (insert **title** from line 3)

of this corporation be and hereby is authorized to execute contracts and bonds in the name and on behalf of said corporation, and affix its Corporate Seal thereto, and such execution of any contract of obligation in this corporation's name and on its behalf, with or without the Corporate Seal, shall be valid and binding upon this corporation; and that the above vote has not been amended or rescinded and remains in full force and effect as of the date set forth below.

6. ATTEST: Tahira Rehmatullah **AFFIX CORPORATE SEAL HERE**
(Signature of **Clerk or Secretary**)*
7. Name: Tahira Rehmatullah
(Please print or type name in line 6)*
8. Date: January 31, 2020
(insert a date that is **ON OR AFTER** the date the officer signed the **contract and bonds.**)

* The name and signature inserted in lines 6 & 7 must be that of the Clerk or Secretary of the corporation.

8

UNION TWIST DISPENSARY

1158 BEACON STREET, NEWTON, MA
PERMITTING PLANS

APRIL 16, 2021

PREPARED FOR

UNION TWIST, INC.
1 INTERNATIONAL PL #3700
BOSTON, MA 02110



PREPARED BY

FUSS & O'NEILL

100 MYRTLE STREET, SUITE 342
QUINCY, MA 02474
617.282.4675
www.fundo.com

SHEET INDEX

SHEET No.	SHEET TITLE
GI-001	COVER SHEET
CN-101	GENERAL NOTES
GI-100	CONTEXT MAP
SHEET 1 OF 1	BOUNDARY & TOPOGRAPHIC SURVEY BY CONTROL POINT ASSOCIATES
CP-101	SITE PREPARATION PLAN
CF-101	EROSION AND SEDIMENT CONTROL PLAN
CS-101	SITE LAYOUT PLAN
CG-101	GRADING AND DRAINAGE PLAN
CU-101	UTILITY PLAN
LP-101	LANDSCAPE PLAN
CD-501	EROSION AND SEDIMENT CONTROL DETAILS
CD-502-509	DETAILS
SL-101	SITE LIGHTING PLAN
SL-102	LIGHTING FIXTURES CUT SHEETS

ARCHITECTURAL PLANS

A-7A	EXTERIOR ELEVATIONS
A-7B	EXTERIOR ELEVATIONS



PROJECT TEAM

ARCHITECT
BKA ARCHITECTS INC.
344 BOYLSTON STREET
BOSTON, MA 02116
508.728.3853

LAND SURVEYOR
CONTROL POINT ASSOCIATES
252 TURNPIKE ROAD
SOUTHBRIDGE, MA 01772
508.648.3000

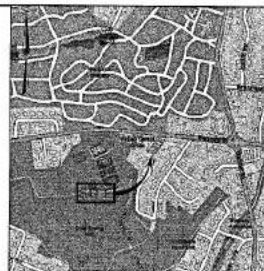


LOCATION MAP
SCALE: 1" = 200'

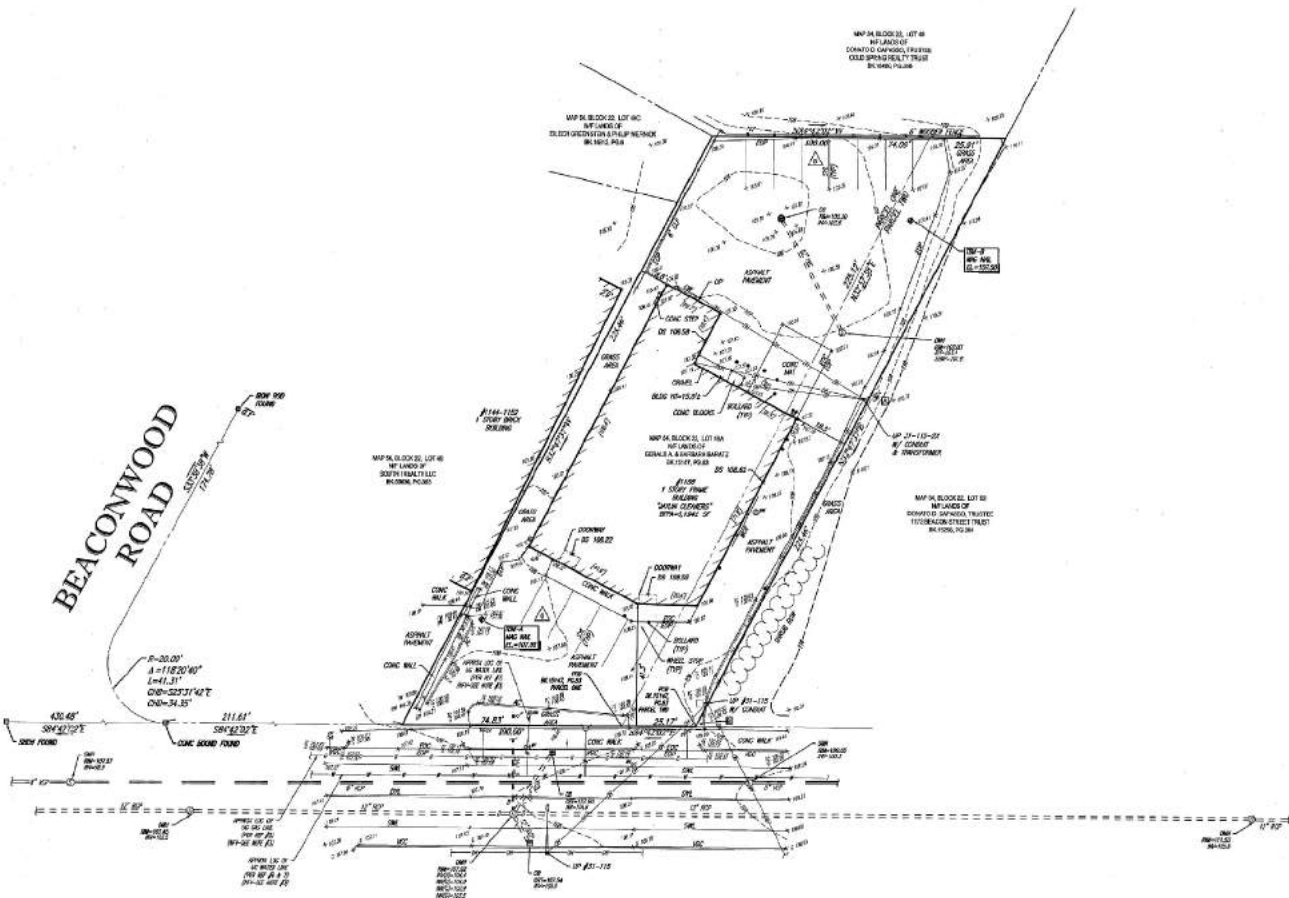
PROJ. No. 20190241.A30
DATE: 04/16/2021

GI-001

NOT FOR CONSTRUCTION



- LEGEND**
- EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - X.E. 0245 EXISTING TOP OF CURB ELEVATION
 - X.G. 0245 EXISTING GUTTER ELEVATION
 - X.W. 0245 EXISTING TOP OF WALL ELEVATION
 - X.B. 0245 EXISTING BOTTOM OF WALL ELEVATION
 - X.D. 0245 EXISTING DOOR SILL ELEVATION
 - ▽ HYDRANT
 - W WATER VALVE
 - WM WATER METER
 - GV GAS VALVE
 - SM GAS METER
 - OVERHEAD WIRE
 - APPROX. LOC. UNDERGROUND GAS LINE
 - APPROX. LOC. UNDERGROUND WATER LINE
 - UTILITY POLE
 - UTILITY FEEDER/TRAFFIC POLE
 - OUT WIRE
 - CLEANSOUT
 - SEW
 - APR AIR CONDITIONING UNIT
 - BK BOLLARD
 - DB DRAINAGE/STORMWATER/SEWER
 - DM DRAINAGE/STORMWATER/SEWER
 - CS CATCH BASIN OR INLET
 - RS PARKING SPACE CURT
 - UR UNBURNED GRASS
 - CF CHAIN LINK FENCE
 - CC CONCRETE
 - PF PAVEMENT
 - TR TRUCK
 - CCP REINFORCED CONCRETE PIPE
 - PC POLYETHYLENE GLASS FIBER PIPE
 - VC VITRIFIED CLAY PIPE
 - DL DOUBLE WALL LINE
 - SM SOLID MATH LINE
 - SL SOLID YELLOW LINE
 - HT HEIGHT
 - BL BUILDING
 - RA RAILING FOOTPRINT AREA
 - SBW SITE BOUND WELLHOLE
 - SO OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
 - ND NO DISTURBANCE
 - GE GRAVE ELEVATION
 - AC ASPHALT CURB
 - VC VERTICAL GRANITE CURB
 - MO WOODEN GUIDE RAIL



- NOTES**
- PROPERTY KNOWN AS LOT 46A, BLOCK 22 AS SHOWN ON THE CITY OF NEWTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP 140 54.
 - AREA = 20280 SQUARE FEET OR 0.46 ACRES.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE LOCATIONS AND SIZES ARE BASED ON UTILITY MAPS, UTILITIES ARE SHOWN FOR UTILITIES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE HISTORIC RECORDS AVAILABLE AT THE TIME OF THE SURVEY. ADJUST AS NECESSARY TO MAKE ALL UTILITIES SHOWN CORRESPOND TO ALL UNDERGROUND UTILITIES AND STRUCTURES. BEYOND ANY DEVIATION IS TO BE MADE, 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 SURVEYOR IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER RELEVANT MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESULTS OF ANY SURVEY AND/OR DOCUMENTS THAT MAY BE OBTAINED THEREON.
 - BY GRANTING EJECTA ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (WHERE DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) PER 19A-10.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD8), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VERTICAL NETWORK (KEYNET).
- TEMPORARY BEACH MARKS SET:**
 TBM #1 (WOODEN SET) IS SPALL PLACEMENT AT ELEVATION 117.85
 TBM #2 (WOODEN SET) IS SPALL PLACEMENT AT ELEVATION 117.80
- BEFORE TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BEACH MARKS ILLUSTRATED ON THIS SHEET HAVE NOT BEEN DISPLACED AND THEIR ELEVATIONS HAVE BEEN CORRECTED AND COMPLETE MUST BE REPORTED PRIOR TO CONSTRUCTION.**
- THE OBJECTS SHOWN ARE NOT TO BE MAINTAINED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADJUNCTION, ETC.**

- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF CITY OF NEWTON, MIDDLESEX COUNTY, MASSACHUSETTS MAP 140 54.
 - MAP ENTITLED "NATIONAL FLOOD HAZARD PROFILE: FLOOD PROTECTION PROGRAM, DATE 1984, MIDDLESEX COUNTY, MASSACHUSETTS, PANEL 554 OF 561, MAP NUMBER 581070000, EFFECTIVE DATE: APRIL 1, 1984.
 - MAP ENTITLED "PLAN OF LAND IN NEWTON, MASS., PREPARED BY ENGINEER W. BROOKS COLGATE, JUNE 1, 1964, RECORDED IN THE MIDDLESEX COUNTY REGISTER OF DEEDS AS PLAN 191 OF 1964.
 - MAP ENTITLED "PLAN OF LAND IN NEWTON, MASS., PREPARED BY W. J. PINE, JR., DATED JUNE 1, 1964, RECORDED IN THE MIDDLESEX COUNTY REGISTER OF DEEDS AS PLAN 568 OF 1964.
 - UNDERGROUND GAS FACILITY MAP AS PROVIDED BY NATIONAL GAS.
 - UNDERGROUND WATER FACILITY MAP AS PROVIDED BY THE CITY OF NEWTON DEPARTMENT OF PUBLIC WORKS.
 - WATER TRUCKS PROVIDED BY THE CITY OF NEWTON DEPARTMENT OF PUBLIC WORKS.
 - MAP ENTITLED "RECONSTRUCTION PLAN OF LAND IN NEWTON," PREPARED BY JAMES ASSOCIATES, DATED DECEMBER 30, 1982, LAND COURT CASE 5890.

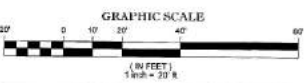
TABLE OF APPARENT ENCROACHMENTS

☐	SUN WIRE CROSSING OVER LOT 22 FOR WHICH NO ENCROACHMENT IS RECORDED WAS FOUND
☐	ASPHALT PAVEMENT CROSSING OVER LOT 22 FOR WHICH NO ENCROACHMENT IS RECORDED WAS FOUND

NOTE: THERE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY, THERE MAY BE OTHERS NOT RECORDED BY THE SURVEYOR.

BEACON STREET
(PUBLIC - 50' WIDE)

(CONTR. PARKING)
 ← 20' 50' 20'



STREETS

THE FOLLOWING COMPANIES WERE NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-800-452-4545) AND REQUESTED TO CLIMATE OUT UNDERGROUND UTILITIES (REACT) AND IDENTIFY THE SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED ON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER: 2016181168

UTILITY COMPANY	PHONE NUMBER
AT&T TRANSMISSION	800-371-2901
VERIZON	800-502-5004
COMCAST - FIBER/COAX	800-344-6483
CONED	800-468-4221
EVERSOURCE - ELECTRIC	800-784-4700
NATIONAL GRID GAS - ELECTRIC	800-502-2600
WILLIS TOWERS WATSON - LIGHTING PLAN	800-233-8330
	TELE-233-7900



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTRATION OF PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMPLOYED BY THE PROFESSIONAL LAND SURVEYOR.

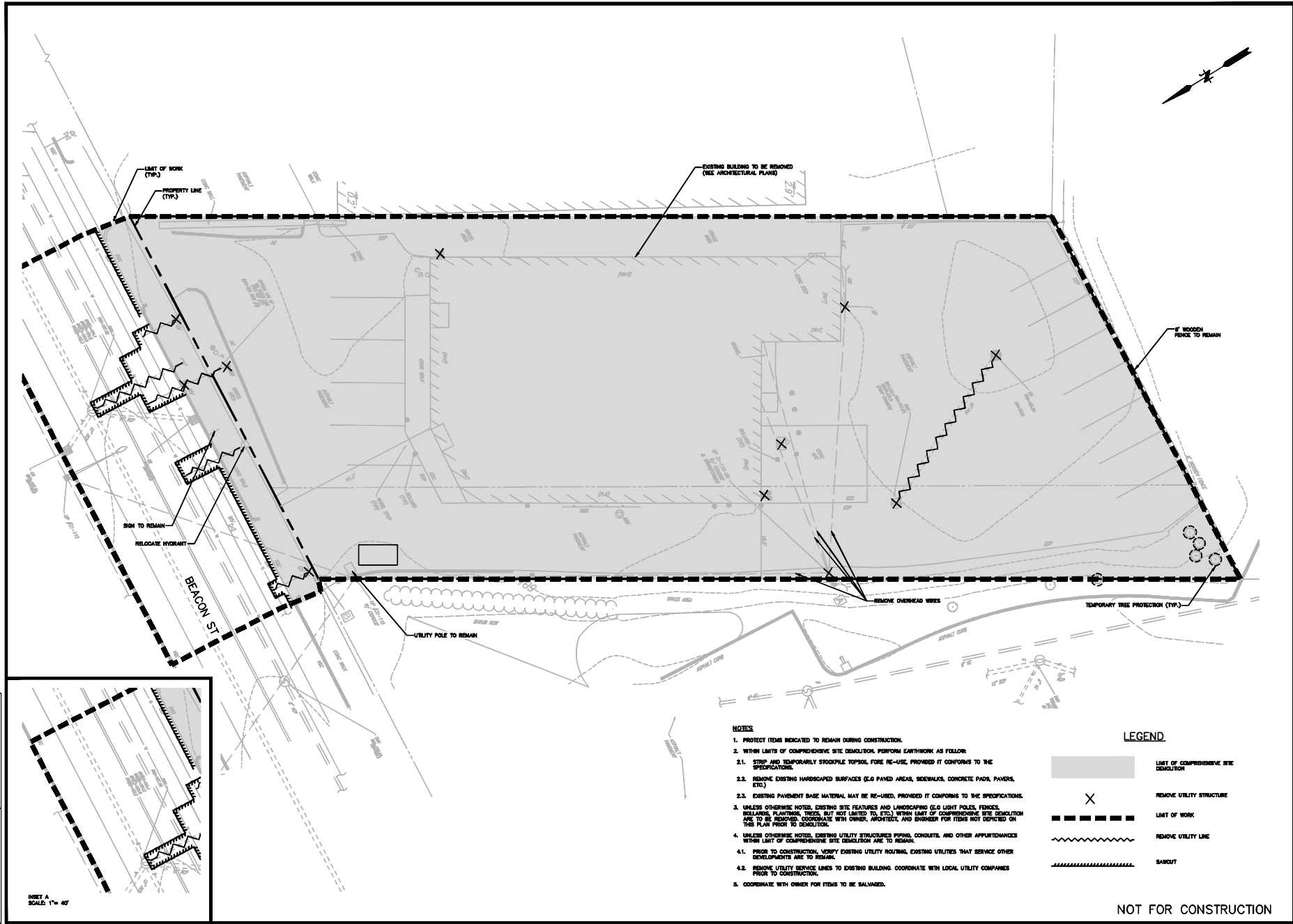
GERRY L. HOLDRIGHT, PLS
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR 06011

BOUNDARY & TOPOGRAPHIC SURVEY
FUSS & O'NEILL, INC.
 1159 BEACON STREET
 LOT 46A, BLOCK 22, MAP 54
 CITY OF NEWTON, MIDDLESEX COUNTY
 COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
 321 TOTTENHAM ROAD
 WESTPORT, MASSACHUSETTS 01886
 508-328-2200 • 508-328-3700 FAX
 WWW.CPA-ASSOCIATES.COM

DATE: 4-1-19

PROJECT NO.	9-27-19	DATE	4-1-19
FILE NUMBER	19-030A	SCALE	T=20
FIELD NUMBER	34-35	DATE	06-16-2021
DATE	4-1-19	SCALE	1" = 30'
PROJECT	G.L.H.	DATE	4-1-19
SCALE	T=20	DATE	06-16-2021
SCALE	1" = 30'	DATE	06-16-2021



INSET A
 SCALE: 1" = 40'

NOTES

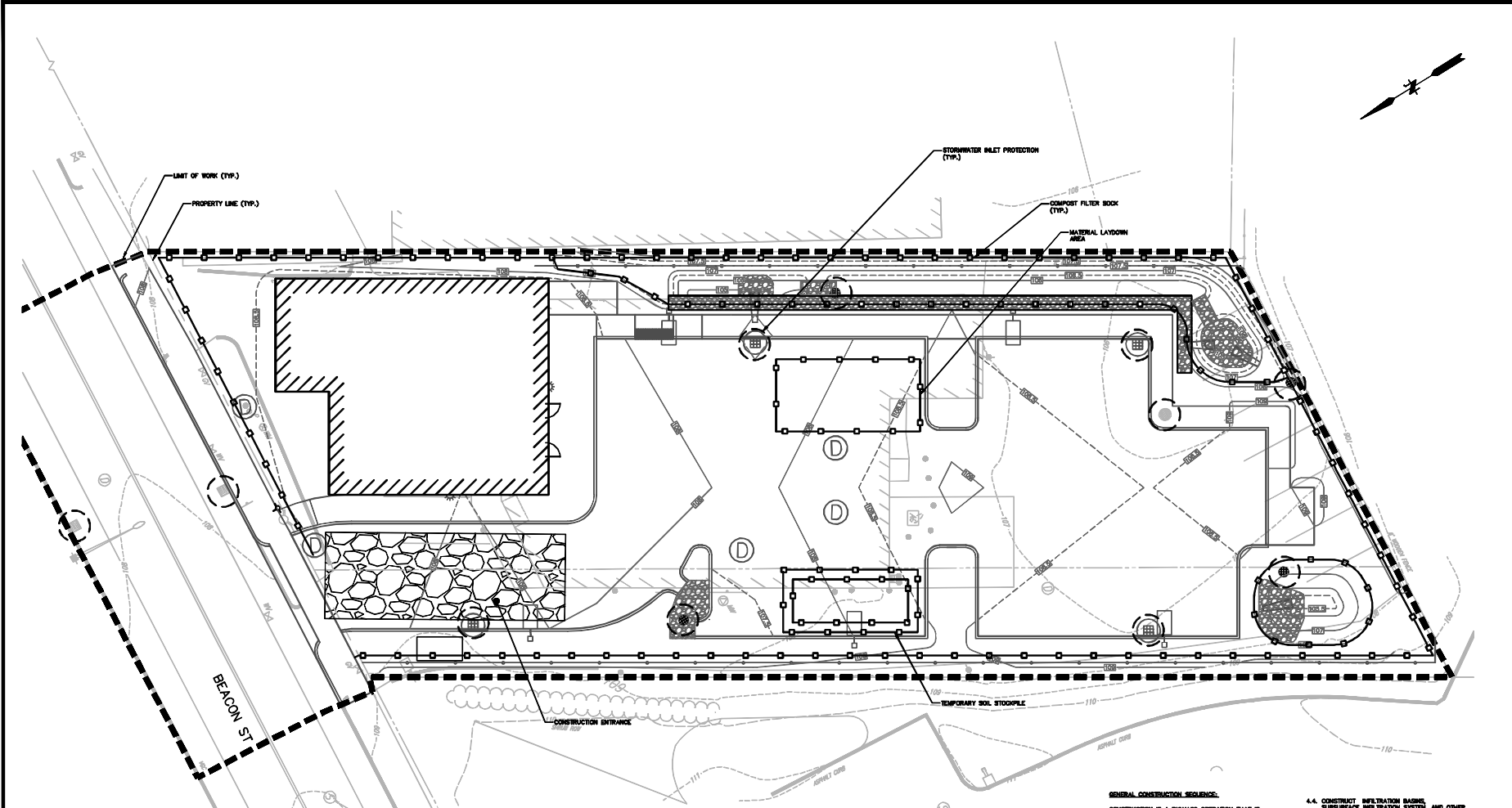
1. PROTECT ITEMS INDICATED TO REMAIN DURING CONSTRUCTION.
2. WITHIN LIMITS OF COMPREHENSIVE SITE DEMOLITION, PERFORM EARTHWORK AS FOLLOWS:
 - 2.1. STRIP AND TEMPORARILY STOCKPILE TOPSOIL, FORE RE-USE, PROVIDED IT CONFORMS TO THE SPECIFICATIONS.
 - 2.2. REMOVE EXISTING HARDSHIPED SURFACES (E.G. PAVED AREAS, SIDEWALKS, CONCRETE PADS, PAVERS, ETC.)
 - 2.3. EXISTING PAVEMENT BASE MATERIAL MAY BE RE-USED, PROVIDED IT CONFORMS TO THE SPECIFICATIONS.
3. UNLESS OTHERWISE NOTED, EXISTING SITE FEATURES AND LANDSCAPING (E.G. LIGHT POLES, FENCES, BOLLARDS, PLANTING, TREES, BUT NOT LIMITED TO, ETC.) WITHIN LIMIT OF COMPREHENSIVE SITE DEMOLITION ARE TO BE REMOVED. COORDINATE WITH OWNER, ARCHITECT, AND ENGINEER FOR ITEMS NOT DEPICTED ON THIS PLAN PRIOR TO DEMOLITION.
4. UNLESS OTHERWISE NOTED, EXISTING UTILITY STRUCTURES, PIPING, CONDUITS, AND OTHER APPURTENANCES WITHIN LIMIT OF COMPREHENSIVE SITE DEMOLITION ARE TO REMAIN.
- 4.1. PRIOR TO CONSTRUCTION, VERIFY EXISTING UTILITY ROUTING, EXISTING UTILITIES THAT SERVICE OTHER DEVELOPMENTS ARE TO REMAIN.
- 4.2. REMOVE UTILITY SERVICE LINES TO EXISTING BUILDING. COORDINATE WITH LOCAL UTILITY COMPANIES PRIOR TO CONSTRUCTION.
5. COORDINATE WITH OWNER FOR ITEMS TO BE SALVAGED.

LEGEND

- | | |
|--|--|
| | LIMIT OF COMPREHENSIVE SITE DEMOLITION |
| | REMOVE UTILITY STRUCTURE |
| | LIMIT OF WORK |
| | REMOVE UTILITY LINE |
| | SAW CUT |

NOT FOR CONSTRUCTION

	DATE: 04/16/2021 PROJ. No.: 20180241.A30 CP-101
MASSACHUSETTS 1158 BEACON STREET QUINCY, MA 02271 www.fuss.com FUSS & O'NEILL REGISTERED PROFESSIONAL ENGINEERS STATE OF MASSACHUSETTS 5/10/2021	UNION TWIST, INC. SITE PREPARATION PLAN 1158 BEACON STREET MASSACHUSETTS
SCALE: HORIZ. 1" = 10' VERT. 1" = 10' GRAPHIC SCALE	DATE: 04/16/2021 PROJ. No.: 20180241.A30 CP-101



SOIL MANAGEMENT NOTES:

1. ALL CONSTRUCTION PRACTICES SHALL BE PERFORMED IN A MANNER CONSISTENT WITH THE ACTIVITY AND USE LIMITATION ASSOCIATED WITH MASSDEP RELEASE TRACKING NUMBERS 3-27419 AND 3-31595.
2. ALL SITE CONSTRUCTION CONTRACTORS SHALL DEVELOP HEALTH AND SAFETY PLANS SPECIFIC TO THEIR SCOPE OF WORK, IN ACCORDANCE WITH THE OSHA HAZWOPER STANDARD (29 CFR 1926.65).
3. SOIL MANIPULATING OFF-SITE DISPOSAL SHALL BE PERMITTED TO BE CONTAMINATED WITH HAZARDOUS MATERIALS AND SOIL SHALL BE TRANSPORTED OFF-SITE UNTIL IT HAS BEEN CHARACTERIZED AND ACCEPTED FOR DISPOSAL AT A RESTRICTED FACILITY.
4. STORE ALL STOCKPILED MATERIALS UNDER TARPS OR SHEETING SECURED WITH ROCKS, TIRES OR OTHER MEANS TO PREVENT LOSS OF COVER.
5. MAINTAIN ADEQUATE SOIL MOISTURE AND/OR COVER FOR DUST CONTROL AT ALL TIMES.
6. IF, DURING EXCAVATION, DRY WELLS, CRACKS, OR SOIL EXHIBITING VISIBLE PETROLEUM OR OTHER STAINING OR ODOORS ARE OBSERVED, IMMEDIATELY STOP WORK AND NOTIFY THE ENGINEER. SEGREGATE ANY MATERIAL ASSOCIATED WITH THESE EXCAVATIONS FROM HANDLING OF GENERAL FILL MATERIAL.

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 ADJUSTED TO BEST MANAGE CHANGING FIELD CONDITIONS. THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS RECOMMEND 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 2022.
1. INSTALL EROSION AND SEDIMENT CONTROLS.
 2. ABANDON EXISTING UTILITY SERVICES TO THE BUILDING.
 3. DEMOLISH THE EXISTING BUILDING.
 4. BEGIN GENERAL CONSTRUCTION.
 - 4.1. STOP AND STOCKPILE EXISTING TOPSOIL TEMPORARILY BEHIND STOCKPILE AS REQUIRED.
 - 4.2. ROUGH GRADE AND TEMPORARILY STABILIZE DISTURBED AREAS AS REQUIRED.
 - 4.3. BEGIN BUILDING CONSTRUCTION.

- 4.4. CONSTRUCT INFILTRATION BASINS, SUBSURFACE INFILTRATION SYSTEMS, AND OTHER STORMWATER INFRASTRUCTURE.
- 4.4.1. CONSTRUCT STORMWATER CONTROLS PRIOR TO CONSTRUCTING IMPERVIOUS SURFACES THAT DRAIN TO THEM.
- 4.4.2. NOTIFY THE ENGINEER AT LEAST THREE WORKING DAYS IN ADVANCE OF THE INSTALLATION OF STORMWATER INFRASTRUCTURE.
- 5.4. CONSTRUCT SITE UTILITIES.
 - 5.5. UPON COMPLETION OF SUBSURFACE INFRASTRUCTURE, CONSTRUCT OPERATING, PARKING LOTS, SIDEWALKS, LANDSCAPING AND OTHER NEARBY SITE APPROXIMENTS.
 - 5.6. ONCE AREAS HAVE REACHED SUBGRADE, RE-SPREAD STOCKPILED TOPSOIL AND STABILIZE AREAS THAT HAVE REACHED FINISHED GRADE.
6. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED, SHEEP ROADS AND EMPLOY DUST CONTROL MEASURES AS NEEDED THROUGHOUT CONSTRUCTION.
7. REMOVE ANY TEMPORARY CONTROL MEASURES AND ACCUMULATED SEDIMENT FROM PERMANENT STRUCTURES.

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY

5/10/2021

SCALE: HORIZ. 1" = 100'
 VERT. 1" = 10'
 DATUM: NGVD 83
 GRAPHIC SCALE

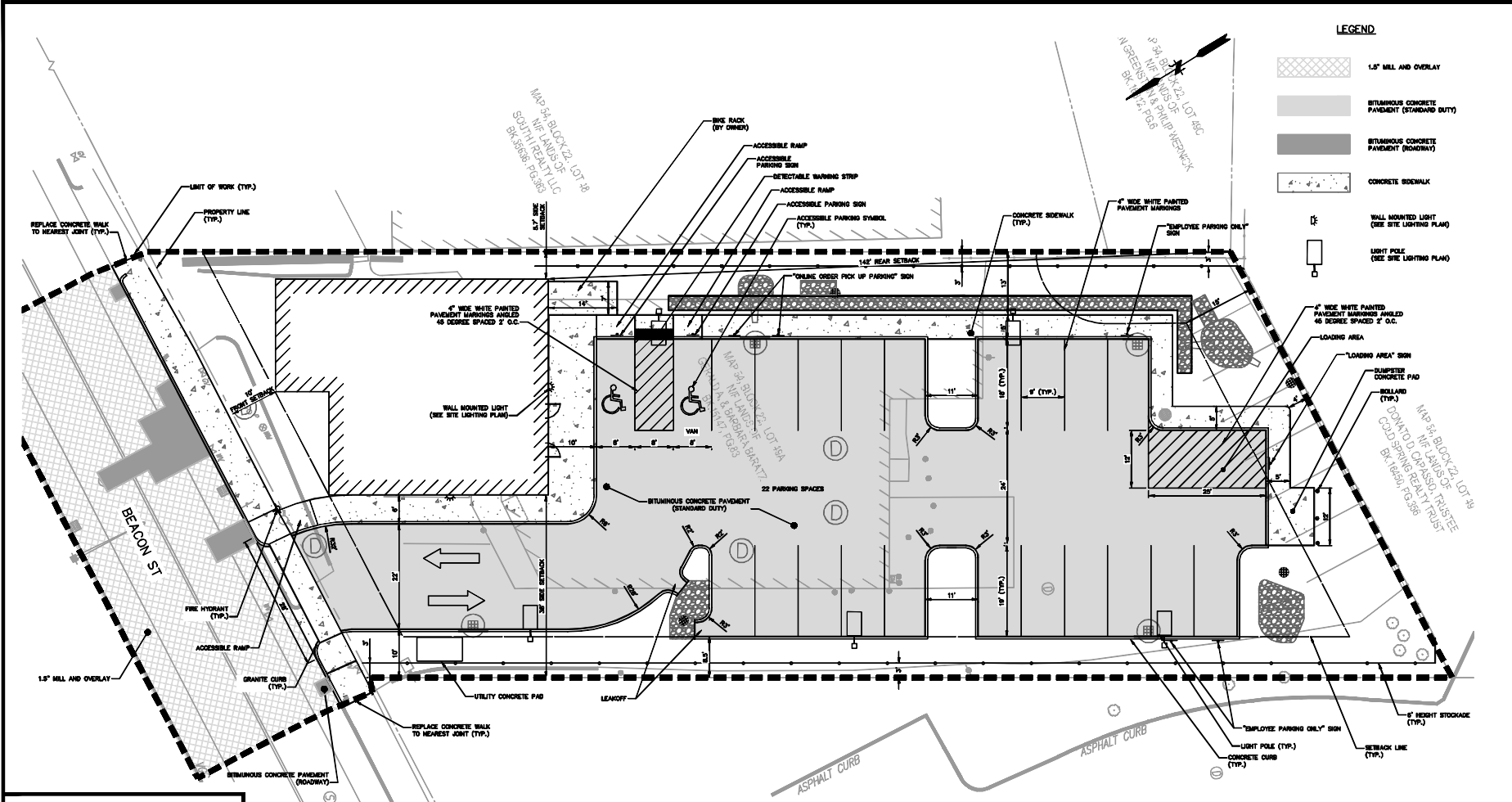
FUSS & O'NEILL
 REGISTERED PROFESSIONAL ENGINEERS
 QUINCY, MASSACHUSETTS
 www.fuss.com

UNION TWIST, INC.
 EROSION AND SEDIMENT CONTROL PLAN
 1155 BEACON STREET
 NEWTON, MASSACHUSETTS

PROJ. No.: 20190241.A30
 DATE: 04/16/2021

CE-101

File Path: J:\DWG\2021\0204\100\100241\ASB_SIT01.dwg Layer: CS-101 Printed: Fri, April 16, 2021 - 1:32 PM User: vmluo
 Plot: 2X6 TO PDF PLOT CTB File: FO 51B
 LAYER STATE:



LEGEND

- 1.5" MILL AND OVERLAY
- BITUMINOUS CONCRETE PAVEMENT (STANDARD DUTY)
- BITUMINOUS CONCRETE PAVEMENT (ROADWAY)
- CONCRETE SIDEWALK
- WALL MOUNTED LIGHT (SEE SITE LIGHTING PLAN)
- LIGHT POLE (SEE SITE LIGHTING PLAN)

ZONING TABLE

BU2 DISTRICT - 2 STORIES OR LESS

DIMENSIONAL STANDARD	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	20,000 SF	20,000 SF
FRONT SETBACK	10 FT ¹	41.5 FT	10 FT
SIDE SETBACK	8.5 FT (WEST) ² - 0.0 FT (EAST) ²	8.0 FT	38 FT (WEST) - 5.7 FT (EAST)
REAR SETBACK	15 FT ²	22 FT	142 FT
MAX. BUILDING HEIGHT	24 FT	13 FT	17 FT
FLOOR AREA RATIO (MAX)	1.00	0.28	0.12
INTERIOR LANDSCAPE AREA	438 SF (25%)	0 SF	608 SF (6.8%)

- FOR SECTION 1.5.1(4) OF THE CITY OF NEWTON ZONING BYLAW, 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 ON 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 $(12.8+10)/2 = 11.4$ FT. SINCE 11.4 FT IS MORE THAN 10 FT, 10 FT FRONT SETBACK IS REQUIRED.
- FOR WEST SIDE SETBACK 8.5 FT IS REQUIRED BASED ON 1/2 BUILDING HEIGHT (BUILDING HEIGHT 17 FT) $(17/2 = 8.5$ FT). FOR EAST SIDE SETBACK 0 FT IS REQUIRED BASED ON ABUTTING SIDE SETBACK (0 FT), GREATER OF 1/2 A BUILDING HEIGHT OR 15 FT WHEN ABUTTING A RESIDENTIAL DISTRICT.
- GREATER OF 1/2 BUILDING HEIGHT (BUILDING HEIGHT 17 FT) $(17/2 = 8.5$ FT) OR 18 FEET WHEN ABUTTING A RESIDENTIAL LOT OR PUBLIC USE. 0 FT WHEN NOT ABUTTING A RESIDENTIAL OR PUBLIC USE DISTRICT. SITE IS ABUTTING A RESIDENTIAL PROPERTY THEREFORE 18 FEET REAR SETBACK IS REQUIRED BASED ON 1/2 BUILDING HEIGHT.

PARKING REQUIREMENTS

USE	STANDARD	REQUIRED	EXISTING	PROPOSED
RETAIL STORE ¹	1 SPACE/200SF + 1 SPACE/3 EMPLOYEES ²	12	10	22

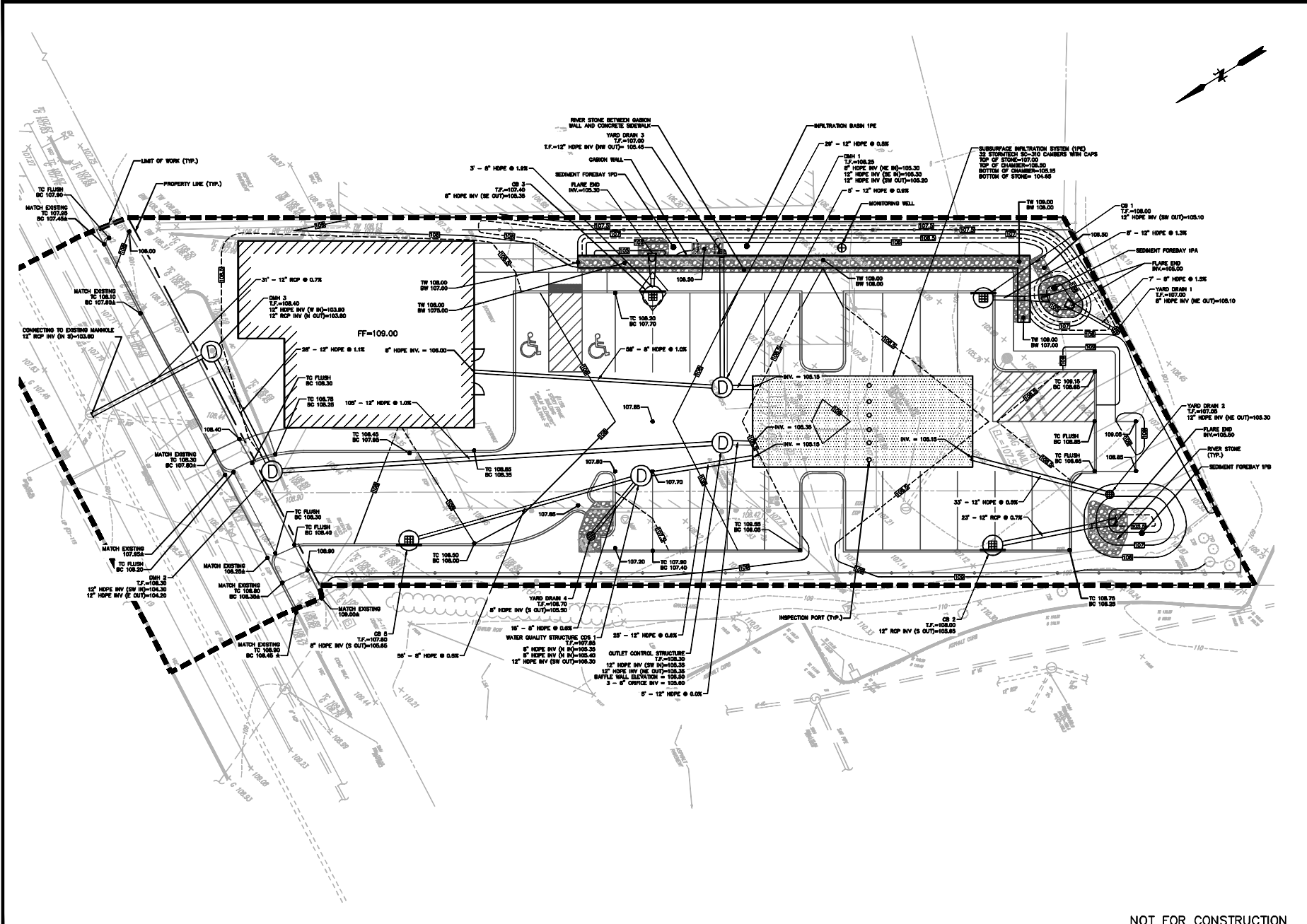
- 2,200 SF OF RETAIL SPACE
- MAXIMUM OF 12 EMPLOYEES AT ANY GIVEN TIME

DATE: 04/16/2021

UNION TWIST, INC.
 SITE LAYOUT PLAN
 1158 BEACON STREET
 NEWTON, MASSACHUSETTS

SCALE: 1" = 40'
 DATE: 5/10/2021
FUSS & O'NEILL
 REGISTERED PROFESSIONAL ARCHITECT
 QUINCY, MA 02171
 www.fussco.com

PROJ. No: 20190241.A30
 DATE: 04/16/2021
CS-101

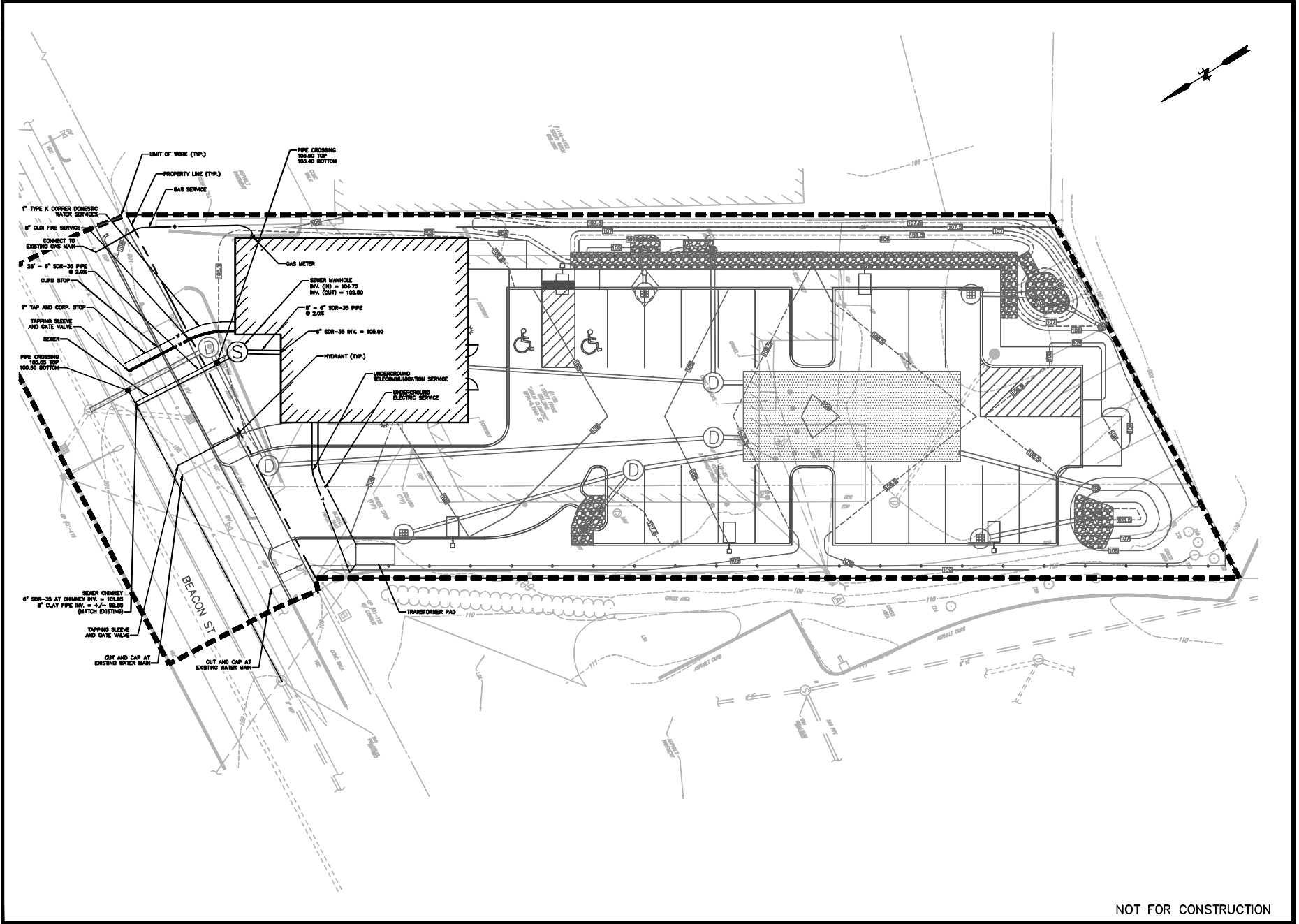


UNION TWIST, INC.	MASSACHUSETTS
GRADING AND DRAINAGE PLAN	
1158 BEACON STREET	
NEWTON	
PROJ. No. 20190241-ASD	
DATE: 04/16/2021	
CG-101	

SCALE	VERT	1" = 1' 0"
	HORIZ	1" = 10' 0"
GRAPHIC SCALE		

FUSS & O'NEILL
 REGISTERED PROFESSIONAL ENGINEERS
 QUINCY, MA 02171
 www.fussco.com

5/10/2021



NO.	DATE	DESCRIPTION	BY

5/10/2021

SCALE: 1" = 10'-0"
VERT. SCALE: 1" = 10'-0"
HORIZ. SCALE: 1" = 10'-0"
GRAPHIC SCALE

FUSS & O'NEILL
REGISTERED PROFESSIONAL ENGINEERS
QUINCY, MA 02171
www.fuss.com

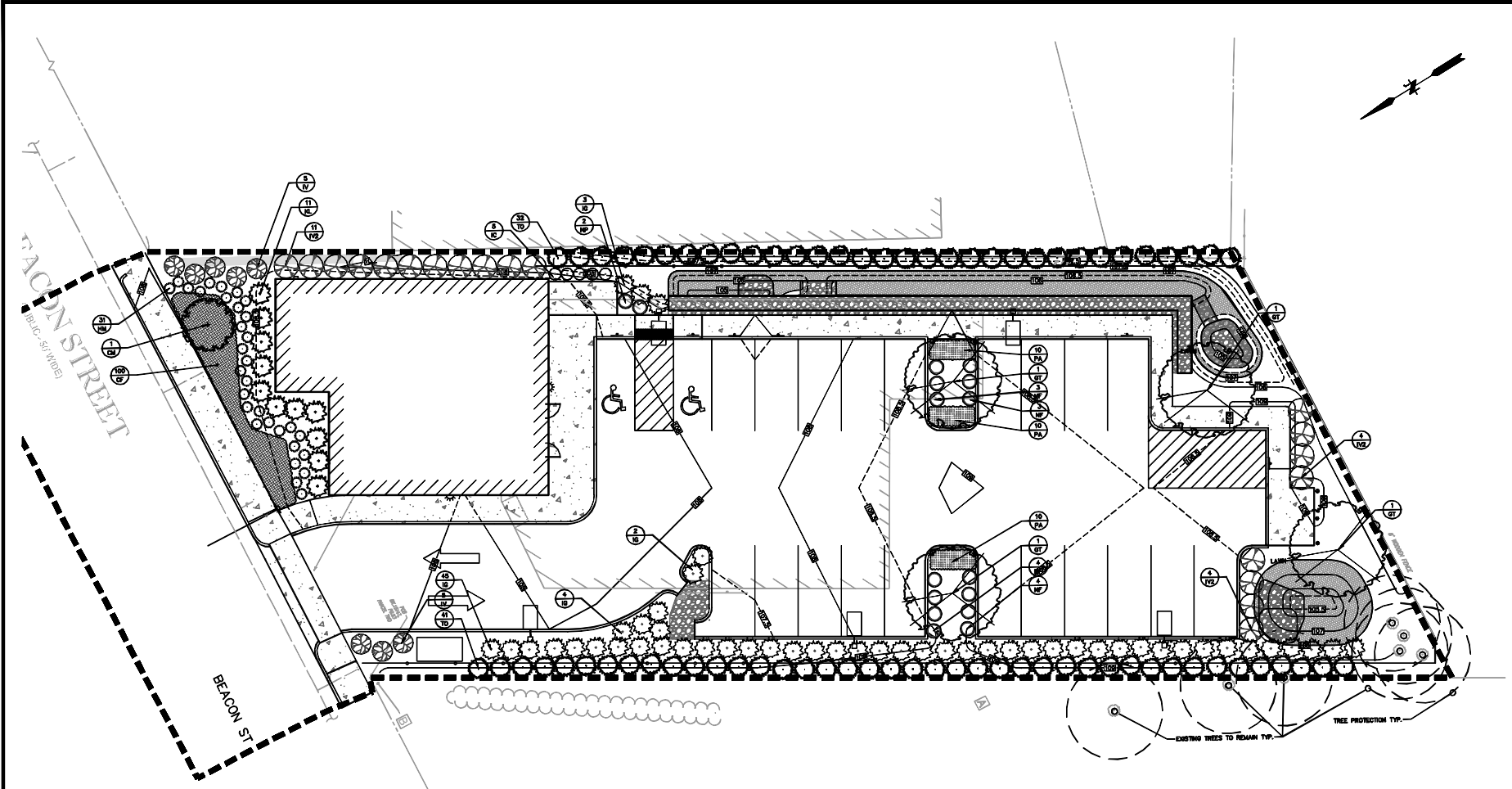
UNION TWIST, INC.
UTILITY PLAN
1158 BEACON STREET
NEWTON, MASSACHUSETTS

PROJ. No. 20180241.A30
DATE: 04/16/2021

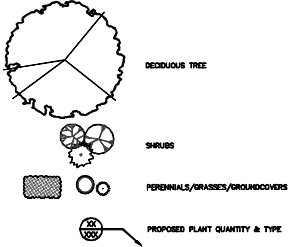
CU-101

NOT FOR CONSTRUCTION

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LEGEND



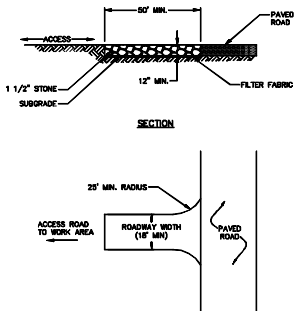
PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
TREES				
CM	CORNUS MAS 'GOLDEN GLORY'	GOLDEN GLORY CORNELLAN CHERRY	1	1.5"-2" CAL.
GT	GLEDITSIA TRACANTHOS VAR. INERMIS 'SHADOMASTER'	'SHADOMASTER' THORNLESS HONEYLOCUST	4	3"-3.5" CAL.
TO	TRIALX OCCIDENTALIS 'SHARAD'	AMERICAN AMORCHTINE	75	3" - 4" HT.
SHRUBS				
IC	ILEX CREMATA 'SKY PENCIL'	'SKY PENCIL' HOLLY	5	3 GAL.
RI	ILEX GLABRA 'VEM BOX'	'VEM BOX' HEDGERY	84	3 GAL.
IV	ILEX VEITCHII 'SUNNY POPPIN'	'SUNNY POPPIN' WINTERBERRY HOLLY	13	3 GAL.
KL	ILEX VEITCHII 'WIL POPPIN'	'WIL POPPIN' WINTERBERRY HOLLY	10	3 GAL.
PL	KALIMA LAIBOJA 'LIP'	ELF MOUNTAIN LAUREL	11	3 GAL.
PERENNIALS/GRASSES/GROUNDCOVERS				
OF	CAREX FLACCA 'BLUE SWIFT'	'BLUE SWIFT' BESSIE	100	1 QT.
HM	HARDEBERGIA MACRA 'ALL GOLD'	ALL GOLD JAPANESE FOREST GRASS	31	1 GAL.
HF	IMPATIENS FASBENDI 'CAT'S MEOW'	'CAT'S MEOW' DAYBUNT	16	1 GAL.
PA	PENNETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY DWARF FOUNTAIN GRASS	30	1 GAL.
SEED MIX				
	NEW ENGLAND WEEFLOWER MIX NEW ENGLAND WEEFLOWER PLANTS, INC. TEL: 413.948.8000 (OR APPROVED EQUAL)		850	SF.

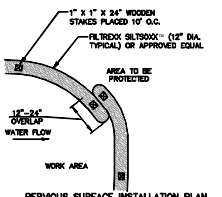
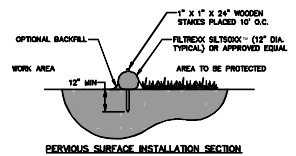
PLANTING NOTES:

- ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO A.A.H. STANDARDS
- SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON 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 ADDITIONAL COST TO THE OWNER.
- PRECISE LOCATION OF TREES NOT OBSERVED ON THE PLAN ARE TO BE FIELD STAGED 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 MULCH.
- TREES SHALL NOT BE STAGED UNLESS OTHERWISE NOTED.
- BE RESPONSIBLE FOR ANY DAMAGED VEGETATION AND REPLACE OR REPAIR ANY DAMAGED MATERIAL.
- THE CONTRACTOR SHALL CONTACT "OH-SAFE" AT 811 PRIOR TO CONSTRUCTION.
- ALL SHRUB AND GROUNDCOVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL 12" DEEP. ALL SOO AND HYDROSED AREAS SHALL HAVE A MINIMUM TOPSOIL BED OF 6".
- BE RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD. 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 BACKFILL MATERIAL, FINE RAKED, SCARPED 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.
- BE RESPONSIBLE FOR ALL MAINTENANCE REPAIR AND REPLACEMENT OF PLANT MATERIAL, AS REQUIRED, FOR THE DURATION OF THE PROJECT AND SUBSEQUENT WARRANTY PERIOD.
- PLANTINGS INSTALLED IN THE DRY SEASON MONTHS AND / OR LAWN SEEDS OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT NO ADDITIONAL COST, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- 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.
- RESEED ALL DISTURBED AREAS.

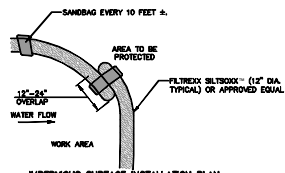
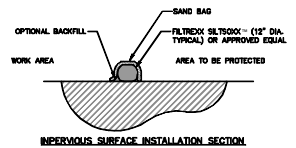
 5/10/2021	 GRAPHIC SCALE
FUSS & O'NEILL LANDSCAPE ARCHITECTS QUINCY, MASSACHUSETTS www.fussandoneill.com	
UNION TWIST, INC. LANDSCAPE PLAN 1155 BEACON STREET NEWTON, MASSACHUSETTS	
PROJ. No. 20190241.A30 DATE: 04/16/2021 LP-101	



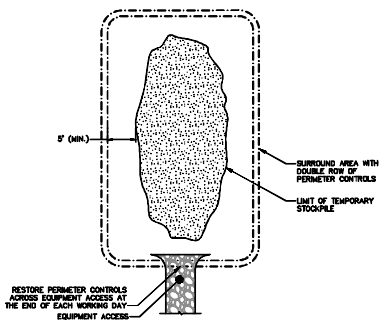
CONSTRUCTION ENTRANCE
SCALE: N.T.S.



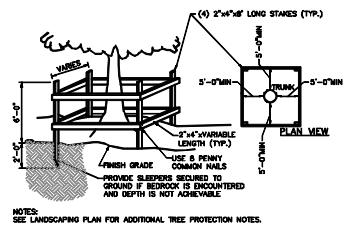
COMPOST FILTER SOCK
SCALE: N.T.S.



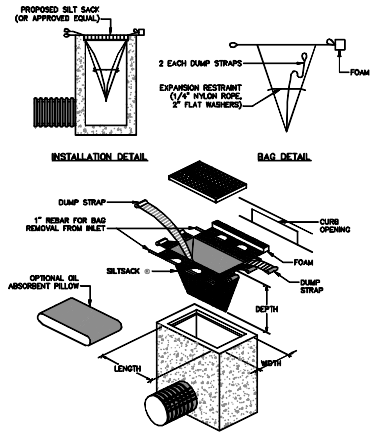
- NOTES:**
1. FILTER MEDIA - FILL TO MEET APPLICATION REQUIREMENTS.
 2. COMPOST MATERIAL TO BE DISPersed ON SITE, AS DETERMINED BY ENGINEER.



SOIL STOCKPILE AREA
BOXED SCALE



TEMPORARY TREE PROTECTION
SCALE: N.T.S.

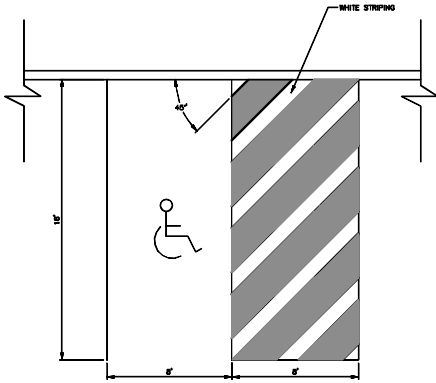


STORMWATER INLET PROTECTION
SCALE: N.T.S.

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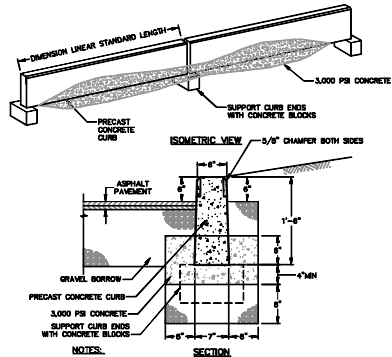
	<p>FUSS & O'NEILL REGISTERED PROFESSIONAL ENGINEERS QUINCY, MASSACHUSETTS www.fuss.com</p>
<p>UNION TWIST, INC. EROSION AND SEDIMENT CONTROL DETAILS 1158 BEACON STREET NEWTON, MASSACHUSETTS</p>	<p>PROJ. No. 20180241.A30 DATE: 04/16/2021</p>

CD-501



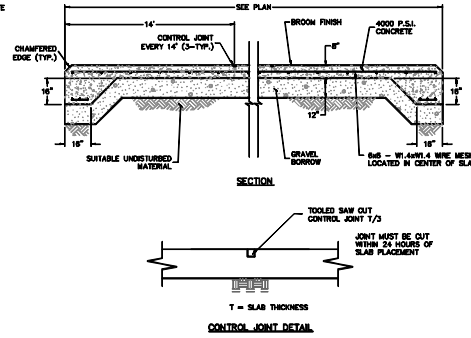
NOTES:
1. MAX SLOPE IN ALL DIRECTIONS MUST BE $\leq 2.0\%$.

HANDICAP PARKING STALL LAYOUT
SCALE: N.T.S.

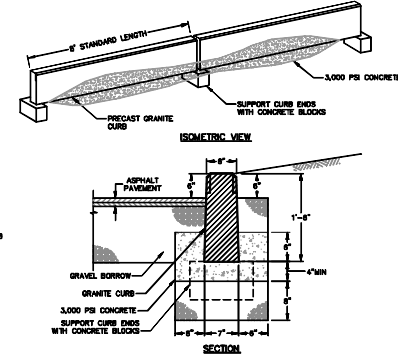


NOTES:
1. CURB SHALL HAVE A MINIMUM LENGTH OF 8 FEET.
2. JOINTS SHALL BE PROVIDED A MAXIMUM OF 10 FOOT SPACING.
2.1. EXPANSION JOINTS SHALL BE PROVIDED EVERY 30 FEET.
2.2. REINFORCING JOINTS SHALL BE INDICATED.
3. PROVIDE EXPANSION JOINT WHERE CURB ABUTS A CONCRETE SIDEWALK.

PRECAST CONCRETE CURB
BOULEE SCALE

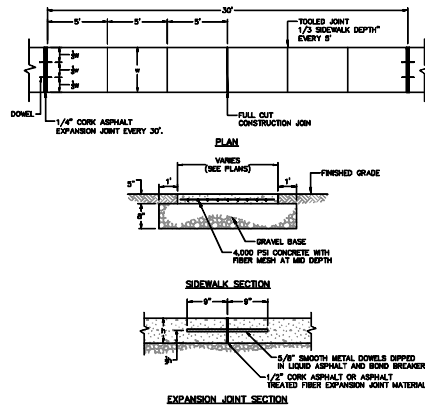


CONCRETE DUMPSTER PAD
SCALE: N.T.S.



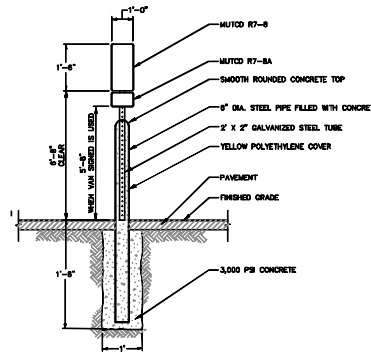
NOTES:
1. 1/2 INCH EXPANSION JOINT AND FILLER EVERY 30 FEET.
2. 1/2 INCH EXPANSION JOINT WHEN CURB IS ADJACENT TO CONCRETE SIDEWALK.

GRANITE CURB
SCALE: N.T.S.

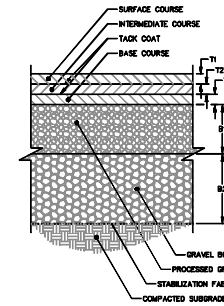


NOTES:
1. PROVIDE DEEP DUMMY JOINT EVERY 5' (1/3 DEPTH OF SLAB).
2. REPLACE 1/4\"/>

CONCRETE SIDEWALK
SCALE: N.T.S.

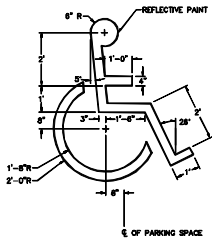


ACCESSIBLE PARKING SIGN POST
SCALE: N.T.S.



PAVEMENT TYPE	SURFACE COURSE		INTERMEDIATE COURSE		BASE COURSE		B1	B2
	MASSDOT MIX DESIGNATION	T1	MASSDOT MIX DESIGNATION	T2	MASSDOT MIX DESIGNATION	T3		
STANDARD CITY	890-12.5-P	1 1/2"	90-18.0	2 1/2"	-	-	8"	10"
ROADWAY	890-12.5-P	2"	90-18.0	3"	890-37.5	3"	10"	12"

BITUMINOUS CONCRETE PAVEMENT
SCALE: N.T.S.



NOTES:
1. SYMBOL PAINTED HIGHWAY WHITE (TWO COATS)

ACCESSIBLE PARKING SYMBOL
SCALE: N.T.S.

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ESTIMATOR: BRYAN WEAVER

NO.	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION

5/10/2021

SCALE: AS NOTED
GRAPHIC SCALE

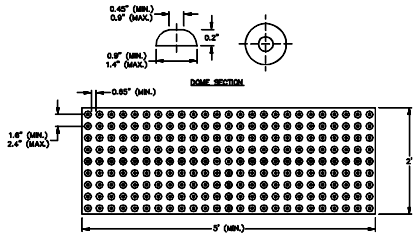
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UNION TWIST, INC.
DETAILS
1158 BEACON STREET
MASSACHUSETTS
NEWTON

PROJ. No.: 20180241.A30
DATE: 04/16/2021

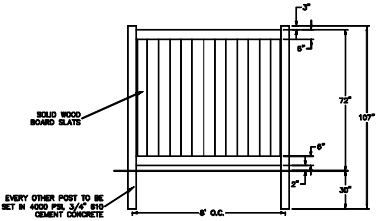
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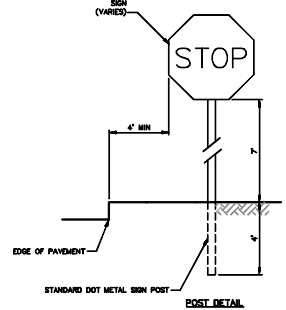
NOTE:
 1. SEE MASSDOT CONSTRUCTION STANDARD E167.6.5

DETECTABLE WARNING STRIP
 SCALE: N.T.S.



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

STOCKADE FENCE
 SCALE: N.T.S.



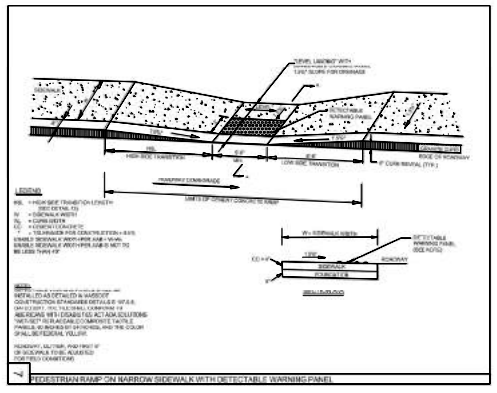
SIGNS
 SCALE: N.T.S.

SIGN GRAPHIC	SIGN NAME	SIZE	MUTCD REFERENCE
	ACCESSIBLE PARKING SIGN	12"x18"	R7-8
	VAN ACCESSIBLE SIGN	18"x18"	R7-8P
	NO DUMPING SIGN	12"x18"	H/A
	EMPLOYEE PARKING SIGN	12"x18"	H/A
	ONLINE ORDER PICK UP PARKING SIGN	12"x18"	H/A
	LOADING AREA SIGN	12"x18"	H/A

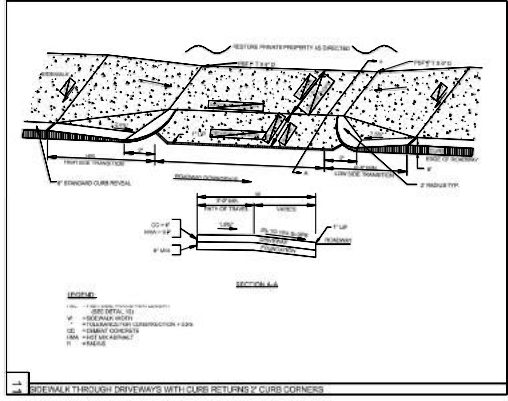
ROADWAY PROFILE GRADE	* HIGH SIDE TRANSITION LENGTH
%	ENGLISH UNITS
+0%	0'-6"
>0% TO 1%	7'-6"
>1% TO 2%	8'-0"
>2% TO 3%	11'-0"
>3% TO 4%	14'-0"
>4% TO 5%	15'-0" MAX

NOTE:
 * BASED ON A DESIGN SLOPE OF 7.5% AND A REVEAL OF 6".

ACCESSIBLE RAMP
 SCALE: N.T.S.



PEDESTRIAN RAMP ON NARROW SIDEWALK WITH DETECTABLE WARNING PANEL



CONCRETE DRIVEWAY
 SCALE: N.T.S.

NO.	DATE	DESCRIPTION	DESIGNER	CHECKER

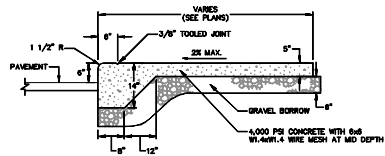
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 100 WASHINGTON STREET SUITE 202
 QUINCY, MA 01971
 www.fuss.com

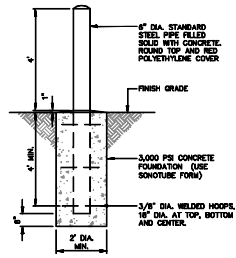
UNION TWIST, INC.
 DETAILS
 1155 BEACON STREET
 NEWTON, MASSACHUSETTS

PROJ. No. 20190241.A30
 DATE: 04/16/2021

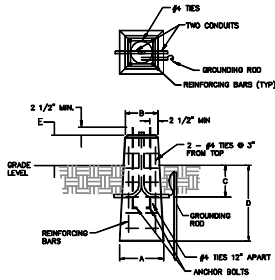
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MONOLITHIC CONCRETE CURB AND WALK
SCALE: N.T.S.



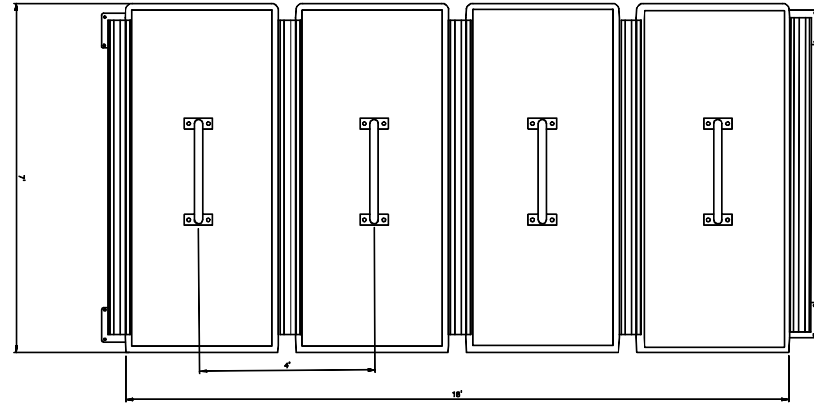
BOLLARD
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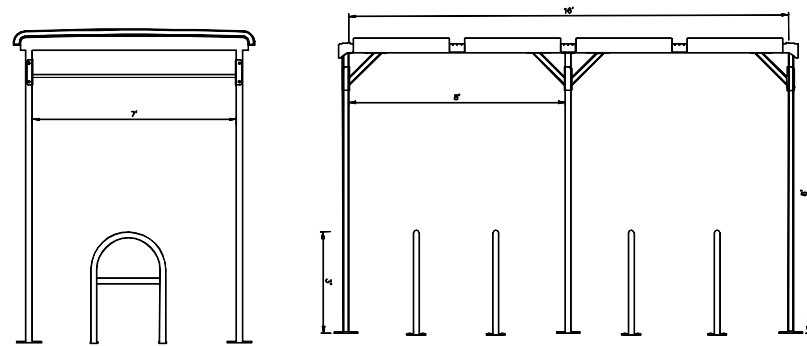
1. NUMBER, PATTERN AND SIZE OF ANCHOR BOLTS TO BE SPECIFIED BY LIGHTING POLE MANUFACTURER.
2. 4,000 PSI CONCRETE CURED FOR 7 DAYS PRIOR TO BACKFILL.
3. FORMS SHALL BE CUT AND REMOVED DOWN 12" BELOW GRADE.
4. NO. 8 REINFORCING BARS, ASTM A 915, GRADE 60 WITH MINIMUM 2" COVER.
5. EACH LIGHTING POLE SHALL BE GROUNDED WITH # 4 LONG 3/4" DIAMETER COPPER GROUNDING ROD AND # 4 AND SHAVE COPPER CONDUCTOR. TOP OF GROUNDING ROD SHALL BE 6" BELOW GRADE.

SQUARE POLE BASE DIMENSIONS					
FIGURE TYPE	DIMENSION "A"	DIMENSION "B"	DIMENSION "C"	DIMENSION "D"	DIMENSION "E"
6C	18"	18"	24"	60"	30"

POLE BASE SQUARE
SCALE: N.T.S.



PLAN VIEW



ELEVATION

- NOTES:
1. REPRESENTATIVE BIKE RACK DETAIL. ACTUAL BIKE RACK TO BE SELECTED BY OWNERSHIP.

BIKE RACK
SCALE: N.T.S.

NO.	DATE	DESCRIPTION	DESIGNER	REVISED BY	DATE

5/10/2021

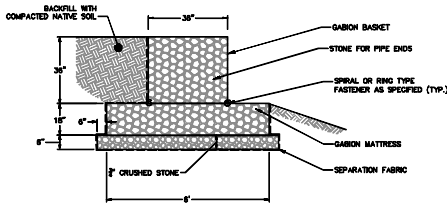
SCALE: AS NOTED
 VERT. 1" = 1'-0"
 HORIZ. 1" = 1'-0"
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 100 WASHINGTON STREET, SUITE 202
 QUINCY, MA 01971
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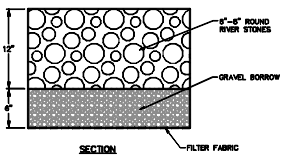
UNION TWIST, INC.
 DETAILS
 1158 BEACON STREET
 MASSACHUSETTS
 NEWTON

PROJ. No: 20190241.A30
 DATE: 04/16/2021

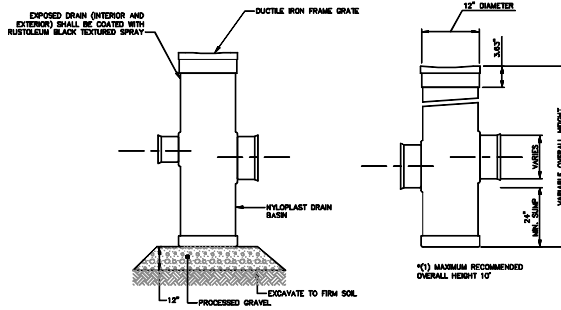
CD-504



GABION WALL
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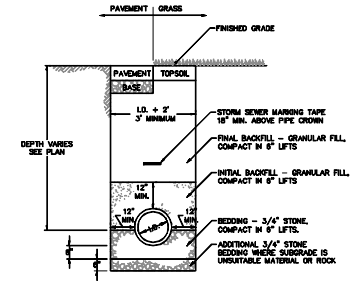


RIVER STONE
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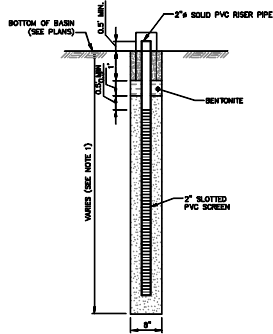


- NOTES:
1. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZE, PIPE MATERIAL, AND INVERTS.
 2. PROCESSED GRAVEL SHALL BE COMPACTED TO 85-PERCENT MODIFIED PROCTOR.

YARD DRAIN
SCALE: N.T.S.



STORM SEWER TRENCH
SCALE: N.T.S.

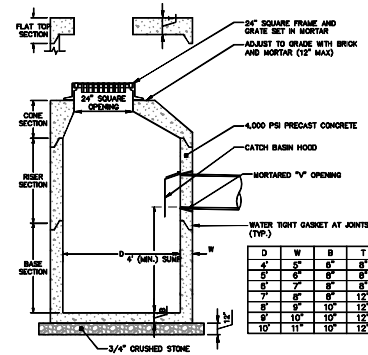


- NOTES:
1. WELL DEPTH BELOW BOTTOM OF BASH SHALL BE 20\"/>

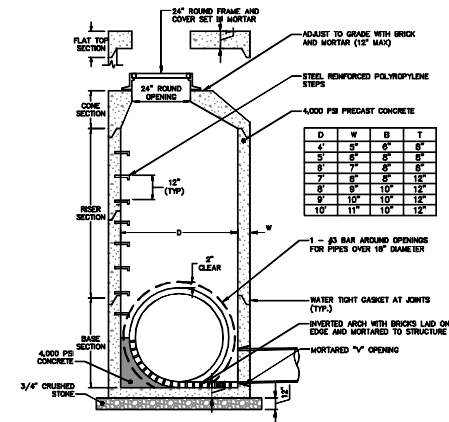
MONITORING WELL
SCALE: NOT TO SCALE

- NOTES:
1. UNLESS OTHERWISE NOTED, INTERIOR DIAMETER (D) SHALL BE 4 FEET. AT A MINIMUM, INTERIOR DIAMETER SHALL BE 6\"/>
 - 2. FRAME AND GRATE SHALL CONFORM TO MASSACHUSETTS DEPARTMENT OF TRANSPORTATION CONSTRUCTION STANDARD DETAILS:
 - 2.1. CATCH BASINS:
 - 2.1.1. ESD4.2.0 WHERE ADJACENT TO CURBS.
 - 2.1.2. ESD4.0 AND ESD10.0 IN OTHER AREAS.
 - 2.2. MANHOLES:
 - 2.2.1. ESD2.0 AND ESD2.8.0.
 - 2.2.2. MANHOLE COVERS SHALL HAVE \"DRAIN\" CAST INTO THE COVER.
 - 3. CATCH BASIN HOODS SHALL CONFORM TO MASSACHUSETTS DEPARTMENT OF TRANSPORTATION CONSTRUCTION STANDARD DETAILS ESD10.2.0.
 - 4. STEPS SHALL CONFORM TO ASTM C475.
 - 5. STRUCTURES SHALL BE DESIGNED FOR HS-20 LOADING.
 - 6. REINFORCING STEEL SHALL CONFORM TO ASTM A615.
 - 7. WATER-TIGHT GASKET JOINTS SHALL BE BUTYL RESIN CONFORMING TO ASTM C920.
 - 8. FLAT TOP SECTIONS ARE TO BE USED FOR STRUCTURE WITH AN INTERIOR DIAMETER (D) OF 6 FEET OR GREATER AND WHEN REQUIRED DUE TO PIPE COVER.

STORM STRUCTURE NOTES
SCALE: N.T.S.



PRECAST CONCRETE CATCH BASIN (CB)
SCALE: N.T.S.



DRAIN MANHOLE (DMH)
SCALE: N.T.S.

REVISED: 03/09/2021

NO.	DATE	DESCRIPTION

5/10/2021

SCALE: AS NOTED
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 HORIZ. SCALE: 1" = 10'-0"
 GRAPHIC SCALE

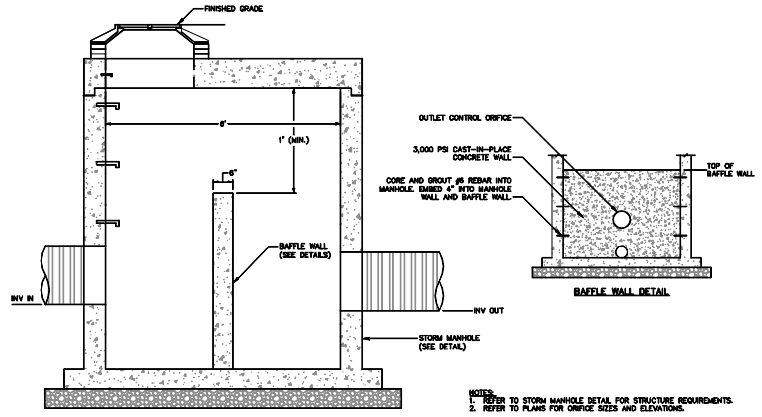
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UNION TWIST, INC.
 DETAILS
 1158 BEACON STREET
 MASSACHUSETTS
 NEWTON

PROJ. No. 20190241.A30
 DATE: 04/16/2021

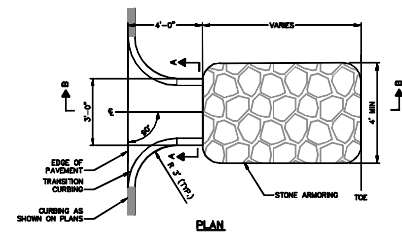
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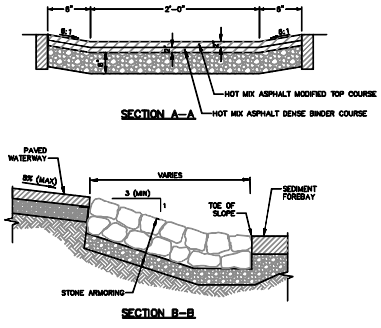
NOTES:
 1. REFER TO STORM MANHOLE DETAIL FOR STRUCTURE REQUIREMENTS.
 2. REFER TO PLANS FOR ORIFICE SIZES AND ELEVATIONS.

SUBSURFACE OUTLET CONTROL STRUCTURE
 SCALE: NOT TO SCALE

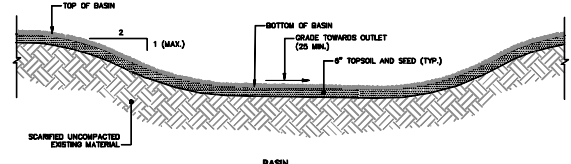


NOTES:
 STONE SHALL BE 2"-4" ROUNDED RIVER STONE.

LEAKOFF
 SCALE: N.T.S.

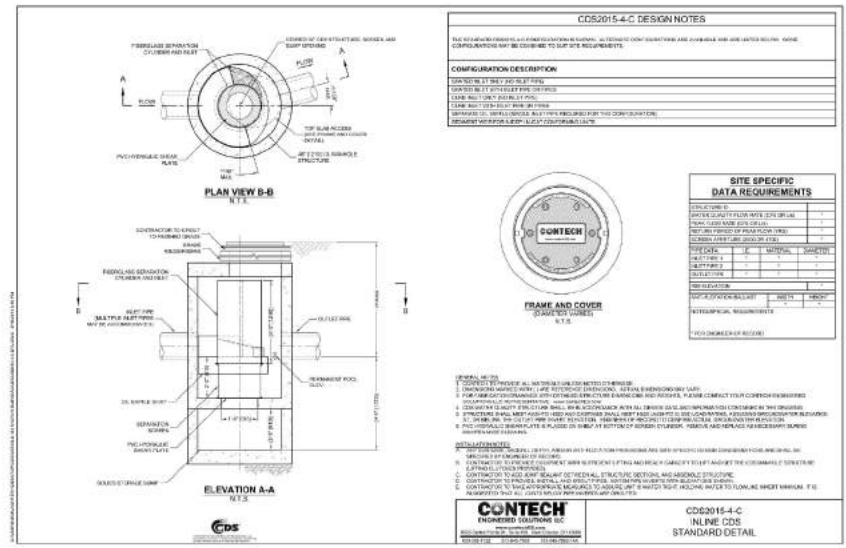


SECTION A-A
SECTION B-B



BASIN NOTES:
 1. SEED MIX SHALL BE NEW ENGLAND WETLAND PLANTS "NEW ENGLAND ERBORN CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES".

INFILTRATION BASIN
 SCALE: N.T.S.



CD32015-4-C DESIGN NOTES

ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. DIMENSIONS MAY BE CORRECTED TO MEET SITE REQUIREMENTS.
 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

CONFIGURATION DESCRIPTION	DATE
CD32015-4-C	5/10/2021

DRAWN BY: J. W. L. (JWL)
 CHECKED BY: J. W. L. (JWL)
 SCALE: AS SHOWN
 SHEET NO. 1 OF 1



SITE SPECIFIC DATA REQUIREMENTS

ITEM	DATE	STATUS	COMMENTS
1. SITE SURVEY			
2. UTILITY LOCATIONS			
3. SOIL TESTS			
4. PERMITS			
5. APPROVALS			

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

GENERAL NOTES:
 1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

CD32015-4-C
INLINE CDS
STANDARD DETAIL

WATER QUALITY STRUCTURE
 SCALE: NOT TO SCALE

NO.	DATE	DESCRIPTION	BY

SCALE: AS NOTED
 VERT. SCALE: 1" = 1'-0"
 HORIZ. SCALE: 1" = 10'-0"
 GRAPHIC SCALE

5/10/2021

FUSS & O'NEILL
 REGISTERED PROFESSIONAL ENGINEERS
 QUINCY, MASSACHUSETTS
 www.fussco.com

MASSACHUSETTS
 UNION TWIST, INC.
 DETAILS
 1155 BEACON STREET
 NEWTON

PROJ. No. 20180241.A30
 DATE: 04/16/2021
CD-506

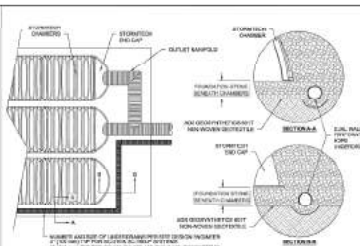


SC-310 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH BRAND.
- CHAMBERS SHALL BE MANUFACTURED BY AN MANUFACTURER WHO HAS A REPUTATION FOR HIGH QUALITY PRODUCTS AND WHO HAS A REPUTATION FOR EXCELLENCE IN CUSTOMER SERVICE.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF NEW YORK STATE AND FEDERAL REGULATIONS REGARDING THE INSTALLATION OF SUBSURFACE INFILTRATION SYSTEMS.
- CHAMBERS SHALL PROVIDE CONTINUOUS UNINTERRUPTED INTERNAL SPACE WITH NO INTERNAL STRUCTURAL OBSTACLES. THE STRUCTURE, DESIGN, AND THE INSTALLATION REQUIREMENTS SHALL BE AS FOLLOWS: THE CHAMBER SHALL BE MANUFACTURED WITH A SMOOTH INTERIOR SURFACE TO ALLOW FOR THE EASY INSTALLATION OF THE SUBSURFACE INFILTRATION SYSTEM.
- CHAMBERS SHALL BE DESIGNED TO FIT AND BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBSURFACE INFILTRATION SYSTEM. THE CHAMBER SHALL BE MANUFACTURED WITH A SMOOTH INTERIOR SURFACE TO ALLOW FOR THE EASY INSTALLATION OF THE SUBSURFACE INFILTRATION SYSTEM.
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IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310 SECTION

- STORMTECH BRAND CHAMBERS SHALL BE METALLIC UNTIL THE MANUFACTURER'S REPRESENTATION HAS BEEN OBTAINED. THE CHAMBERS SHALL BE MANUFACTURED WITH A SMOOTH INTERIOR SURFACE TO ALLOW FOR THE EASY INSTALLATION OF THE SUBSURFACE INFILTRATION SYSTEM.
- CHAMBERS SHALL BE MANUFACTURED BY AN MANUFACTURER WHO HAS A REPUTATION FOR HIGH QUALITY PRODUCTS AND WHO HAS A REPUTATION FOR EXCELLENCE IN CUSTOMER SERVICE.
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5 UNDERDRAIN DETAIL

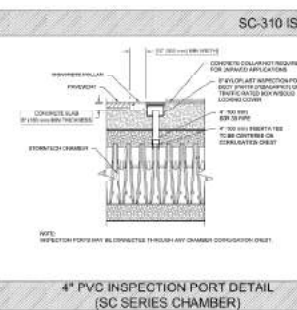
6 INSERT-A-TEE SIDE INLET DETAIL

2 SC-310 TECHNICAL SPECIFICATIONS

CHAMBER	MAXIMUM WIDTH	MAXIMUM DEPTH	MAXIMUM WEIGHT
SC-310-1	48" (1219 mm)	12" (305 mm)	120 lbs (54 kg)
SC-310-2	48" (1219 mm)	12" (305 mm)	120 lbs (54 kg)
SC-310-3	48" (1219 mm)	12" (305 mm)	120 lbs (54 kg)
SC-310-4	48" (1219 mm)	12" (305 mm)	120 lbs (54 kg)
SC-310-5	48" (1219 mm)	12" (305 mm)	120 lbs (54 kg)
SC-310-6	48" (1219 mm)	12" (305 mm)	120 lbs (54 kg)
SC-310-7	48" (1219 mm)	12" (305 mm)	120 lbs (54 kg)
SC-310-8	48" (1219 mm)	12" (305 mm)	120 lbs (54 kg)
SC-310-9	48" (1219 mm)	12" (305 mm)	120 lbs (54 kg)
SC-310-10	48" (1219 mm)	12" (305 mm)	120 lbs (54 kg)

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	ASTM MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
1. FILL MATERIAL FOR LAYER TO BE PLACED ON TOP OF THE CHAMBER OR TO BE PLACED TO THE BOTTOM OF THE CHAMBER TO SUPPORT THE CHAMBER	ANY GRANULAR MATERIAL, SUCH AS SAND, GRAVEL, OR CRUSHED STONE, WITH A MAXIMUM PARTICLE SIZE OF 3/4" (19 mm)
2. FILL MATERIAL FOR LAYER TO BE PLACED TO THE LEFT OF THE CHAMBER TO SUPPORT THE CHAMBER
3. FILL MATERIAL FOR LAYER TO BE PLACED TO THE RIGHT OF THE CHAMBER TO SUPPORT THE CHAMBER
4. FILL MATERIAL FOR LAYER TO BE PLACED TO THE FRONT OF THE CHAMBER TO SUPPORT THE CHAMBER
5. FILL MATERIAL FOR LAYER TO BE PLACED TO THE BACK OF THE CHAMBER TO SUPPORT THE CHAMBER
6. FILL MATERIAL FOR LAYER TO BE PLACED TO THE TOP OF THE CHAMBER TO SUPPORT THE CHAMBER
7. FILL MATERIAL FOR LAYER TO BE PLACED TO THE BOTTOM OF THE CHAMBER TO SUPPORT THE CHAMBER
8. FILL MATERIAL FOR LAYER TO BE PLACED TO THE LEFT OF THE CHAMBER TO SUPPORT THE CHAMBER
9. FILL MATERIAL FOR LAYER TO BE PLACED TO THE RIGHT OF THE CHAMBER TO SUPPORT THE CHAMBER
10. FILL MATERIAL FOR LAYER TO BE PLACED TO THE FRONT OF THE CHAMBER TO SUPPORT THE CHAMBER
11. FILL MATERIAL FOR LAYER TO BE PLACED TO THE BACK OF THE CHAMBER TO SUPPORT THE CHAMBER



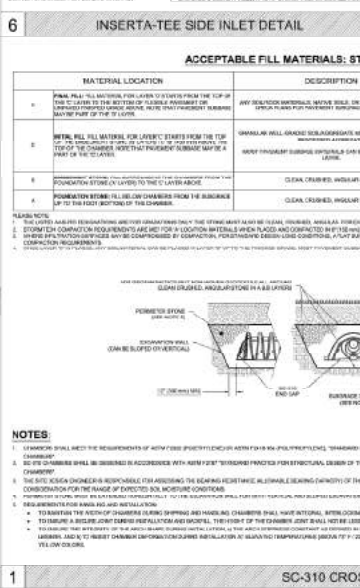
INSPECTION & MAINTENANCE

STEP 1: REMOVE THE ISOLATOR FROM THE CHAMBER. THE ISOLATOR SHALL BE REMOVED BY LIFTING THE ISOLATOR FROM THE CHAMBER. THE ISOLATOR SHALL BE REMOVED BY LIFTING THE ISOLATOR FROM THE CHAMBER. THE ISOLATOR SHALL BE REMOVED BY LIFTING THE ISOLATOR FROM THE CHAMBER. THE ISOLATOR SHALL BE REMOVED BY LIFTING THE ISOLATOR FROM THE CHAMBER.

STEP 2: REMOVE THE ISOLATOR FROM THE CHAMBER. THE ISOLATOR SHALL BE REMOVED BY LIFTING THE ISOLATOR FROM THE CHAMBER. THE ISOLATOR SHALL BE REMOVED BY LIFTING THE ISOLATOR FROM THE CHAMBER. THE ISOLATOR SHALL BE REMOVED BY LIFTING THE ISOLATOR FROM THE CHAMBER. THE ISOLATOR SHALL BE REMOVED BY LIFTING THE ISOLATOR FROM THE CHAMBER.

STEP 3: REMOVE THE ISOLATOR FROM THE CHAMBER. THE ISOLATOR SHALL BE REMOVED BY LIFTING THE ISOLATOR FROM THE CHAMBER. THE ISOLATOR SHALL BE REMOVED BY LIFTING THE ISOLATOR FROM THE CHAMBER. THE ISOLATOR SHALL BE REMOVED BY LIFTING THE ISOLATOR FROM THE CHAMBER. THE ISOLATOR SHALL BE REMOVED BY LIFTING THE ISOLATOR FROM THE CHAMBER.

STEP 4: REMOVE THE ISOLATOR FROM THE CHAMBER. THE ISOLATOR SHALL BE REMOVED BY LIFTING THE ISOLATOR FROM THE CHAMBER. THE ISOLATOR SHALL BE REMOVED BY LIFTING THE ISOLATOR FROM THE CHAMBER. THE ISOLATOR SHALL BE REMOVED BY LIFTING THE ISOLATOR FROM THE CHAMBER. THE ISOLATOR SHALL BE REMOVED BY LIFTING THE ISOLATOR FROM THE CHAMBER.



STANDARD DETAILS

SC-310

DATE: _____

PROJECT NO: _____

NO. TO SCALE: _____

REVIEWED: _____

REV: _____

DESIGNED BY: _____

CHECKED BY: _____

APPROVED BY: _____

DATE: _____

SCALE: _____

GRAPHIC SCALE

UNION TWIST, INC.

1158 BEACON STREET

NEWTON

MASSACHUSETTS

DETAILS

PROJ. No: 20180418-03

DATE: 04/16/2021

CD-507

FUSS & O'NEILL

REGISTERED PROFESSIONAL ENGINEER

STATE OF MASSACHUSETTS

5/10/2021

SCALE: _____

GRAPHIC SCALE

UNION TWIST, INC.

1158 BEACON STREET

NEWTON

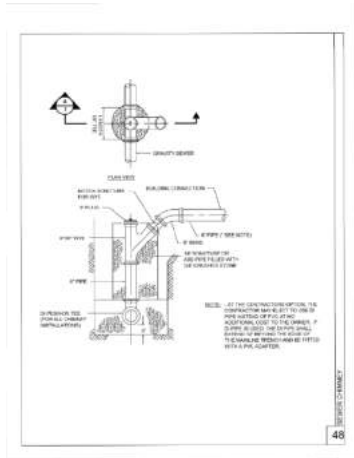
MASSACHUSETTS

DETAILS

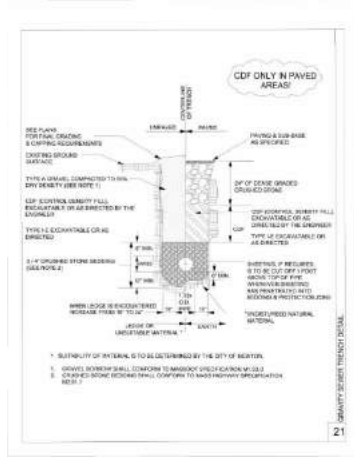
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DATE: 04/16/2021

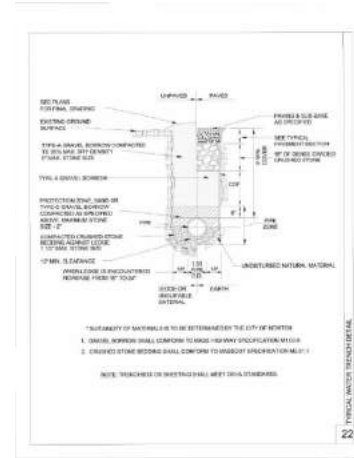
CD-507



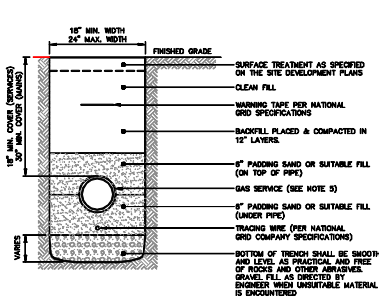
SEWER CHIMNEY
SCALE: N.T.S.



SEWER TRENCH
SCALE: N.T.S.



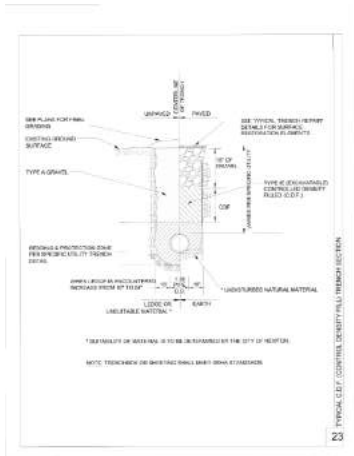
WATER TRENCH
SCALE: N.T.S.



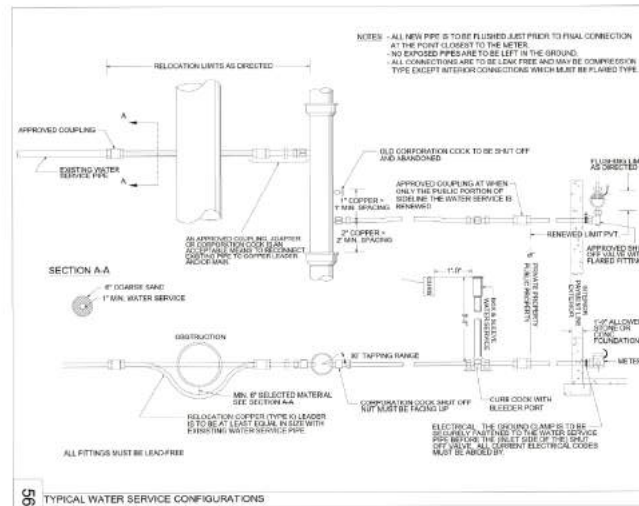
NOTES:

- ALL BEDDING MATERIAL AND INITIAL BACKFILL SHALL BE CLEAN, FREE OF DEBRIS AND RUBBLE, AND FREE OF MATERIALS WHICH MAY CAUSE POLLUTION OF GROUNDWATER.
- SPOIL SHOULD BE SET BACK A MINIMUM OF TWO (2) FEET IN ACCORDANCE WITH OSHA REGULATIONS.
- GAS SERVICE MUST HAVE A MINIMUM HORIZONTAL SEPARATION OF THREE (3) FEET FROM PARALLEL UTILITIES. A ONE FOOT SEPARATION MUST BE MAINTAINED WHEN CROSSING OTHER UTILITIES.
- THE MAXIMUM TRENCH DEPTH FOR GAS MAINS IS 46-INCHES WHILE THE MAXIMUM TRENCH DEPTH FOR SERVICES IS 36-INCHES.
- MATERIAL SHALL BE DETERMINED BY UTILITY SERVICE PROVIDER.

GAS TRENCH
SCALE: N.T.S.



TYPICAL CDF (CONTROL DENSITY FILL) TRENCH
SCALE: N.T.S.



WATER SERVICE
SCALE: N.T.S.

NO.	DATE	DESCRIPTION	REVISION

5/10/2021

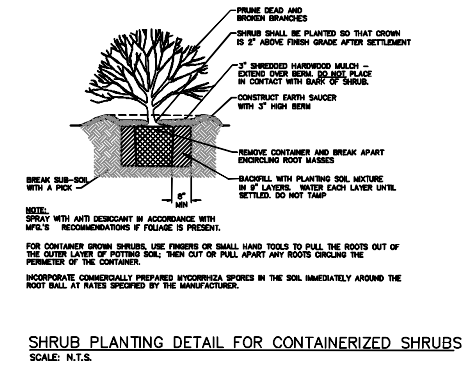
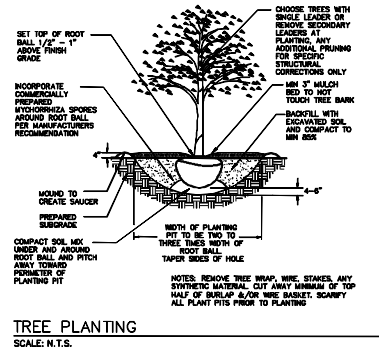
SCALE: AS NOTED
DATE: 5/10/2021
GRAPHIC SCALE

FUSS & O'NEILL
REGISTERED PROFESSIONAL ENGINEERS
QUINCY, MASSACHUSETTS
www.fuss.com

UNION TWIST, INC.
DETAILS
1158 BEACON STREET
MASSACHUSETTS
NEWTON

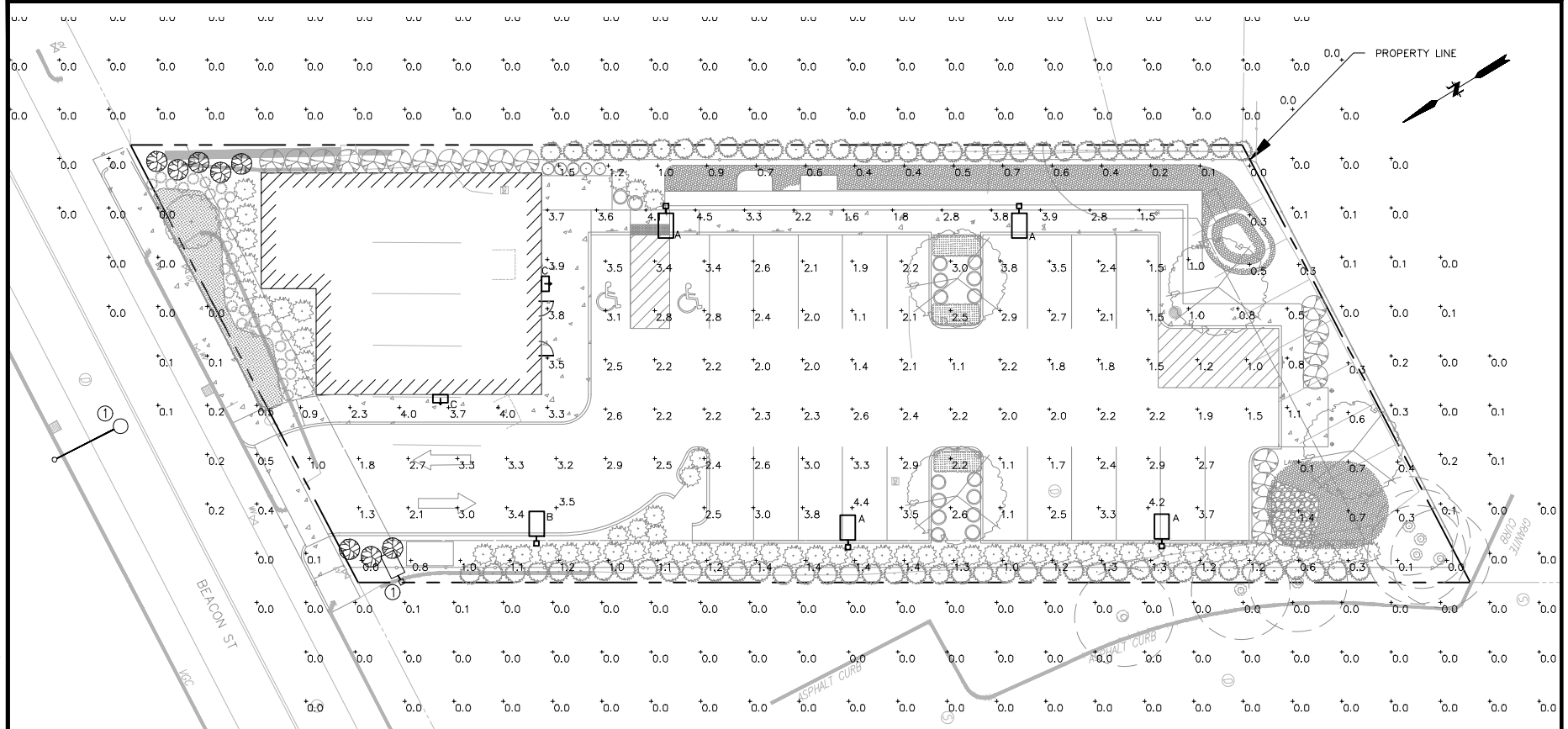
PROJ. No: 20190241.A30
DATE: 04/16/2021

CD-508



DATE		NO.		REV.	
5/10/2021					
SCALE	VERT.	AS NOTED	VERT.		
FUSS & O'NEILL REGISTERED PROFESSIONAL ARCHITECTS QUINCY, MASSACHUSETTS www.fuss.com					
UNION TWIST, INC. DETAILS 1158 BEACON STREET NEWTON MASSACHUSETTS					
PROJ. No.: 20190241.A30					
DATE: 04/16/2021					
CD-509					

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 Plot Style: AUTOCAD.PLOT (GENERAL DOCUMENTATION) CTB File: FDS.BT



1 SITE LIGHTING - PHOTOMETRIC PLAN
 1" = 10'-0"

LIGHTING FIXTURE SCHEDULE							
SYMBOL	MANUFACTURER	DESCRIPTION	CATALOG NUMBER	DISTRIBUTION TYPE	LUMEN OUTPUT	COLOR TEMPERATURE	LOAD
A	PHILLIPS GARDCO	GULLMING LED S13 AREA LUMINAIRE, MOUNTED AT 20'-0"	GL13-1-4-106LA-6453-NW-UNV-S	4	9388	4000K	101 W
B	PHILLIPS GARDCO	GULLMING LED S13 AREA LUMINAIRE, MOUNTED AT 20'-0"	GL13-1-3-106LA-6453-NW-UNV-S	3	9385	4000K	101 W
C	PHILLIPS GARDCO	WALL MOUNT PUREFORM LED WALL SOURCE	PWS-140L-450-NW-02-2-EBP-UNV	2	2448	4000K	22 W

LIGHTING FIXTURE SCHEDULE NOTES
 * FIXTURE SHALL BE INSTALLED WITH INTERNAL HOUSE SIDE SHIELD. SEE CATALOG NUMBER IN LIGHTING FIXTURE SCHEDULE THIS SHEET.
 ** FIXTURE SHALL BE MOUNTED AT 20'-0" ABOVE GROUND.
 *** WALL PACKS SHALL BE MOUNTED AT 12'-0" ABOVE GROUND. COORDINATE FINAL LOCATIONS WITH ARCHITECTURAL PLANS.

CALCULATION POINTS SUMMARY							
#	Name	Parameter	AVERAGE (fc)	MAXIMUM (fc)	MINIMUM (fc)	AVERAGE/MIN	MAX/MIN
1	PARKING LOT	HORIZONTAL ILLUMINANCE	2.44	4.4	1.00	2.44	4.40
2	WALKWAY	HORIZONTAL ILLUMINANCE	2.66	4.50	0.50	5.30	9.00
3	LANDSCAPING AREA	HORIZONTAL ILLUMINANCE	0.76	1.0	0.00	N/A	N/A
4	OUTSIDE PROPERTY	HORIZONTAL ILLUMINANCE	0.02	0.0	0.00	N/A	N/A

2 LIGHTING FIXTURE SCHEDULE AND CALCULATION POINTS SUMMARY
 NOT TO SCALE

SHEET NOTES:
 1. EXACT LOCATION OF LIGHTING POLES SHALL BE DETERMINED IN FINAL DESIGN. COORDINATE EXACT LOCATIONS WITH LANDSCAPING DRAWINGS.
 2. SEE SHEET C0-504 FOR POLE BASE DETAIL.
 3. THE ARCHITECT SHALL BE RESPONSIBLE FOR CHOOSING THE FINISH OF FIXTURES A, B, C, AND THE POLE. SEE SHEET S1-152 FOR OUT SHEETS.
KEYED NOTES:
 (1) APPROXIMATE LOCATION OF EXISTING POLE MOUNTED LIGHT FIXTURE. LIGHT OUTPUT FROM FIXTURE IS NOT TAKEN INTO CONSIDERATION IN CALCULATIONS SHOWN. THE LIGHT OUTPUT WILL LIKELY AFFECT THE CALCULATIONS, RESULTING IN A HIGHER OUTPUT IN THE AREA SURROUNDING THE FIXTURE.

<p>SCALE: HORIZ. 1" = 10'-0" VERT. 1" = 1'-0" DATUM: MEAN SEA LEVEL GRAPHIC SCALE</p>	<p>DESIGNER: [] CHECKER: [] DATE: []</p>
<p>FUSS & O'NEILL 1155 BEACON STREET SUITE 202 QUINCY, MA 01971 www.fussandoneill.com</p>	
UNION TWIST, INC. SITE LIGHTING PLAN 1155 BEACON STREET NEWTON, MASSACHUSETTS	PROJ. No.: 20180241-A30 DATE: 04/16/2024 SL-101

GARDCO by ignarity Site & Area Gullwing LED

Model: G13

Notes: See the Gullwing G13 LED area luminaire cut sheet for technical specification and advanced Section LED Thermal Management technology with the distinct Gullwing style to provide uniform lighting that is both energy efficient and aesthetically pleasing.

Ordering guide: Example: G13-24-VOL-4-000-000-100-000-000

Model	Color	Beam Spread	Mounting	Finish	Notes
G13-24	White	4°	ROSLA-SS	NV	24" x 4" x 4"
G13-24	White	4°	ROSLA-SS	ENVI	24" x 4" x 4"
G13-24	White	4°	ROSLA-SS	IS	24" x 4" x 4"

1. Includes LED PCB. 2. Includes LED PCB with thermal management. 3. Includes LED PCB with thermal management and advanced Section LED Thermal Management technology. 4. Includes LED PCB with thermal management and advanced Section LED Thermal Management technology with the distinct Gullwing style. 5. Includes LED PCB with thermal management and advanced Section LED Thermal Management technology with the distinct Gullwing style and advanced Section LED Thermal Management technology.

GARDCO by ignarity Site & Area Gullwing LED

Model: G13

Notes: See the Gullwing G13 LED area luminaire cut sheet for technical specification and advanced Section LED Thermal Management technology with the distinct Gullwing style to provide uniform lighting that is both energy efficient and aesthetically pleasing.

Ordering guide: Example: G13-24-VOL-4-000-000-100-000-000

Model	Color	Beam Spread	Mounting	Finish	Notes
G13-24	White	4°	ROSLA-SS	NV	24" x 4" x 4"
G13-24	White	4°	ROSLA-SS	ENVI	24" x 4" x 4"
G13-24	White	4°	ROSLA-SS	IS	24" x 4" x 4"

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GARDCO by ignarity Wall Mount PureForm

Model: PWS

Notes: See the PureForm PWS wall sconce cut sheet for technical specification and advanced Section LED Thermal Management technology with the distinct PureForm style to provide uniform lighting that is both energy efficient and aesthetically pleasing.

Ordering guide: Example: PWS-24-VOL-4-000-000-100-000-000

Model	Color	Beam Spread	Mounting	Finish	Notes
PWS-24	White	4°	ROSLA-SS	NV	24" x 4" x 4"
PWS-24	White	4°	ROSLA-SS	ENVI	24" x 4" x 4"
PWS-24	White	4°	ROSLA-SS	IS	24" x 4" x 4"

1. Includes LED PCB. 2. Includes LED PCB with thermal management. 3. Includes LED PCB with thermal management and advanced Section LED Thermal Management technology. 4. Includes LED PCB with thermal management and advanced Section LED Thermal Management technology with the distinct PureForm style. 5. Includes LED PCB with thermal management and advanced Section LED Thermal Management technology with the distinct PureForm style and advanced Section LED Thermal Management technology.

GARDCO by ignarity Pole/Bracket

Model: POLES

Notes: See the Pole/Bracket POLES cut sheet for technical specification and advanced Section LED Thermal Management technology with the distinct Pole/Bracket style to provide uniform lighting that is both energy efficient and aesthetically pleasing.

Ordering guide: Example: POLES-24-VOL-4-000-000-100-000-000

Model	Color	Beam Spread	Mounting	Finish	Notes
POLES-24	White	4°	ROSLA-SS	NV	24" x 4" x 4"
POLES-24	White	4°	ROSLA-SS	ENVI	24" x 4" x 4"
POLES-24	White	4°	ROSLA-SS	IS	24" x 4" x 4"

1. Includes LED PCB. 2. Includes LED PCB with thermal management. 3. Includes LED PCB with thermal management and advanced Section LED Thermal Management technology. 4. Includes LED PCB with thermal management and advanced Section LED Thermal Management technology with the distinct Pole/Bracket style. 5. Includes LED PCB with thermal management and advanced Section LED Thermal Management technology with the distinct Pole/Bracket style and advanced Section LED Thermal Management technology.

Gullwing G13 LED area luminaire, small

Dimensions and EDP

Technical Data

Model	Color	Beam Spread	Mounting	Finish	Notes
G13-24	White	4°	ROSLA-SS	NV	24" x 4" x 4"
G13-24	White	4°	ROSLA-SS	ENVI	24" x 4" x 4"
G13-24	White	4°	ROSLA-SS	IS	24" x 4" x 4"

1. Includes LED PCB. 2. Includes LED PCB with thermal management. 3. Includes LED PCB with thermal management and advanced Section LED Thermal Management technology. 4. Includes LED PCB with thermal management and advanced Section LED Thermal Management technology with the distinct Gullwing style. 5. Includes LED PCB with thermal management and advanced Section LED Thermal Management technology with the distinct Gullwing style and advanced Section LED Thermal Management technology.

Gullwing G13 LED area luminaire, small

Dimensions and EDP

Technical Data

Model	Color	Beam Spread	Mounting	Finish	Notes
G13-24	White	4°	ROSLA-SS	NV	24" x 4" x 4"
G13-24	White	4°	ROSLA-SS	ENVI	24" x 4" x 4"
G13-24	White	4°	ROSLA-SS	IS	24" x 4" x 4"

1. Includes LED PCB. 2. Includes LED PCB with thermal management. 3. Includes LED PCB with thermal management and advanced Section LED Thermal Management technology. 4. Includes LED PCB with thermal management and advanced Section LED Thermal Management technology with the distinct Gullwing style. 5. Includes LED PCB with thermal management and advanced Section LED Thermal Management technology with the distinct Gullwing style and advanced Section LED Thermal Management technology.

PWS PureForm LED wall sconce wall mount - with OursFor Optics

LED Wattage and Lumens Values - 3000K

Model	Color	Beam Spread	Mounting	Finish	Notes
PWS-24	White	4°	ROSLA-SS	NV	24" x 4" x 4"
PWS-24	White	4°	ROSLA-SS	ENVI	24" x 4" x 4"
PWS-24	White	4°	ROSLA-SS	IS	24" x 4" x 4"

LED Wattage and Lumens Values - 4000K

Model	Color	Beam Spread	Mounting	Finish	Notes
PWS-24	White	4°	ROSLA-SS	NV	24" x 4" x 4"
PWS-24	White	4°	ROSLA-SS	ENVI	24" x 4" x 4"
PWS-24	White	4°	ROSLA-SS	IS	24" x 4" x 4"

LED Wattage and Lumens Values - 5000K

Model	Color	Beam Spread	Mounting	Finish	Notes
PWS-24	White	4°	ROSLA-SS	NV	24" x 4" x 4"
PWS-24	White	4°	ROSLA-SS	ENVI	24" x 4" x 4"
PWS-24	White	4°	ROSLA-SS	IS	24" x 4" x 4"

1. Includes LED PCB. 2. Includes LED PCB with thermal management. 3. Includes LED PCB with thermal management and advanced Section LED Thermal Management technology. 4. Includes LED PCB with thermal management and advanced Section LED Thermal Management technology with the distinct PureForm style. 5. Includes LED PCB with thermal management and advanced Section LED Thermal Management technology with the distinct PureForm style and advanced Section LED Thermal Management technology.

Poles Tapered Square Steel

Area Data

Model	Color	Beam Spread	Mounting	Finish	Notes
POLES-24	White	4°	ROSLA-SS	NV	24" x 4" x 4"
POLES-24	White	4°	ROSLA-SS	ENVI	24" x 4" x 4"
POLES-24	White	4°	ROSLA-SS	IS	24" x 4" x 4"

1. Includes LED PCB. 2. Includes LED PCB with thermal management. 3. Includes LED PCB with thermal management and advanced Section LED Thermal Management technology. 4. Includes LED PCB with thermal management and advanced Section LED Thermal Management technology with the distinct Pole/Bracket style. 5. Includes LED PCB with thermal management and advanced Section LED Thermal Management technology with the distinct Pole/Bracket style and advanced Section LED Thermal Management technology.

1 LIGHTING FIXTURE CUT SHEET - TYPE A NOT TO SCALE

2 LIGHTING FIXTURE CUT SHEET - TYPE B NOT TO SCALE

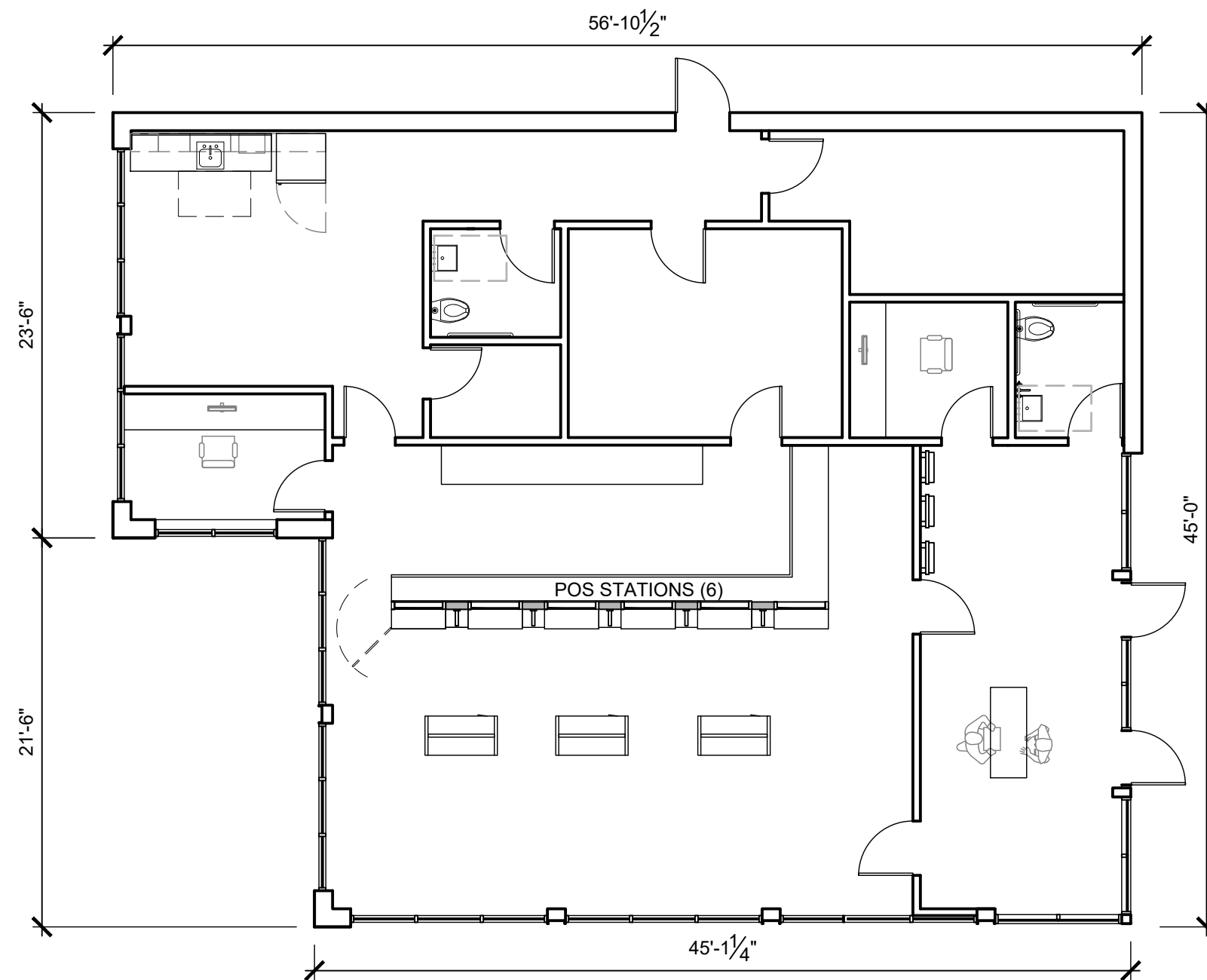
3 LIGHTING FIXTURE CUT SHEET - TYPE C NOT TO SCALE

4 POLE CUT SHEET - 20'-0" NOT TO SCALE

UNION TWIST, INC. LIGHTING FIXTURE CUT SHEETS 1158 BEACON STREET NEWTON MASSACHUSETTS

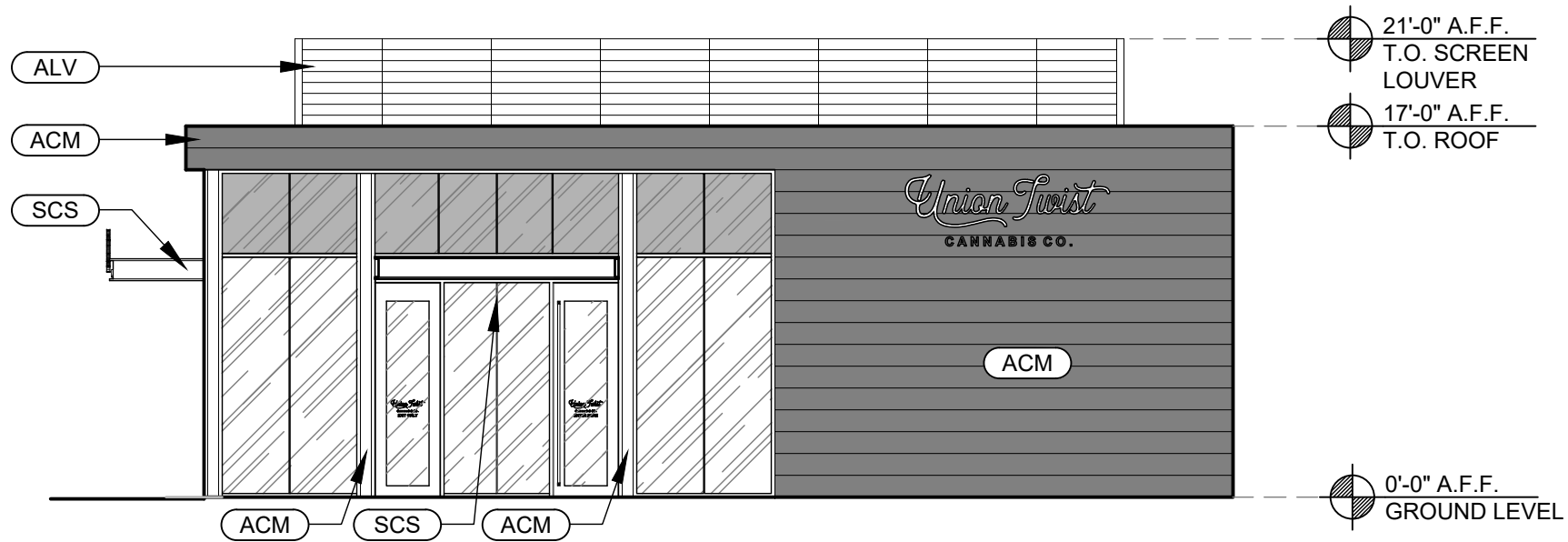
PROJ. No.: 20190241.A30 DATE: 04/16/2021

SCALE: 1"=1'-0" GRAPHIC SCALE



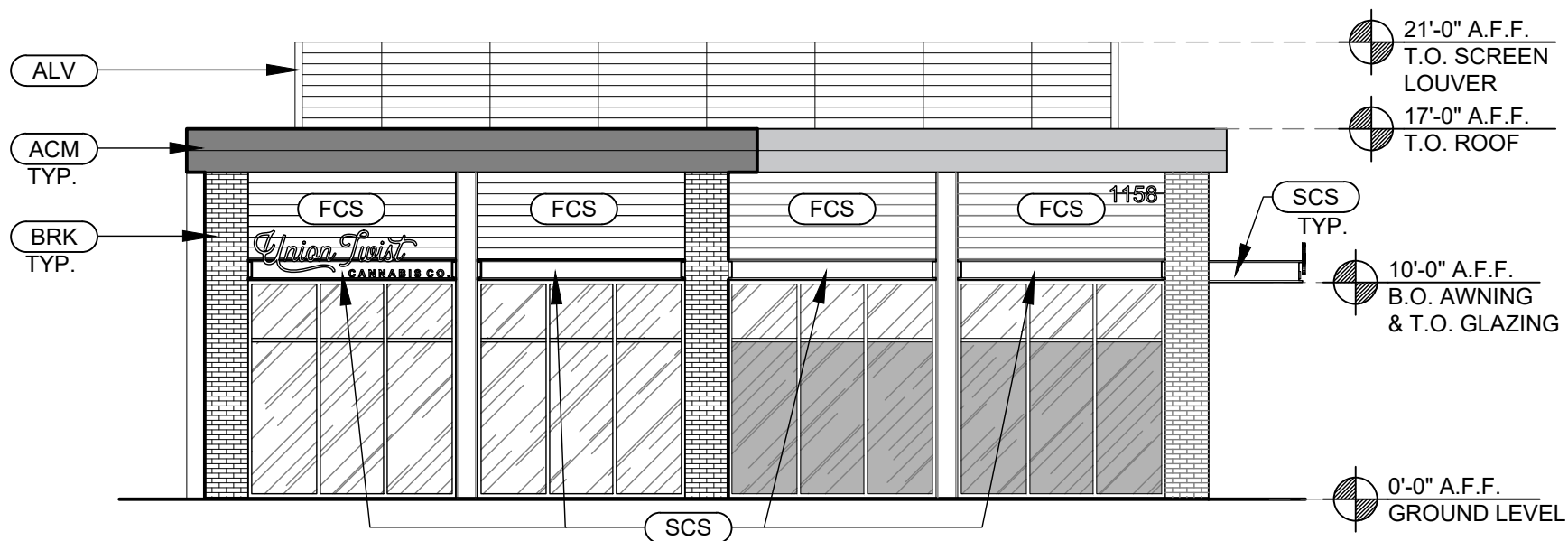
FIRST FLOOR PLAN





EXTERIOR ELEVATION
BACK / ENTRANCE VIEW

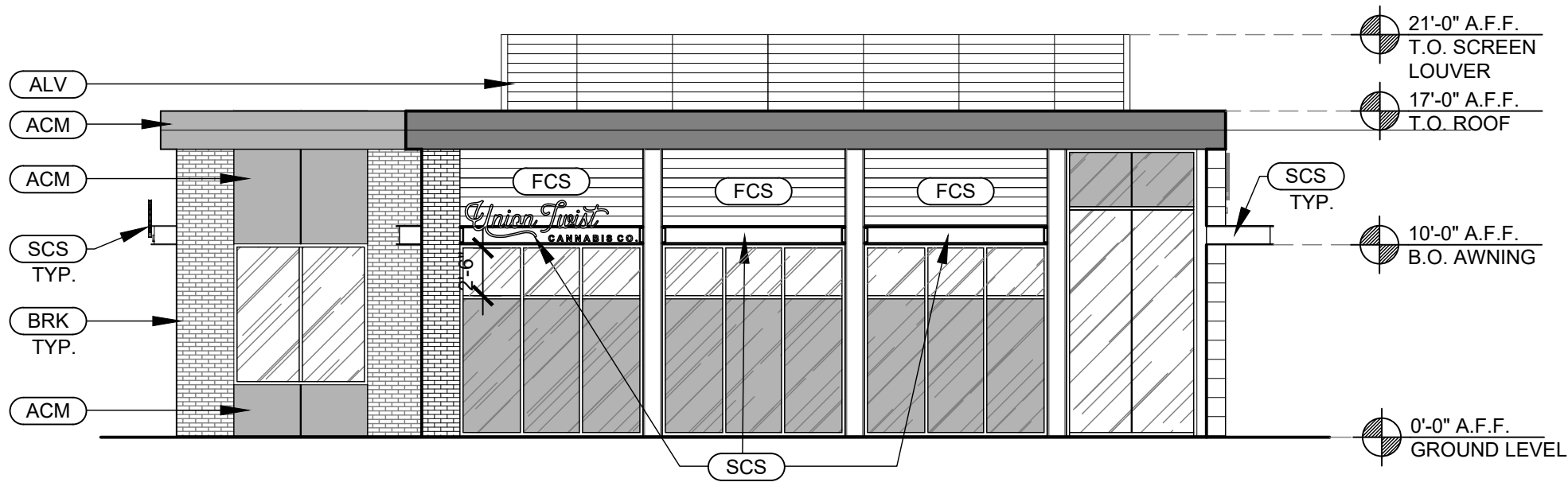
FINISH SPECIFICATIONS		
TAG		MATERIAL
ACM		ALUMINUM COMPOSITE MATERIAL
BRK		BRICK
FCS		FIBER CEMENT SIDING
SCS		STEEL CANOPY SYSTEM
GS-F		TRANSLUSCENT GLASS STOREFRONT
GS-T		TRANSPARENT GLASS STOREFRONT
ALV		ARCHITECTURAL LOUVER SCREEN



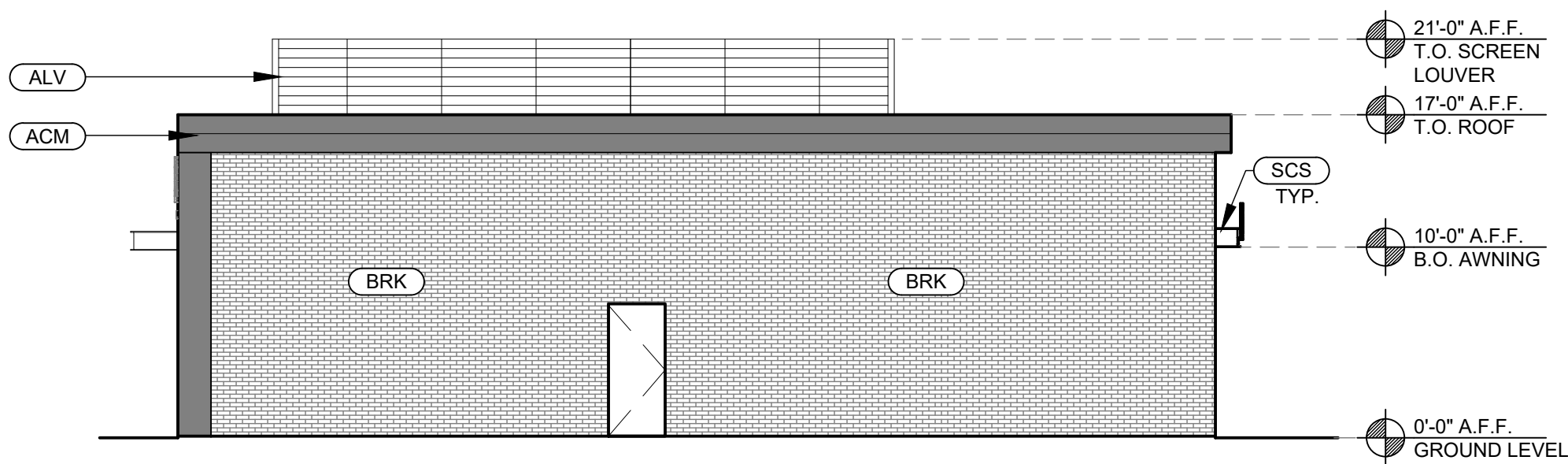
EXTERIOR ELEVATION
FRONT / STREET VIEW

GLAZING CALCULATION	
*CALCULATION SHOWN FOR FRONT, STREET FACING FACADE ONLY	
ELEVATION S.F. =	795 S.F.
TRANSPARENT =	215 S.F.
27% TRANSPARENT GLAZING	





EXTERIOR ELEVATION
SIDE / DRIVEWAY VIEW



EXTERIOR ELEVATION
SIDE VIEW

FINISH SPECIFICATIONS

TAG		MATERIAL
ACM		ALUMINUM COMPOSITE MATERIAL
BRK		BRICK
FCS		FIBER CEMENT SIDING
SCS		STEAL CANOPY SYSTEM
GS-F		TRANSLUSCENT GLASS STOREFRONT
GS-T		TRANSPARENT GLASS STOREFRONT
ALV		ARCHITECTURAL LOUVER SCREEN

GLAZING CALCULATION

*CALCULATION SHOWN FOR FRONT, STREET FACING FACADE ONLY

ELEVATION S.F. = 795 S.F.
TRANSPARENT = 215 S.F.

27% TRANSPARENT GLAZING

