

131 RUMFORD CANNABIS DISPENSARY

131 RUMFORD AVENUE, NEWTON, MA

PERMITTING PLANS

JULY 2, 2021

PREPARED FOR
PHARMACANN

1140 LAKE STREET SUITE 304
OAK PARK, ILLINOIS



PREPARED BY

FUSS & O'NEILL

108 MYRTLE STREET, SUITE 502
QUINCY, MA 02171
617.282.4675
www.fando.com

PROJECT TEAM

ARCHITECT
INTERFORM
19 SOUTH LASALLE STREET SUITE 300
CHICAGO, ILLINOIS

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

SHEET INDEX

<u>SHEET No.</u>	<u>SHEET TITLE</u>
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
CE-101	EROSION AND SEDIMENT CONTROL PLAN
CS-101	SITE LAYOUT PLAN
CG-101	GRADING PLAN AND DRAINAGE PLAN
CU-101	UTILITY PLAN
LP-101	LANDSCAPE PLAN
CD-501	EROSION AND SEDIMENT CONTROL DETAILS
CD-502-507	DETAILS



LOCATION MAP

SCALE: 1" = 200'



NOT FOR CONSTRUCTION

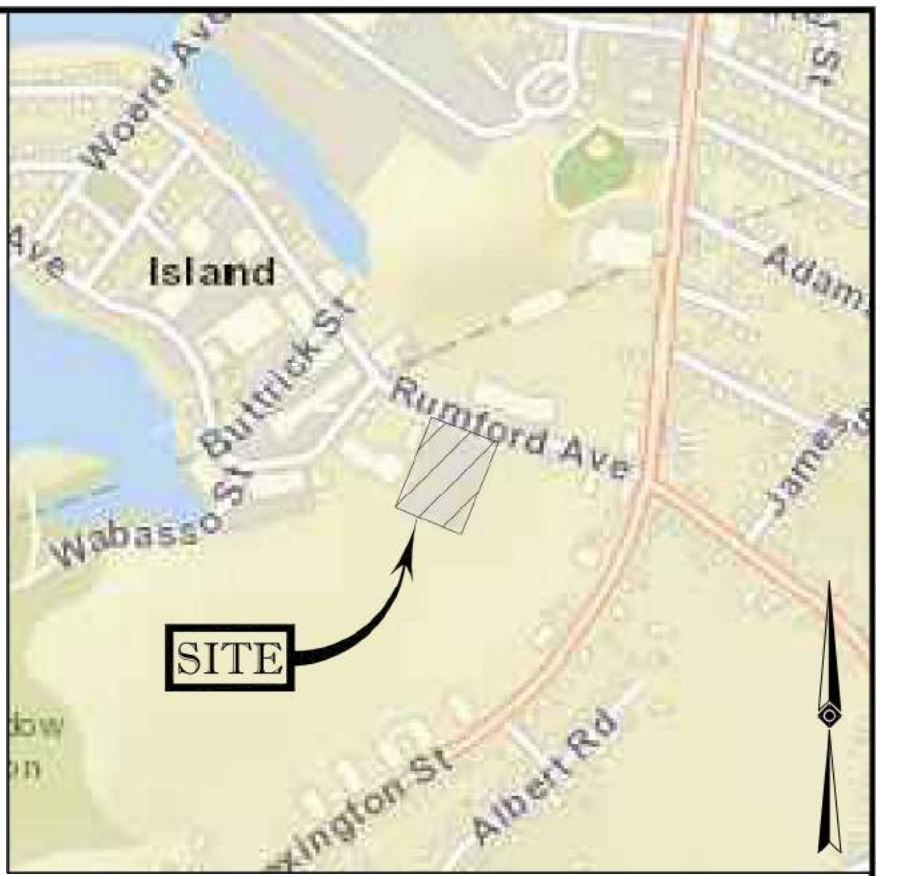
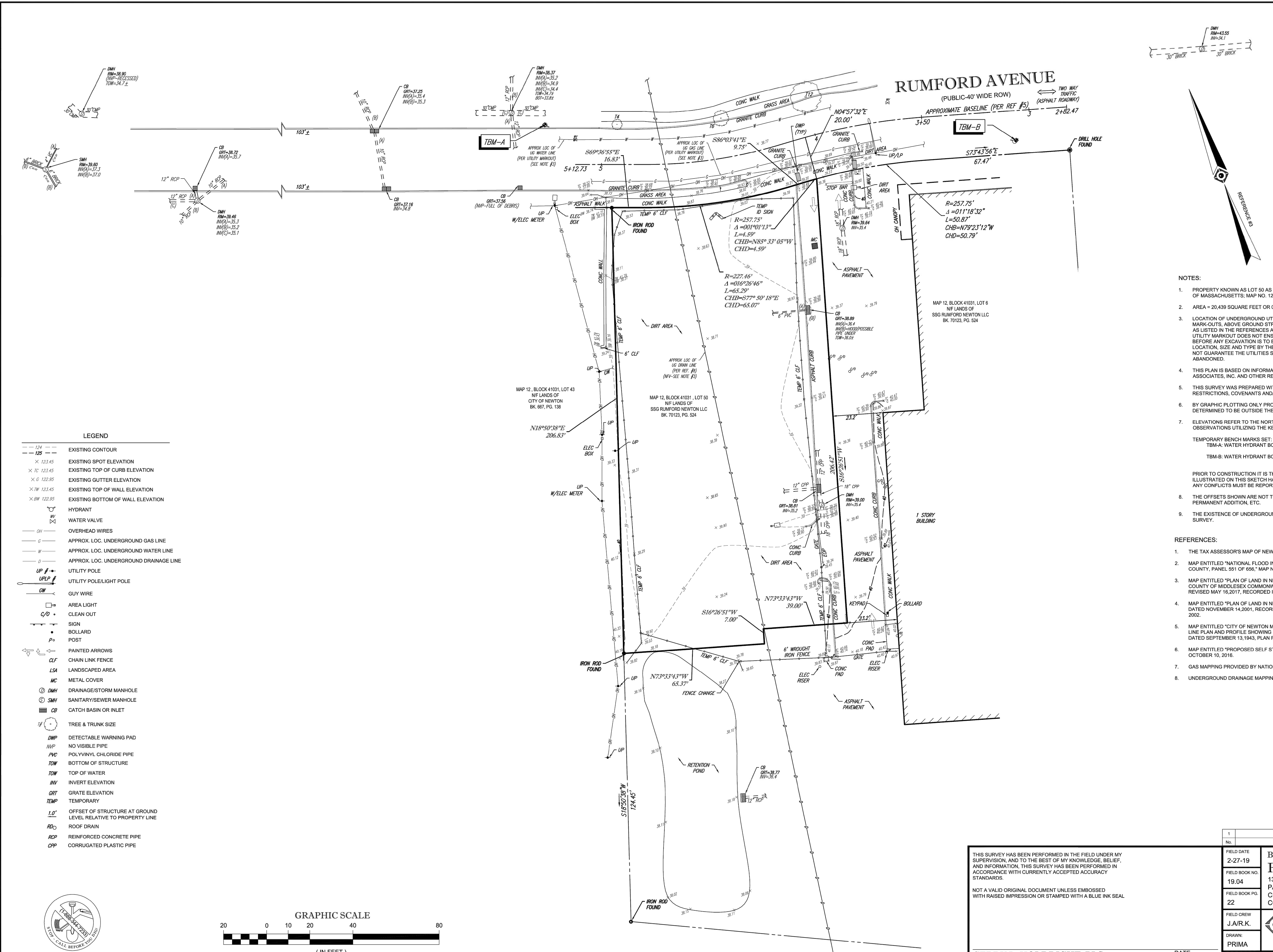
PROJ. No.: 20190241.A12
DATE: 07/02/2021

GI-001

File Path: J:\DWG\20190241A12\CivilTraffic\Figures\20190241A12_RAD01.dwg Layout: 131 RUMFORD Plotted: Wed, June 30, 2021 - 5:02 PM User: jvaldez
MS VIEW: PLOTTER: AUTOCAD PDF (GENERAL DOCUMENTATION) PC3 CTB File: FO.STB



PHARMACANN, INC		NEWTON	
CONTEXT MAP		MASSACHUSETTS	
131 RUMFORD AVENUE		DESIGNER/REVIEWER	
PROJECT No.: 20190241.A12		DATE: 07/02/2021	
GI-100		No. 1. DATE	
PROJ. No.: 20190241.A12		DESCRIPTION	
DATE: 07/02/2021		DESIGNER/REVIEWER	
SCALE: HORZ.: 1"= 150'		DESIGNER/REVIEWER	
VERT.: 1"= 150'		DESIGNER/REVIEWER	
DATUM: NAD83		DESIGNER/REVIEWER	
HORZ.: NAVD83		DESIGNER/REVIEWER	
VERT.: NAVD83		DESIGNER/REVIEWER	
GRAPHIC SCALE		DESIGNER/REVIEWER	
150 75 0 150		DESIGNER/REVIEWER	
www.fussandoneill.com		DESIGNER/REVIEWER	
108 MYRTLE STREET, SUITE 502		DESIGNER/REVIEWER	
NEWTON, MA 02459		DESIGNER/REVIEWER	
TEL: 617.552.4675		DESIGNER/REVIEWER	
FUSS & O'NEILL		DESIGNER/REVIEWER	
COMMONWEALTH OF MASSACHUSETTS		DESIGNER/REVIEWER	
REGISTERED PROFESSIONAL ENGINEER		DESIGNER/REVIEWER	
7/1/2021		DESIGNER/REVIEWER	



LOCUS MAP
© 2013 ESRI WORLD STREET MAPS
NOT TO SCALE

NOTES:

- PROPERTY KNOWN AS LOT 50 AS SHOWN ON THE CITY OF NEWTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 12.
- AREA = 20,439 SQUARE FEET OR 0.469 ACRES.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).

TEMPORARY BENCH MARK SET:
TBM-A: WATER HYDRANT BOLT. ELEVATION=40.92.
TBM-B: WATER HYDRANT BOLT. ELEVATION=42.19.

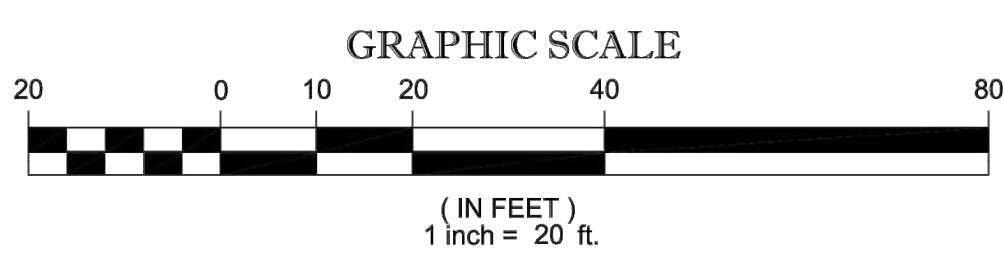
PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

REFERENCES:

- THE TAX ASSESSOR'S MAP OF NEWTON, MIDDLESEX COUNTY, SHEET #12.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, PANEL 551 OF 656," MAP NUMBER 25017C0551E, EFFECTIVE DATE: JULY 4, 2010.
- MAP ENTITLED "PLAN OF LAND IN NEWTON, MASSACHUSETTS 211 LEXINGTON STREET, CITY OF NEWTON, COUNTY OF MIDDLESEX COMMONWEALTH OF MASSACHUSETTS," PREPARED BY BL COMPANIES, LAST REVISED MAY 16, 2017, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 693 OF 2017.
- MAP ENTITLED "PLAN OF LAND IN NEWTON, MASS," PREPARED BY MACARTHY & SULLIVAN ENGINEERING, INC. DATED NOVEMBER 14, 2001, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 206 OF 2002.
- MAP ENTITLED "CITY OF NEWTON MASSACHUSETTS RUMFORD AVENUE LEXINGTON STREET TO WALTHAM LINE PLAN AND PROFILE SHOWING LAYING OUT AND GRADE," PREPARED BY CITY OF NEWTON ENGINEER, DATED SEPTEMBER 13, 1943, PLAN RECORDED AS LAYOUT NO. 28802
- MAP ENTITLED "PROPOSED SELF STORAGE FACILITY SITE PLAN," PREPARED BY BL COMPANIES, DATED OCTOBER 10, 2016.
- GAS MAPPING PROVIDED BY NATIONAL GRID.
- UNDERGROUND DRAINAGE MAPPING PROVIDED BY CITY OF NEWTON.

LEGEND

- 124 --- EXISTING CONTOUR
- 125 --- EXISTING CONTOUR
- X 123.45 EXISTING SPOT ELEVATION
- X TC 123.45 EXISTING TOP OF CURB ELEVATION
- X G 122.95 EXISTING GUTTER ELEVATION
- X TW 123.45 EXISTING TOP OF WALL ELEVATION
- X BW 122.95 EXISTING BOTTOM OF WALL ELEVATION
- HYDRANT
- WV WATER VALVE
- OH OVERHEAD WIRES
- G APPROX. LOC. UNDERGROUND GAS LINE
- W APPROX. LOC. UNDERGROUND WATER LINE
- D APPROX. LOC. UNDERGROUND DRAINAGE LINE
- UP UTILITY POLE
- UPLP UTILITY POLE/LIGHT POLE
- GW GUY WIRE
- AREA LIGHT
- C/O CLEAN OUT
- SIGN
- BOLLARD
- POST
- PAINTED ARROWS
- CHAIN LINK FENCE
- LSA LANDSCAPED AREA
- MC METAL COVER
- DMH DRAINAGE/STORM MANHOLE
- SMH SANITARY/SEWER MANHOLE
- CB CATCH BASIN OR INLET
- TREE & TRUNK SIZE
- DWP DETECTABLE WARNING PAD
- NVP NO VISIBLE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- TOW BOTTOM OF STRUCTURE
- TOW TOP OF WATER
- INV INVERT ELEVATION
- GRT GRATE ELEVATION
- TEMP TEMPORARY
- 1.0' OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- RD ROOF DRAIN
- RCP REINFORCED CONCRETE PIPE
- CPP CORRUGATED PLASTIC PIPE



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

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

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

No.	UPDATED UTILITIES	R./J.K.	ELOC	G.L.H.	11-21-19
1	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	2-27-19				
FIELD BOOK NO.	19:04				
FIELD BOOK PG.	22				
FIELD CREW	J.A.R.K.				
DRAWN	PRIMA				
APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.	
J.R.Z.	02-28-19	1"=20'	03-190039	1 OF 1	

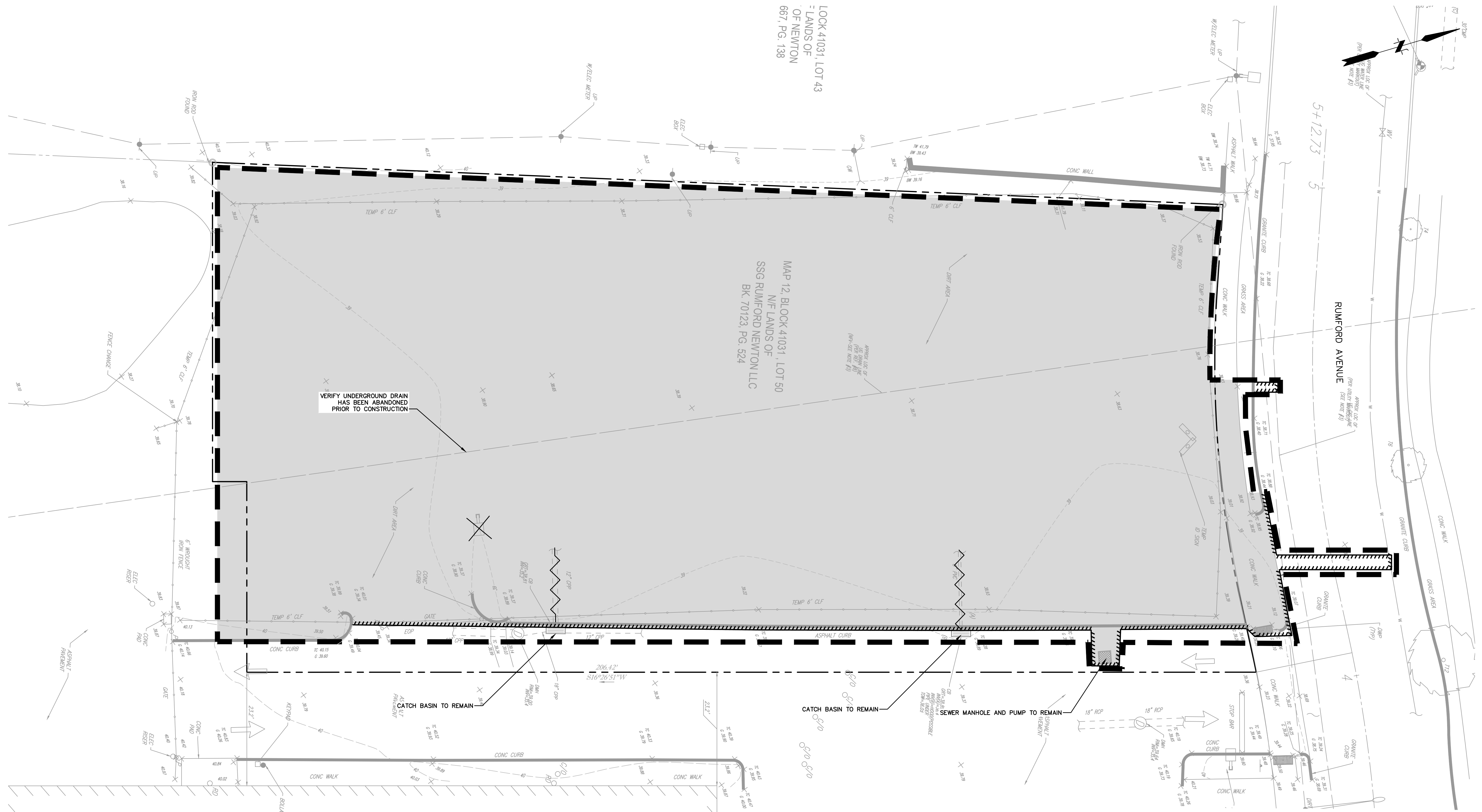
BOUNDARY & TOPOGRAPHIC SURVEY
FUSS & O'NEILL, INC.
131 RUMFORD AVENUE
PARCEL ID: 41031-50
CITY OF NEWTON, MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
ALBANY, NY 5182175010
CHALFONT, PA 2157129800
MANHATTAN, NY 6467800411
SOUTHBOROUGH, MA 01772
WARREN, NJ 9086680999

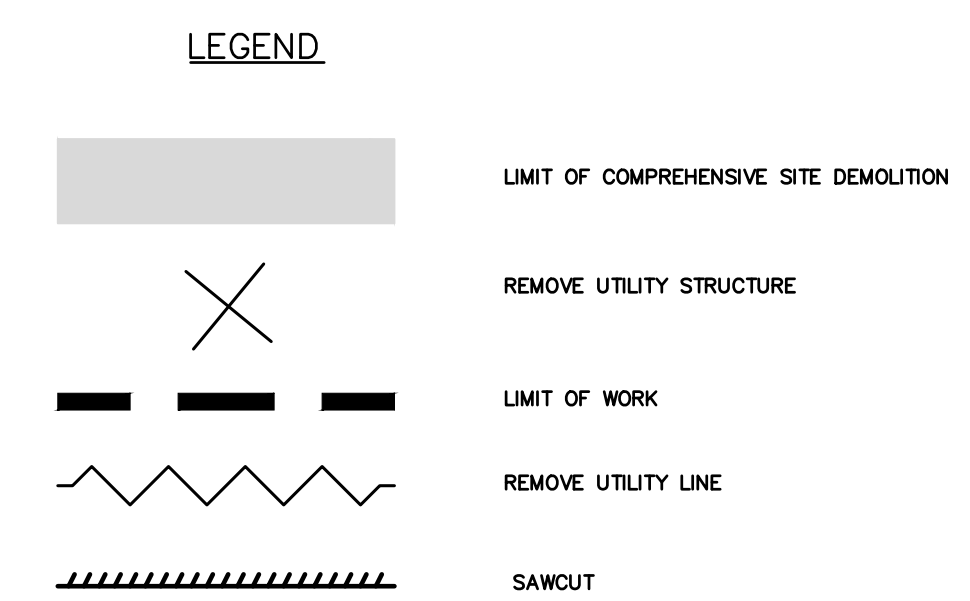
CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.



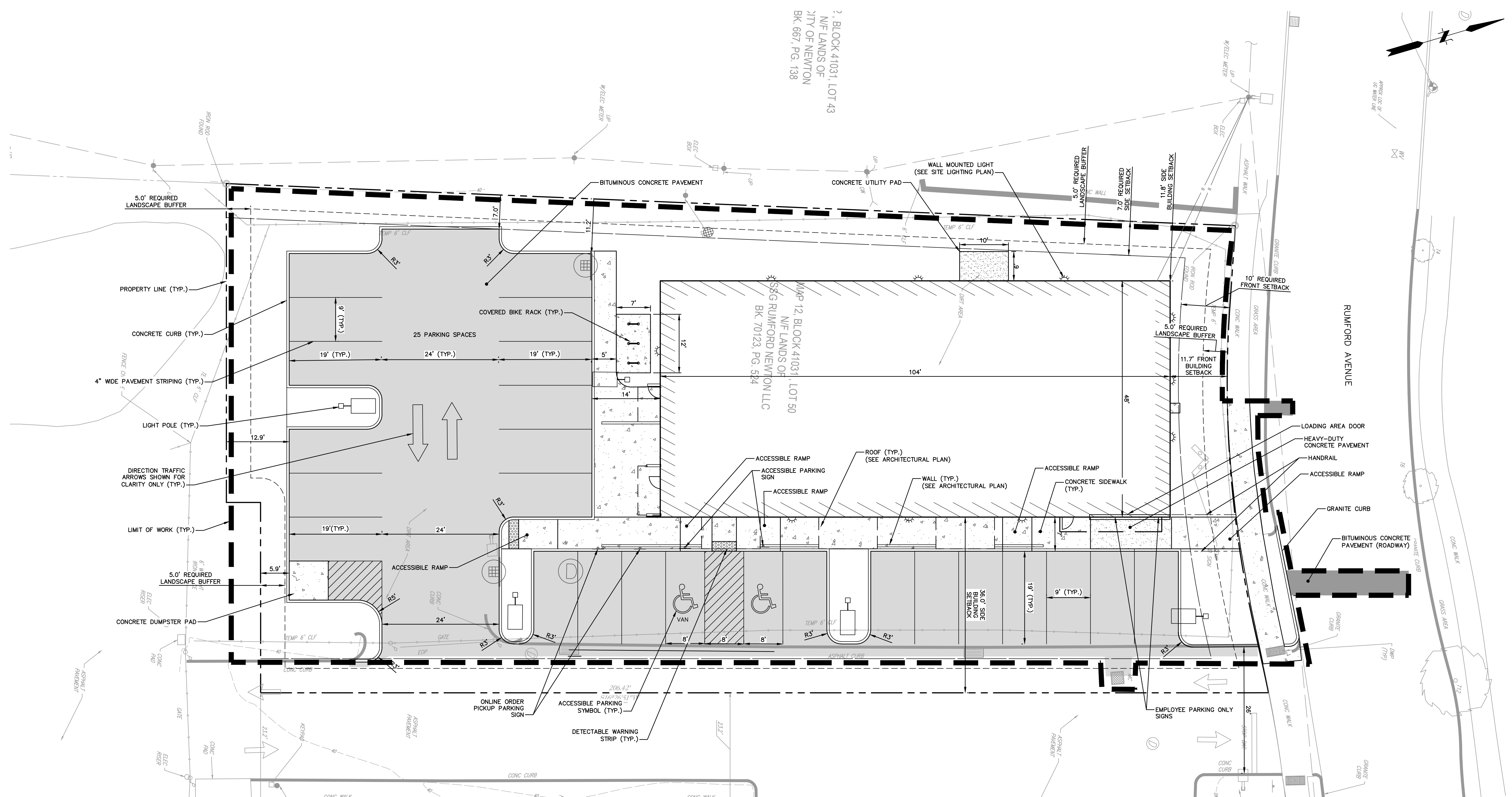
THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



- NOTES**
- PROTECT ITEMS INDICATED TO REMAIN DURING CONSTRUCTION.
 - WITHIN LIMITS OF COMPREHENSIVE SITE DEMOLITION. PERFORM EARTHWORK AS FOLLOW:
 - STRIP AND TEMPORARILY STOCKPILE TOPSOIL FORE RE-USE, PROVIDED IT CONFORMS TO THE SPECIFICATIONS.
 - REMOVE EXISTING HARDSCAPED SURFACES (E.G PAVED AREAS, SIDEWALKS, CONCRETE PADS, PAVERS, ETC.)
 - EXISTING PAVEMENT BASE MATERIAL MAY BE RE-USED, PROVIDED IT CONFORMS TO THE SPECIFICATIONS.
 - UNLESS OTHERWISE NOTED, EXISTING SITE FEATURES AND LANDSCAPING (E.G LIGHT POLES, FENCES, BOLLARDS, PLANTINGS, 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.
 - UNLESS OTHERWISE NOTED, EXISTING UTILITY STRUCTURES PIPING, CONDUITS, AND OTHER APPURTENANCES WITHIN LIMIT OF COMPREHENSIVE SITE DEMOLITION ARE TO REMAIN.
 - PRIOR TO CONSTRUCTION, VERIFY EXISTING UTILITY ROUTING, EXISTING UTILITIES THAT SERVICE OTHER DEVELOPMENTS ARE TO REMAIN.
 - REMOVE UTILITY SERVICE LINES TO EXISTING BUILDING. COORDINATE WITH LOCAL UTILITY COMPANIES PRIOR TO CONSTRUCTION.
 - COORDINATE WITH OWNER FOR ITEMS TO BE SALVAGED.



<p>PHARMACANN, INC SITE PREPARATION PLAN 131 RUMFORD AVENUE MASSACHUSETTS NEWTON</p>		<p>DESIGNER REVIEWER</p>
<p>PROJ. No.: 20190241.A12 DATE: 07/02/2021</p>		<p>1. DATE</p>
<p>CP-101</p>		<p>DESCRIPTION</p>
<p>SCALE: HORZ.: 1" = 10' VERT.: 1" = 10' DATUM: HORZ.: NAVD88 VERT.: NAVD88</p>		<p>GRAPHIC SCALE</p>
<p>FUSS & O'NEILL 108 MYRTLE STREET, SUITE 502 NEWTON, MA 02459 617.552.4675 www.fussandoneill.com</p>		<p>COMMONWEALTH OF MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER 7/1/2021</p>



No.	DATE	DESCRIPTION	DESIGNER/REVIEWER



SCALE: HORIZ.: 1" = 10'
 VERT.: 1" = 10'
 DATUM: NAVD83
 HORIZ.: NAVD83
 VERT.: NAVD83

FUSS & O'NEILL
 108 MYRTLE STREET, SUITE 502
 NEWTON, MA 02459
 617.285.4625
 www.fussandoneill.com

PHARMACANN, INC
SITE LAYOUT PLAN
 131 RUMFORD AVENUE
 MASSACHUSETTS
 NEWTON

PROJ. No.: 20190241.A12
 DATE: 07/02/2021
CS-101

ZONING TABLE			
BU2 DISTRICT - 2 STORIES OR LESS			
DIMENSIONAL STANDARD	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	20,443 SF	20,443 SF
FRONT SETBACK	10 FT ¹	N/A	11.7 FT
SIDE SETBACK	7 FT ²	N/A	12 FT
REAR SETBACK	0 FT ³	N/A	83 FT
MAX. BUILDING HEIGHT	24 Ft	N/A	14 FT
FLOOR AREA RATIO (MAX)	1.00	N/A	0.25
INTERIOR LANDSCAPE AREA	350 SF (5%)	N/A	411 SF (5.9%)

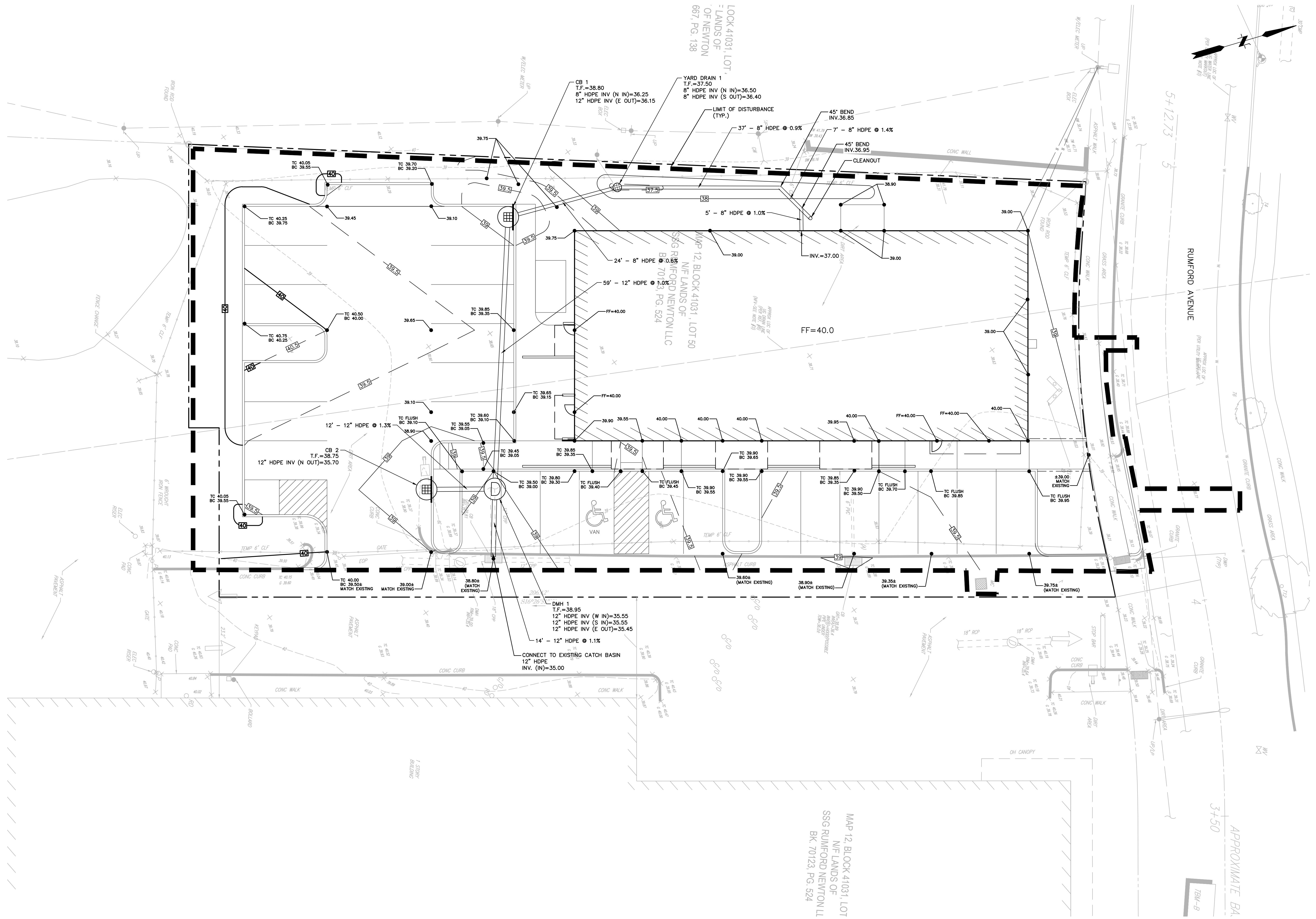
- PER SECTION 1.5.3(A) OF THE CITY OF NEWTON ZONING BYLAWS, NO BUILDING NEEDS TO BE SET BACK MORE THAN THE AVERAGE OF THE SETBACKS OF THE BUILDINGS ON THE NEAREST LOT ON EITHER SIDE. A VACANT LOT OR A LOT WHERE BUILDING IS SET BACK MORE THAN 10 FEET IS COUNTED AS THOUGH OCCUPIED BY A BUILDING SET BACK 10 FEET. ADJUTING PROPERTIES FRONT SETBACKS WERE ESTIMATED TO BE MORE THAN 10FT, THEREFORE A 10FT FRONT SETBACK IS REQUIRED.
- 1/2 OF BUILDING HEIGHT OR ABUTTING SIDE SETBACK. REQUIRED SIDE SETBACK IS 7.5 FT BASED ON 1/2 BUILDING HEIGHT (BUILDING HEIGHT 14 FT) (14/2 = 7 FT).
- 0 FT WHEN NOT ABUTTING A RESIDENTIAL OR PUBLIC USE DISTRICT. SITE IS ABUTTING A BUSINESS DISTRICT THEREFORE 0 FEET REAR SETBACK IS REQUIRED.

PARKING REQUIREMENTS				
USE	STANDARD	REQUIRED	EXISTING	PROPOSED
RETAIL STORE ¹	1 SPACE/300SF + 1 SPACE/3 EMPLOYEES ²	21	N/A	25

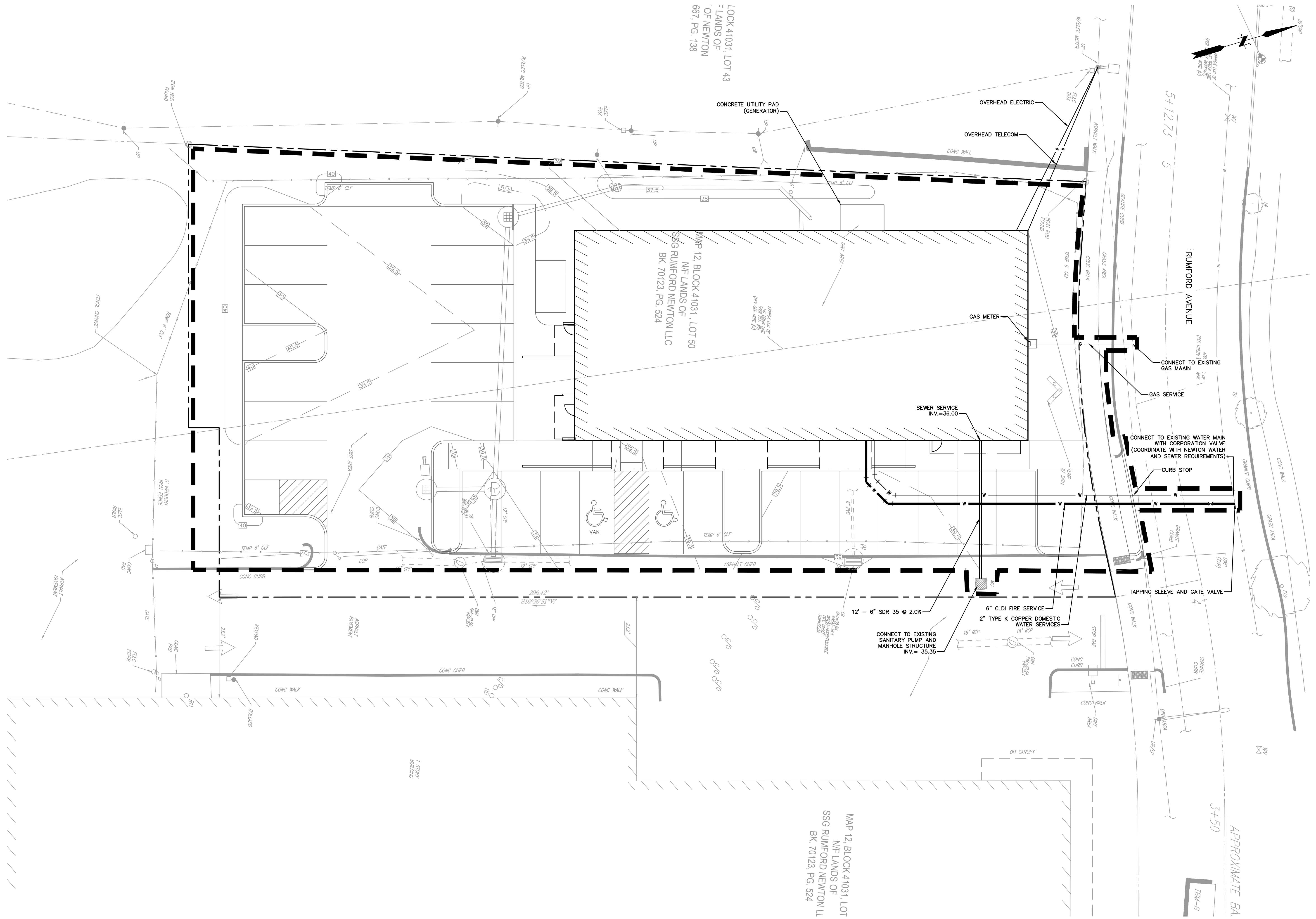
- 5,000 SF OF RETAIL SPACE.
- MAXIMUM OF 12 EMPLOYEES AT ANY GIVEN TIME.

LEGEND

- [Pattern] BITUMINOUS CONCRETE PAVEMENT (STANDARD DUTY)
- [Pattern] BITUMINOUS CONCRETE PAVEMENT (ROADWAY)
- [Pattern] CONCRETE SIDEWALK
- [Symbol] WALL MOUNTED LIGHT (SEE SITE LIGHTING PLAN)
- [Symbol] LIGHT POLE (SEE SITE LIGHTING PLAN)



	SCALE: HORIZ: 1" = 10' VERT: 1" = 4' DATUM: NAVD83 HORIZ: NAVD83 VERT: NAVD83 	<p>FUSS & O'NEILL 108 MYRTLE STREET, SUITE 502 QUINCY, MA 02271 617.285.4475 www.fandoo.com</p>	PHARMACANN, INC GRADING AND DRAINAGE PLAN 131 RUMFORD AVENUE NEWTON, MASSACHUSETTS	PROJECT No.: 20190241.A12 DATE: 07/02/2021	CG-101	1. DATE No. DESCRIPTION DESIGNER REVIEWER	



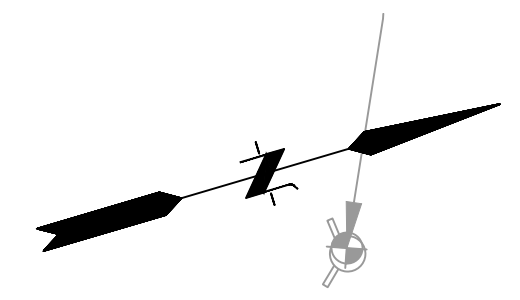
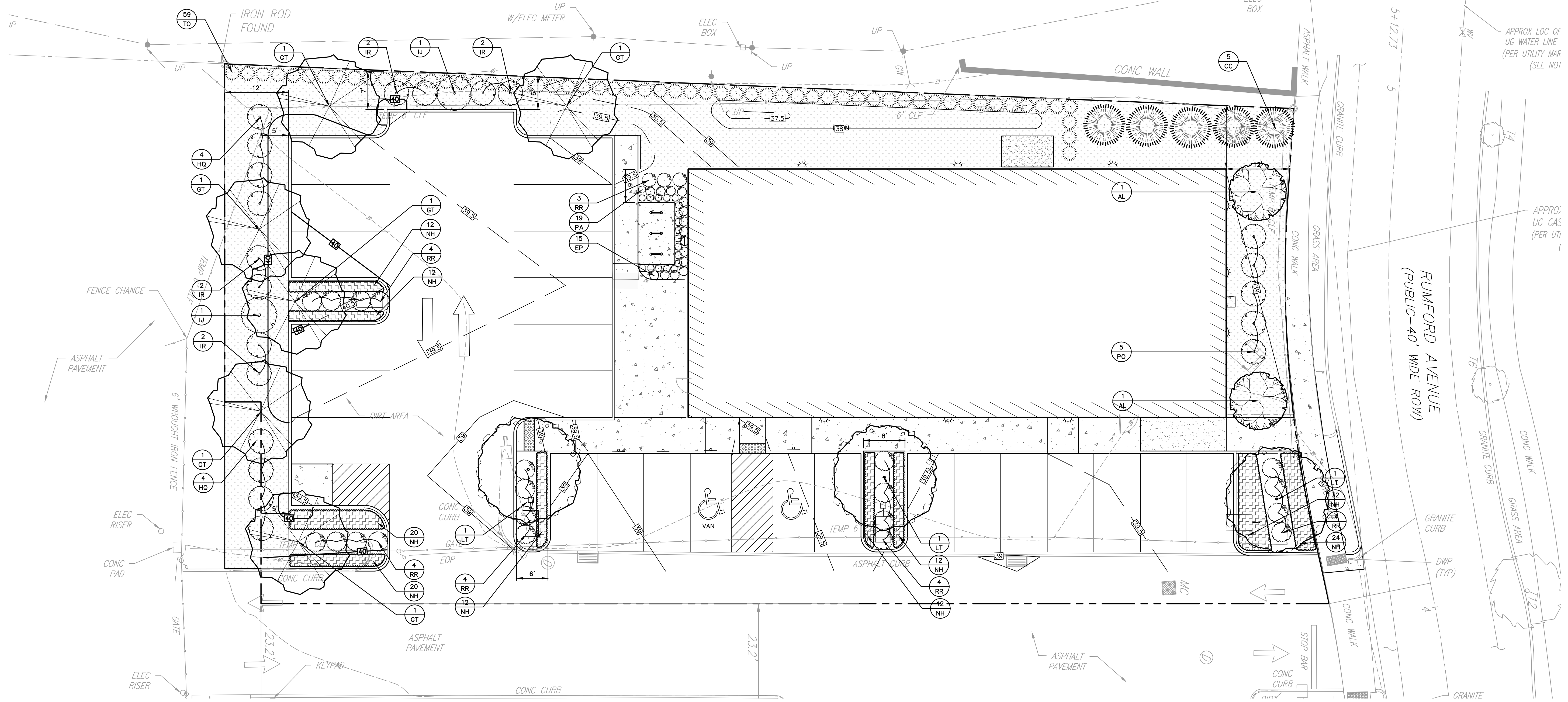
LOCK 41031, LOT 43
 OF LANDS OF
 NEWTON
 667, PG. 138

MAP 12, BLOCK 41031, LOT 50
 N/F LANDS OF
 SSG RUMFORD NEWTON LLC
 BK. 70123, PG. 524

MAP 12, BLOCK 41031, LOT
 N/F LANDS OF
 SSG RUMFORD NEWTON LL
 BK. 70123, PG. 524

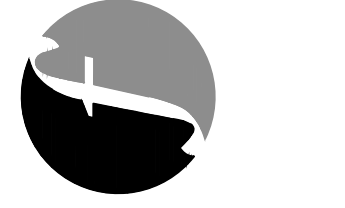
	No. 1. DATE	DESCRIPTION	DESIGNER REVIEWER				
SCALE: HORZ.: 1" = 10' VERT.: 1" = 10' DATUM: NAVD83 HORZ.: NAVD83 VERT.: NAVD83		GRAPHIC SCALE					
FUSS & O'NEILL 108 MYRTLE STREET, SUITE 502 CHARLESTON, MA 02111 (617) 285-4675 www.fandoh.com							
PHARMACANN, INC UTILITY PLAN 131 RUMFORD AVENUE MASSACHUSETTS NEWTON							
PROJ. No.: 20190241.A12 DATE: 07/02/2021							
CU-101							

MAP 12, BLOCK 41031, LOT 43
N/F LANDS OF
CITY OF NEWTON
BK. 667, PG. 138



SCALE: HORIZ.: 1" = 10'
VERT.: 1" = 10'
DATE: 07/02/2021
HORIZ.: NAVD88
VERT.: NAVD88
GRAPHIC SCALE

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

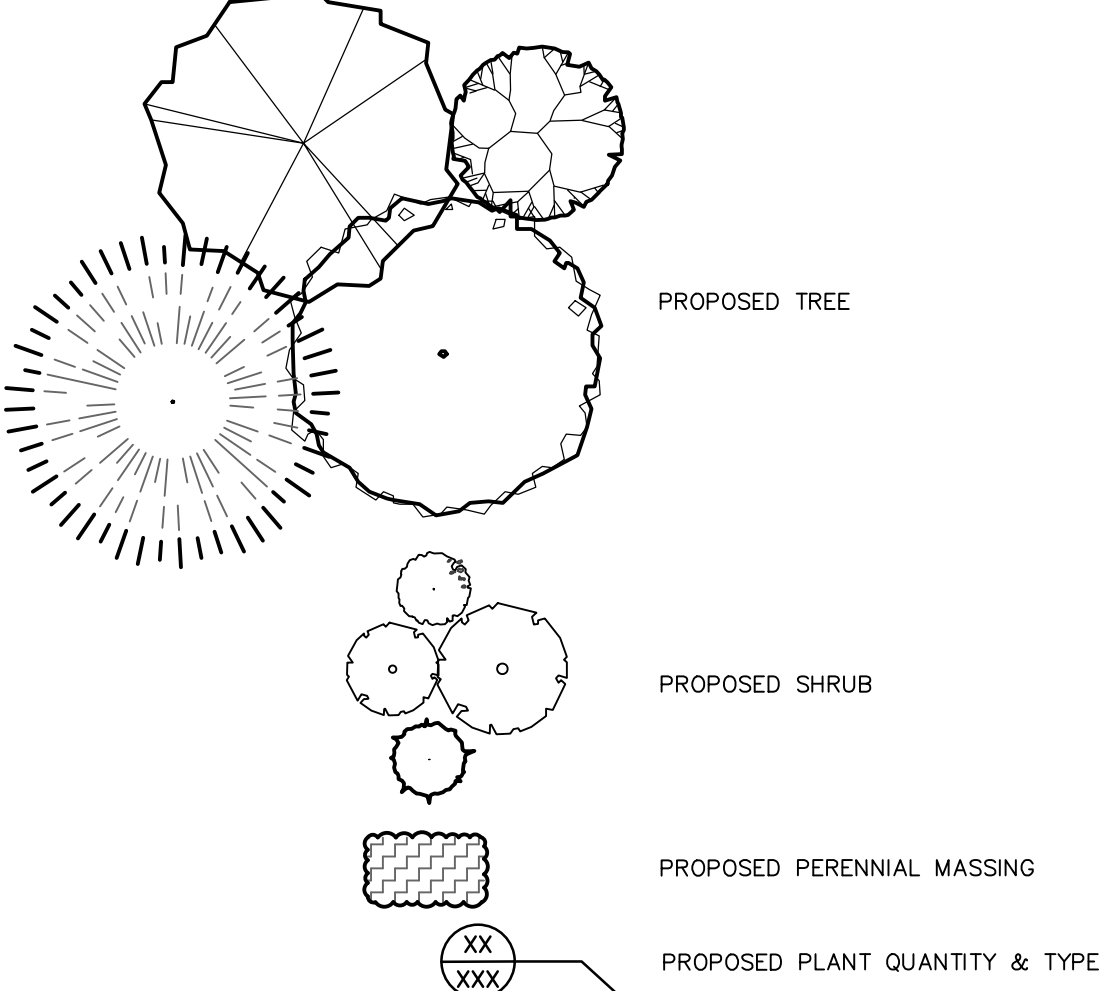


PHARMACANN, INC
LANDSCAPE PLAN
131 RUMFORD AVENUE
NEWTON
MASSACHUSETTS

PROJ. No.: 20190241.A12
DATE: 07/02/2021

LP-101

LEGEND

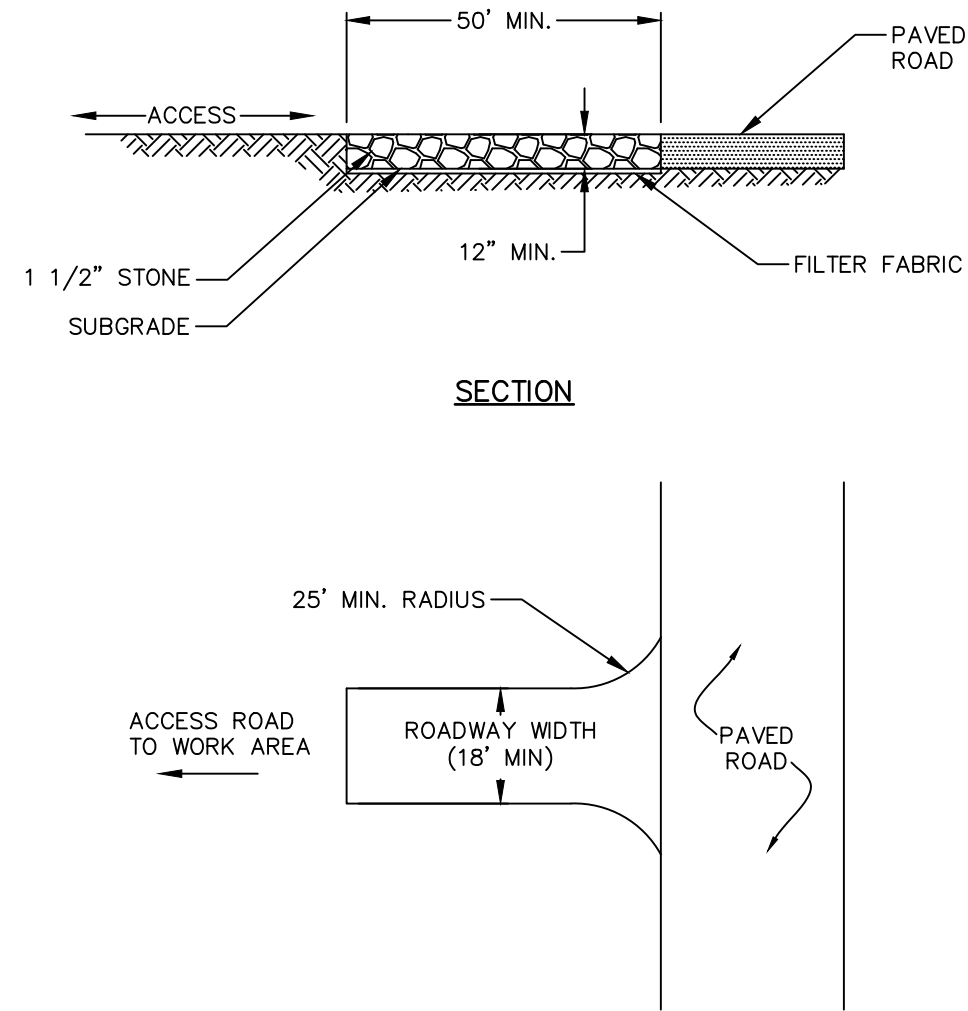


PLANTING NOTES:

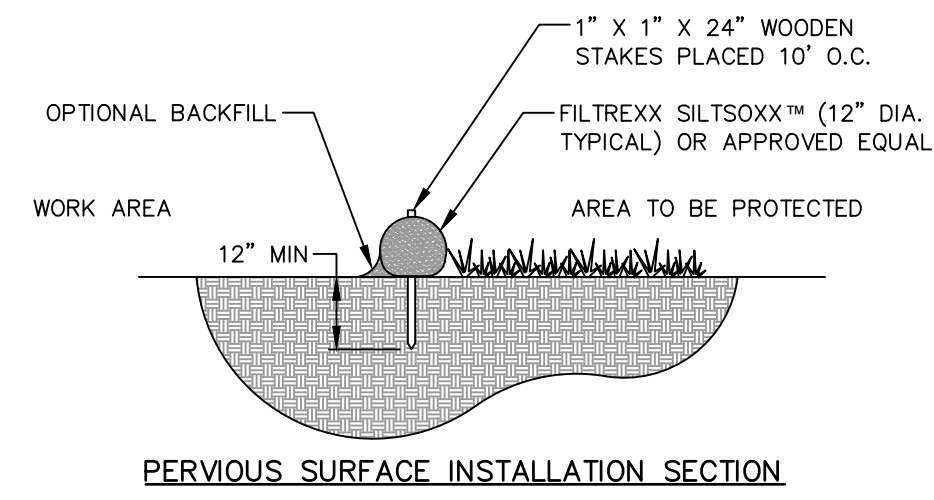
1. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO A.A.N. STANDARDS
2. SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
3. ALL PLANTS SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE LOCATED ON SITE FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY INSTALLATIONS WHICH WERE NOT APPROVED BY THE LANDSCAPE ARCHITECT AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE MOVED WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
4. PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
5. ALL SHRUB MASSINGS AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED BARK MULCH.
6. TREES SHALL NOT BE STAKED UNLESS OTHERWISE NOTED.
7. BE RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGED MATERIAL AT HIS OWN EXPENSE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" AT 811 PRIOR TO CONSTRUCTION.
8. ALL SHRUB AND GROUNDCOVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL 12" DEEP. ALL SOD AND HYDROSEED AREAS SHALL HAVE A MINIMUM TOPSOIL BED OF 6".
9. BE RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD. WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
10. FOR PLANTING SOIL MIX, SEE SPECIFICATIONS OR PLANTING DETAILS.
11. ALL EXISTING RILL, GULLY OR CHANNEL EROSION SHALL BE FILLED WITH APPROPRIATE BACKFILL MATERIAL, FINE RAKED, SCARIFIED AND STABILIZED WITH APPROPRIATE VEGETATIVE MATERIAL AND / OR APPROPRIATE SEDIMENTATION AND EROSION CONTROL MEASURES.
12. 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.
13. BE RESPONSIBLE FOR ALL MAINTENANCE REPAIR AND REPLACEMENT OF PLANT MATERIAL, AS REQUIRED, FOR THE DURATION OF THE PROJECT AND SUBSEQUENT WARRANTY PERIOD.
14. PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND / OR LAWN SEEDING OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
15. 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.
16. SURVEY, LOCATE, AND PROTECT ALL TREES WITHIN AREAS SHOWN AS "EXISTING VEGETATION TO REMAIN" WITHIN THE DEVELOPMENT ENVELOPE FOR REVIEW BY L.A. PRIOR TO CLEARING OPERATIONS.
17. RESEED ALL DISTURBED AREAS.

PLANT LIST

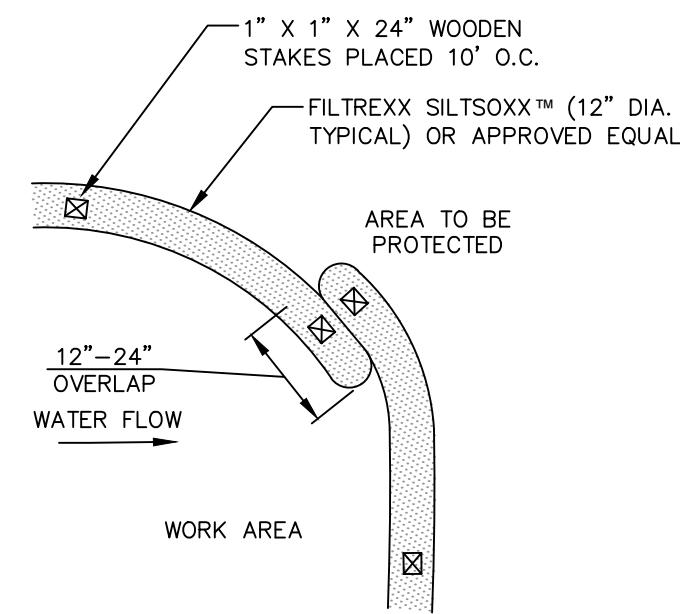
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
TREES				
AL	AMELANCHIER LAEVIS 'SPRING FLURRY'	SPRING FLURRY SERVICEBERRY	2	2"-2.5" CAL
CC	COTINUS COGGYRIA 'ANCO'	GOLDEN SPIRIT SMOKE TREE	5	2'-3' HT.
GT	GLEDITSIA TRIACANTHOS 'CHRISTIE'	HALKA HONEYLOCUS	6	2"-2.5" CAL
LT	LIRIODENDRON TULIPIFERA 'LITTLE VOLUNTEER'	TULIP POPLAR 'LITTLE VOLUNTEER'	3	2.5"-3" CAL
SHRUBS				
HQ	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA	8	5 GAL
IJ	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY HOLLY	2	5 GAL
IR	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY HOLLY	8	5 GAL
PO	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL NINEBACK	5	5 GAL
RR	ROSA X 'RADWHITE'	WHITE KNOCK OUT SHRUB ROSE	23	5 GAL
TO	THUJA OCCIDENTALIS 'SMARAGD'	SMARAGD AMERICAN ARBORVITAE	59	3'-4' HT.
GRASSES / PERENNIALS / GROUNDCOVERS				
EP	ECHINACEA X 'FIREBIRD'	FIREBIRD ECHINACEA	15	2 GAL
NH	NEPETA X HYBRID 'CAT'S PAJAMAS'	CATS PAJAMAS CATMINT	156	1 GAL
PA	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY DWARF FOUNTAIN GRASS	19	1 GAL



CONSTRUCTION ENTRANCE
SCALE: N.T.S.



PERVIOUS SURFACE INSTALLATION SECTION

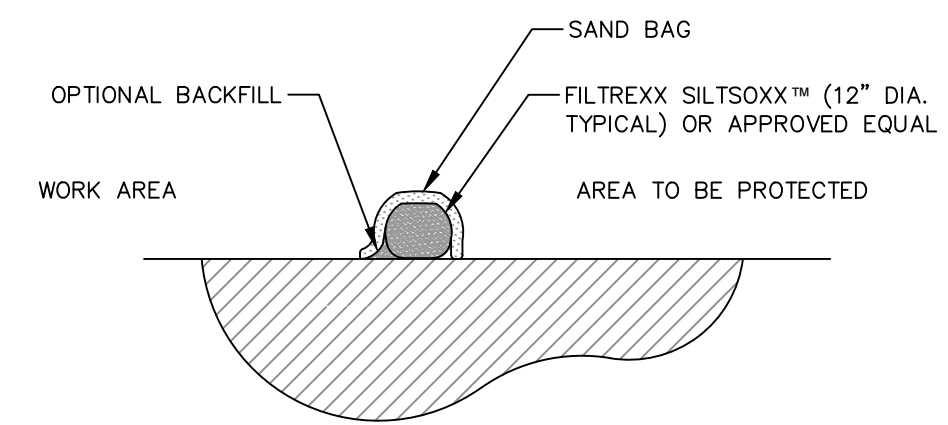


PERVIOUS SURFACE INSTALLATION PLAN

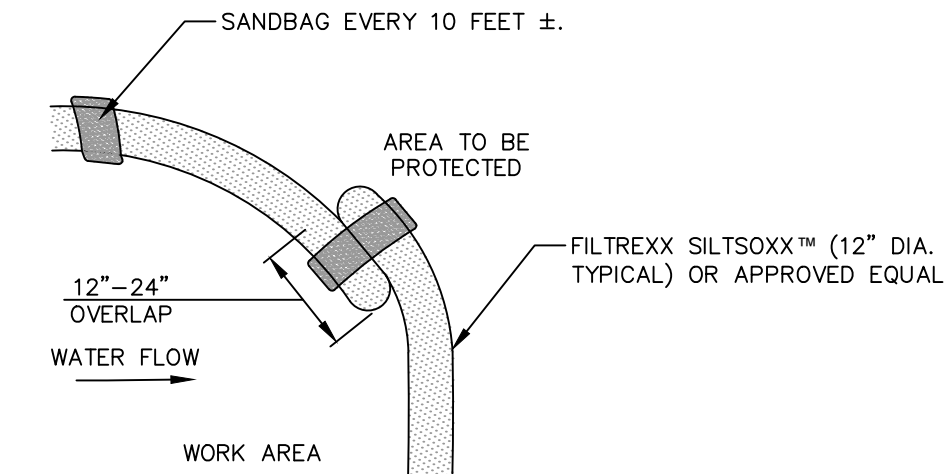
NOTES:

1. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

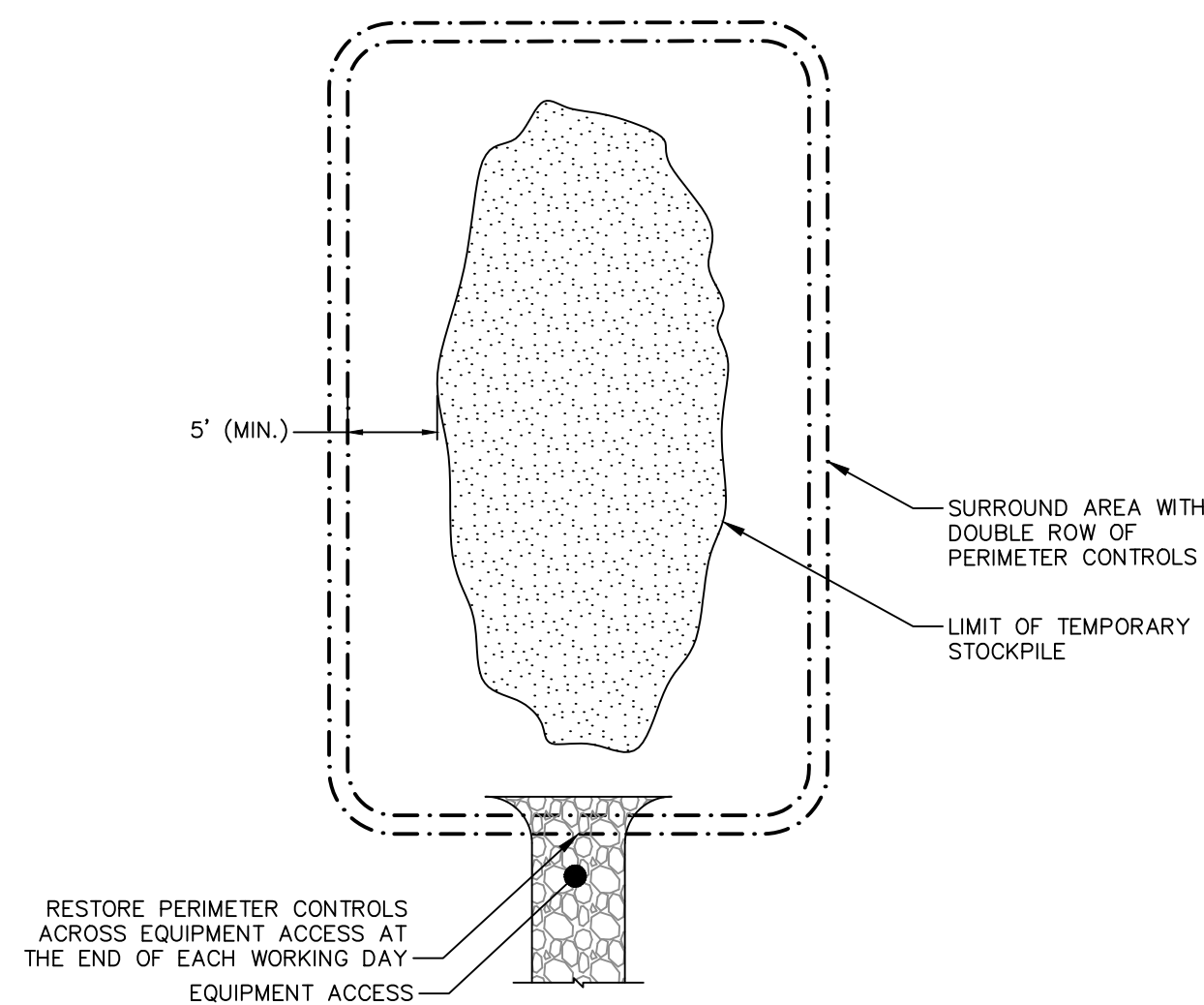
COMPOST FILTER SOCK
SCALE: N.T.S.



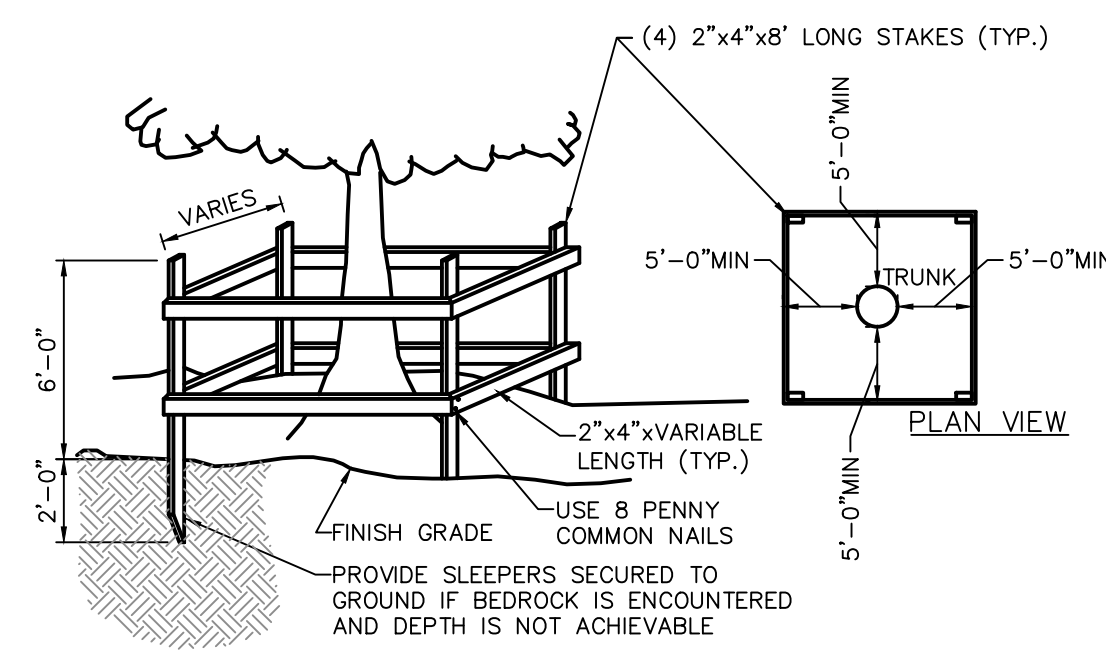
IMPERVIOUS SURFACE INSTALLATION SECTION



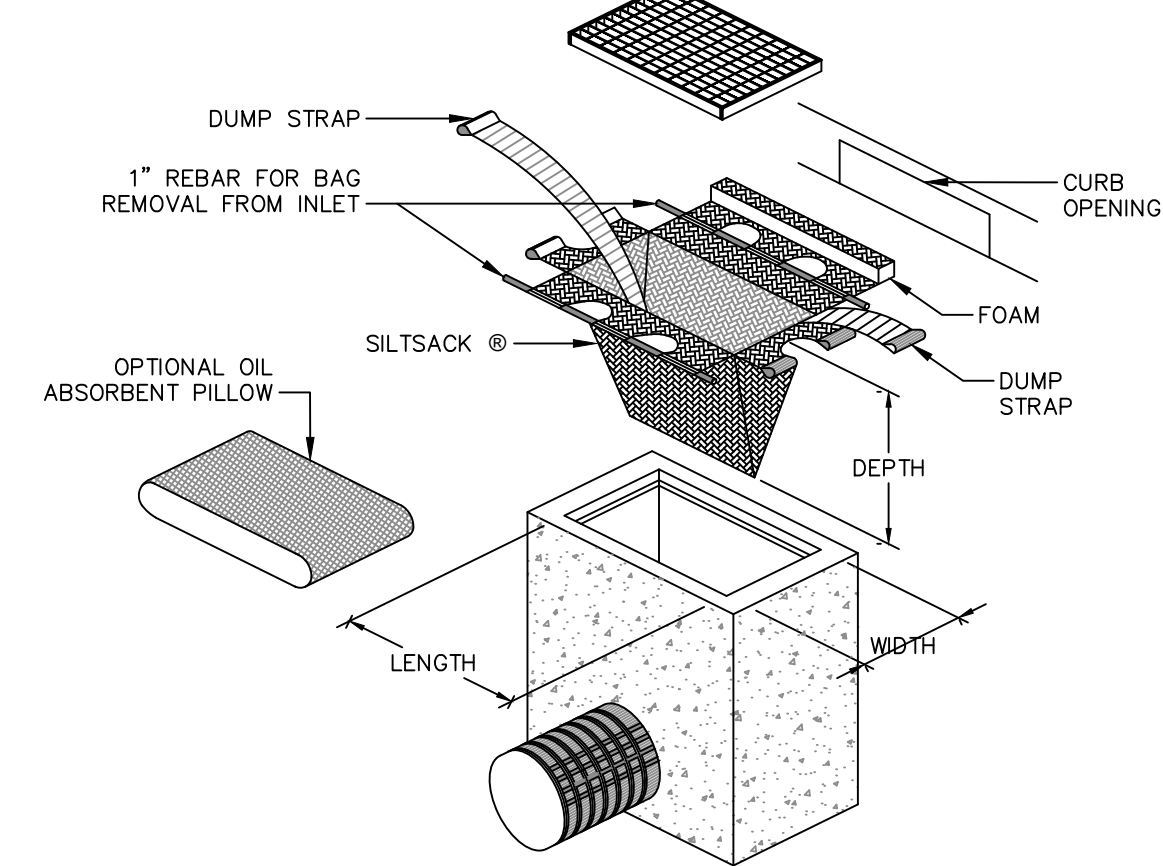
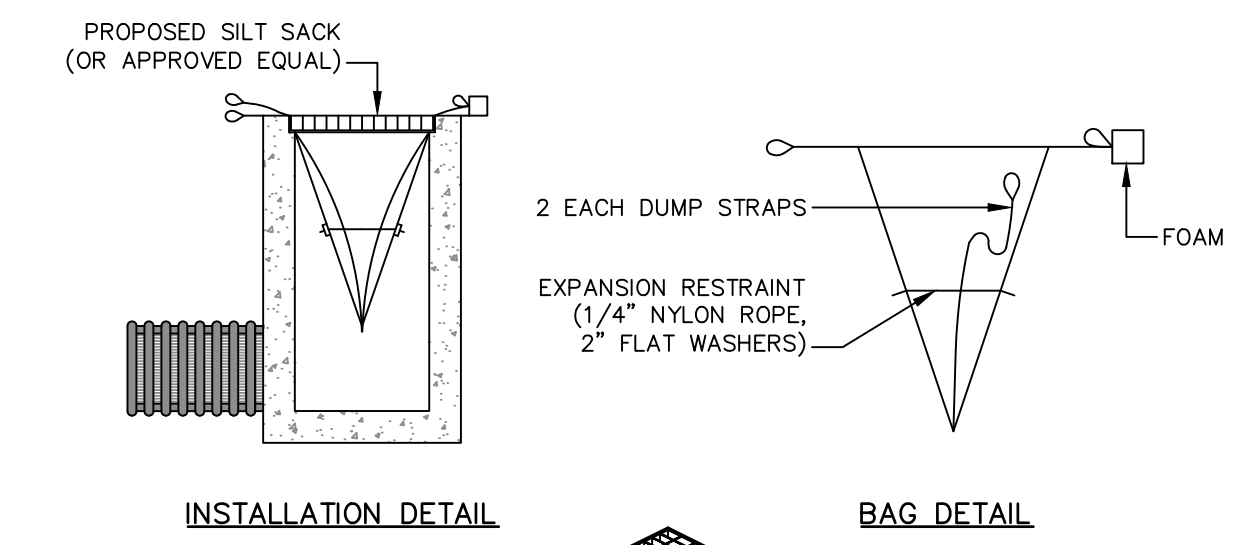
IMPERVIOUS SURFACE INSTALLATION PLAN



SOIL STOCKPILE AREA
SCALE: N.T.S.



TEMPORARY TREE PROTECTION
SCALE: N.T.S.



STORMWATER INLET PROTECTION
SCALE: N.T.S.

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.				



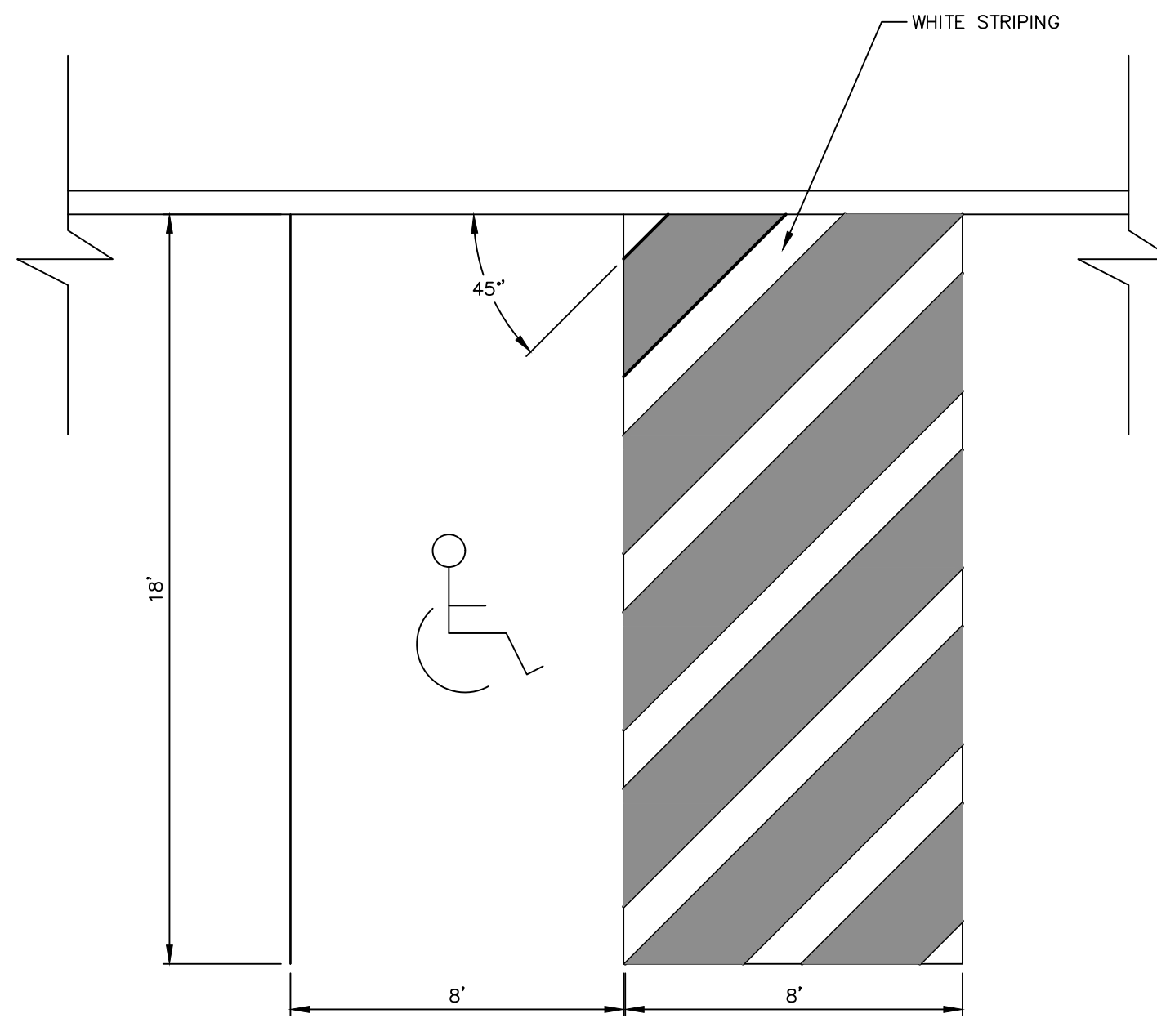
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DATUM:	HORIZ.: NAVD88	VERT.: NAVD88
GRAPHIC SCALE		

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 EROSION AND SEDIMENT CONTROL
 DETAILS
 131 RUMFORD AVENUE
 NEWTON, MASSACHUSETTS

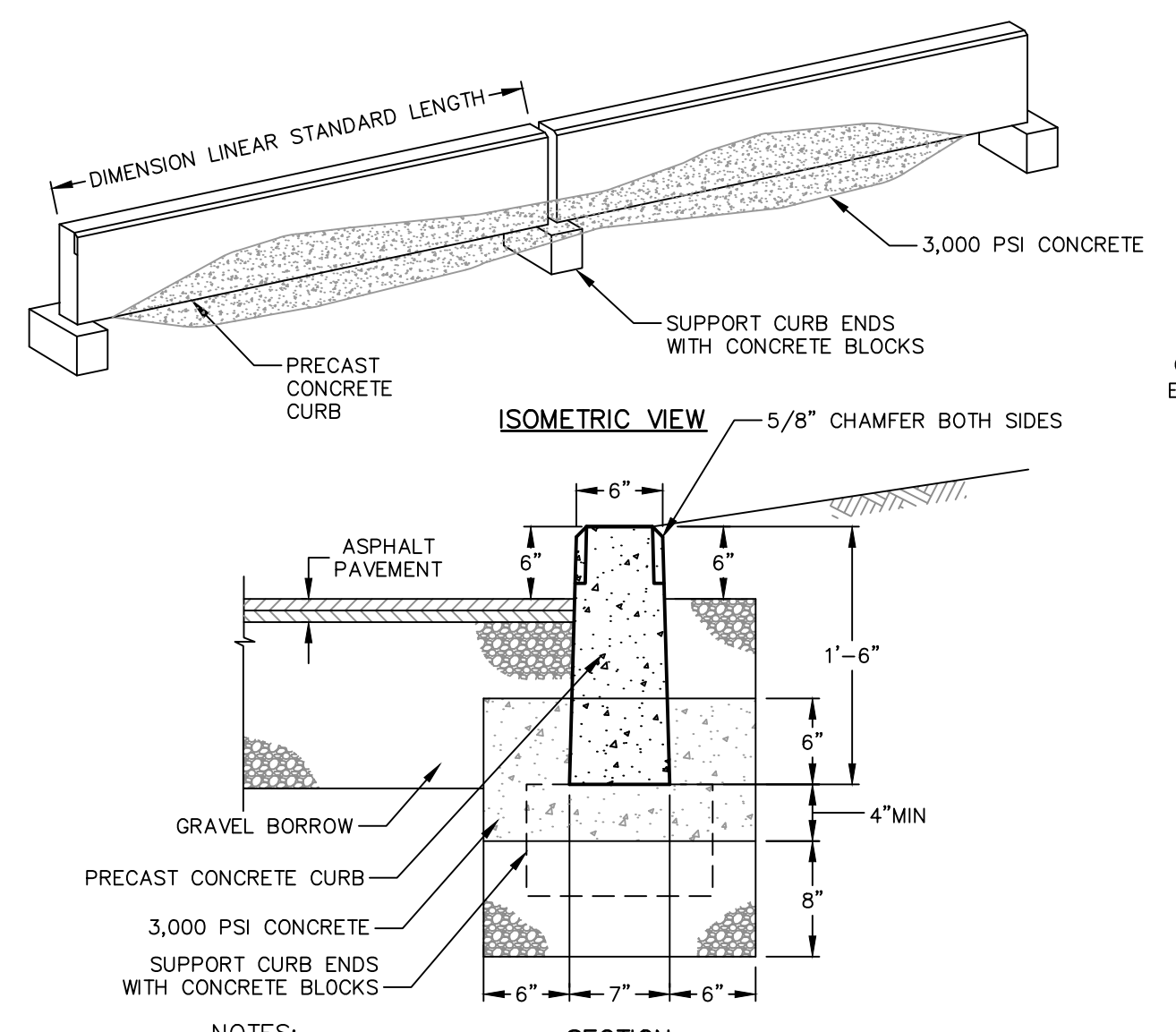
PROJ. No.: 20190241.A12
 DATE: 07/02/2021

CD-501



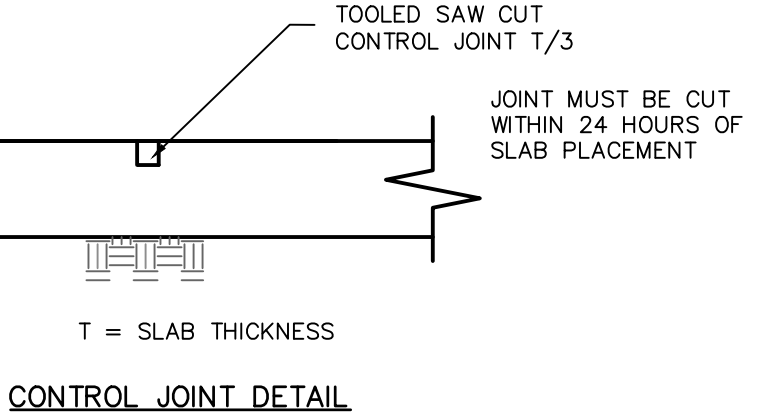
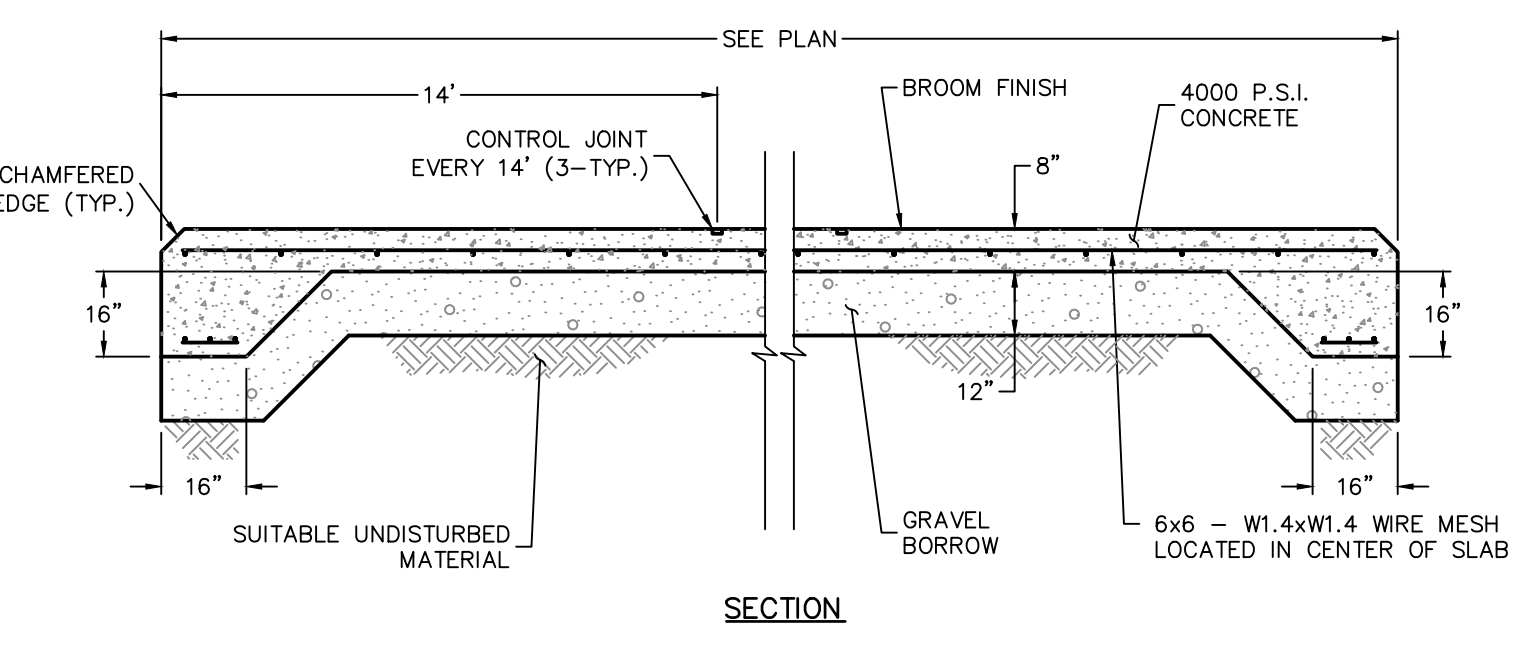
NOTES:
1. MAX SLOPE IN ALL DIRECTION MUST BE ≤ 2.0%

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

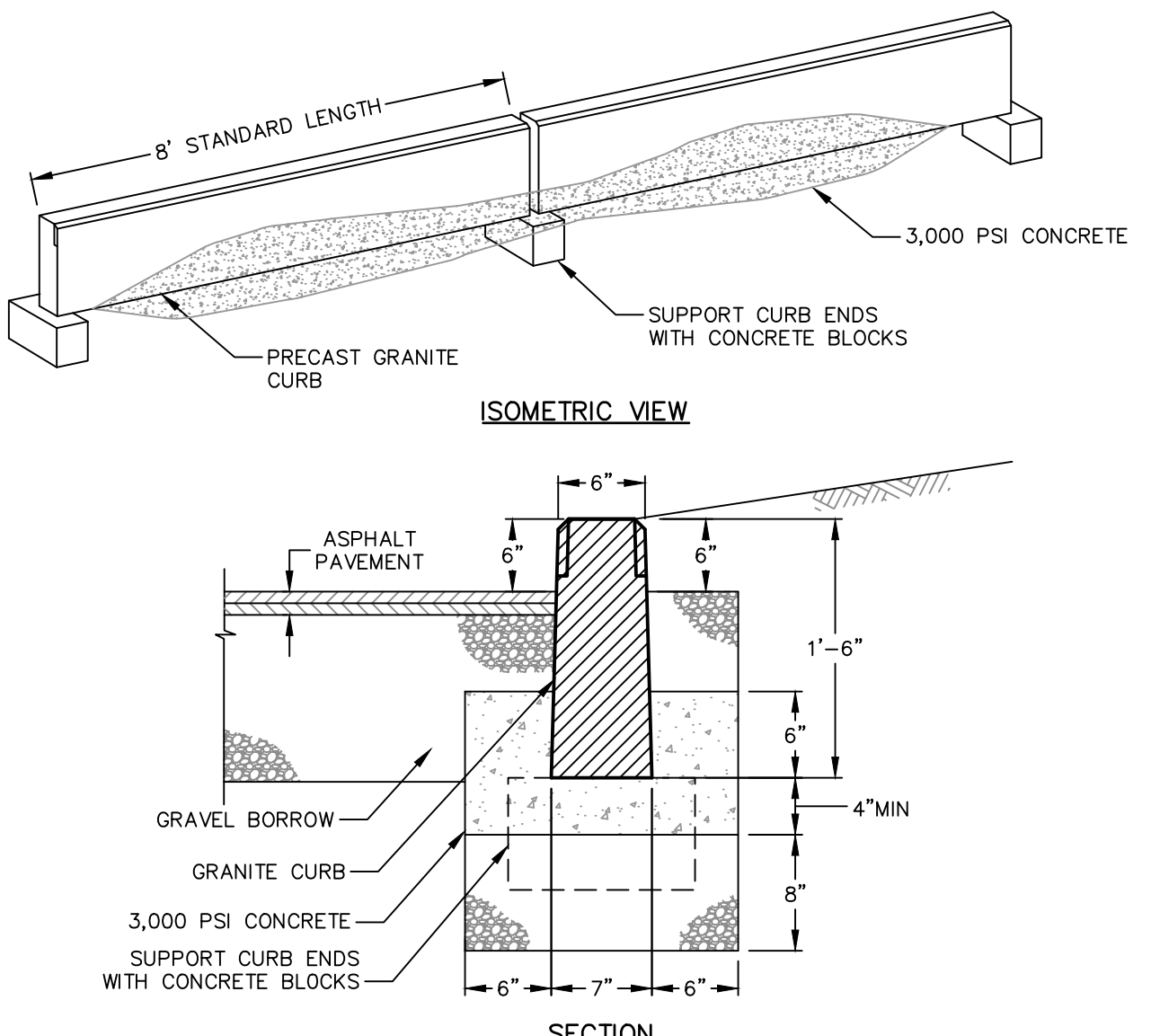


NOTES:
1. CURB SHALL HAVE A MINIMUM LENGTH OF 6 FEET
2. JOINTS SHALL BE PROVIDED A MAXIMUM OF 10 FOOT SPACING
2.1. EXPANSION JOINTS SHALL BE PROVIDED EVERY 30 FEET
2.2. REMAINING JOINTS SHALL BE MORTARTED
3. PROVIDE EXPANSION JOINT WHERE CURB ABUTS A CONCRETE SIDEWALK

PRECAST CONCRETE CURB
SCALE: N.T.S.

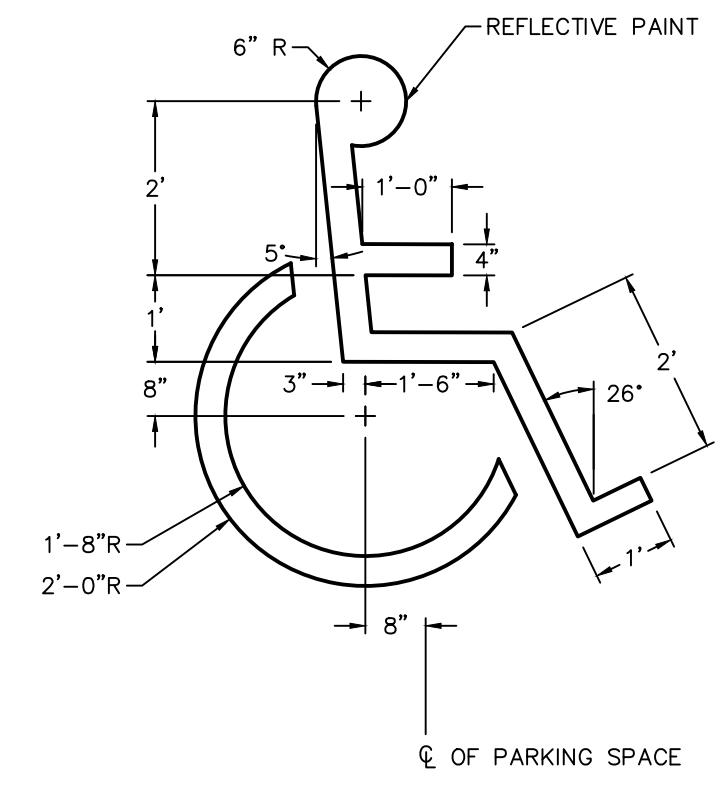


CONCRETE DUMPSTER PAD
SCALE: N.T.S.



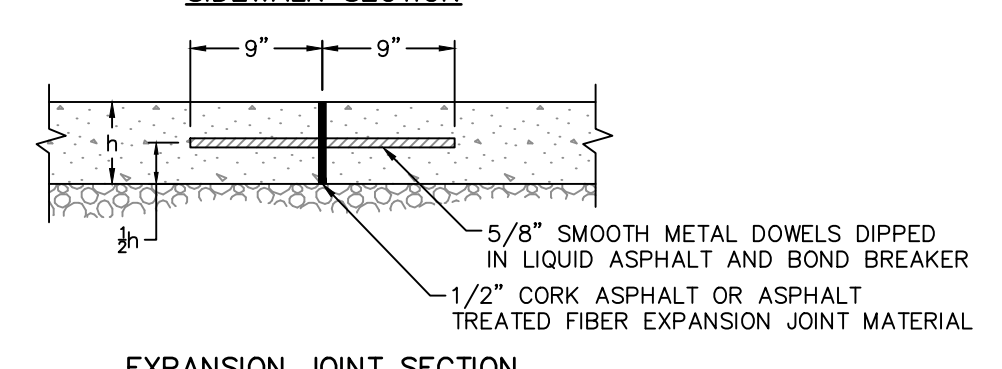
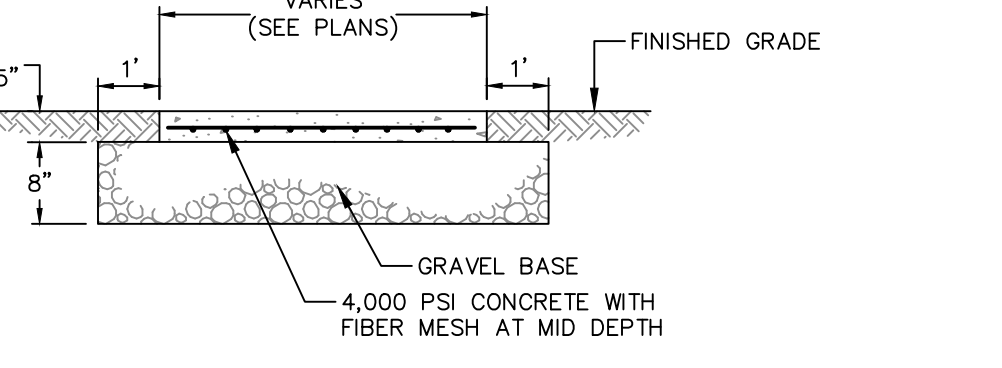
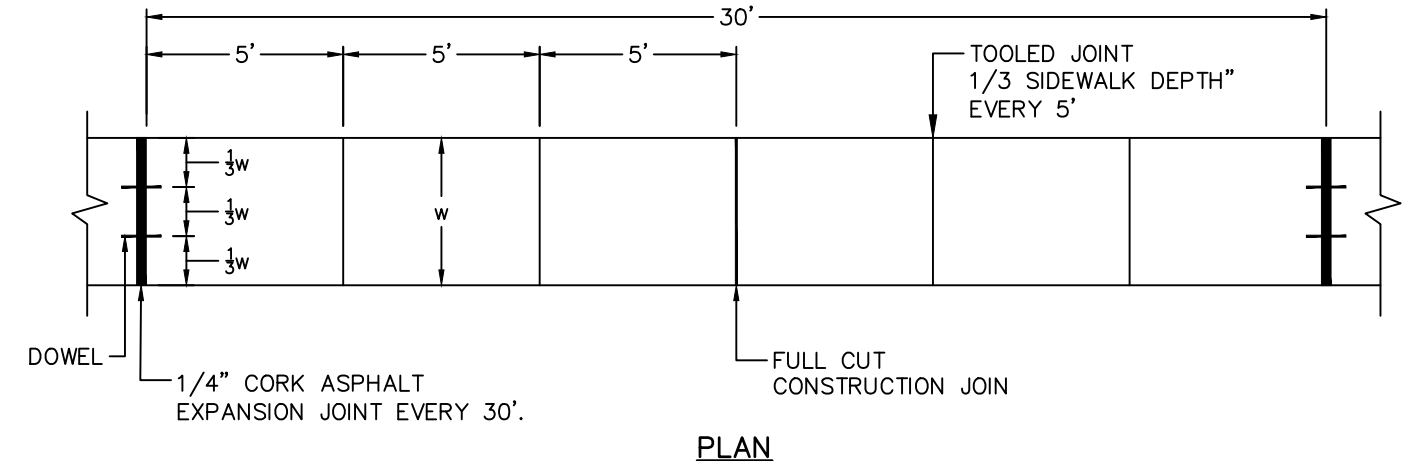
NOTES:
1. 1/2 INCH EXPANSION JOINT AND FILLER EVERY 30 FEET.
2. 1/2 INCH EXPANSION JOINT WHEN CURB IS ADJACENT TO CONCRETE SIDEWALK.

GRANITE CURB
SCALE: N.T.S.



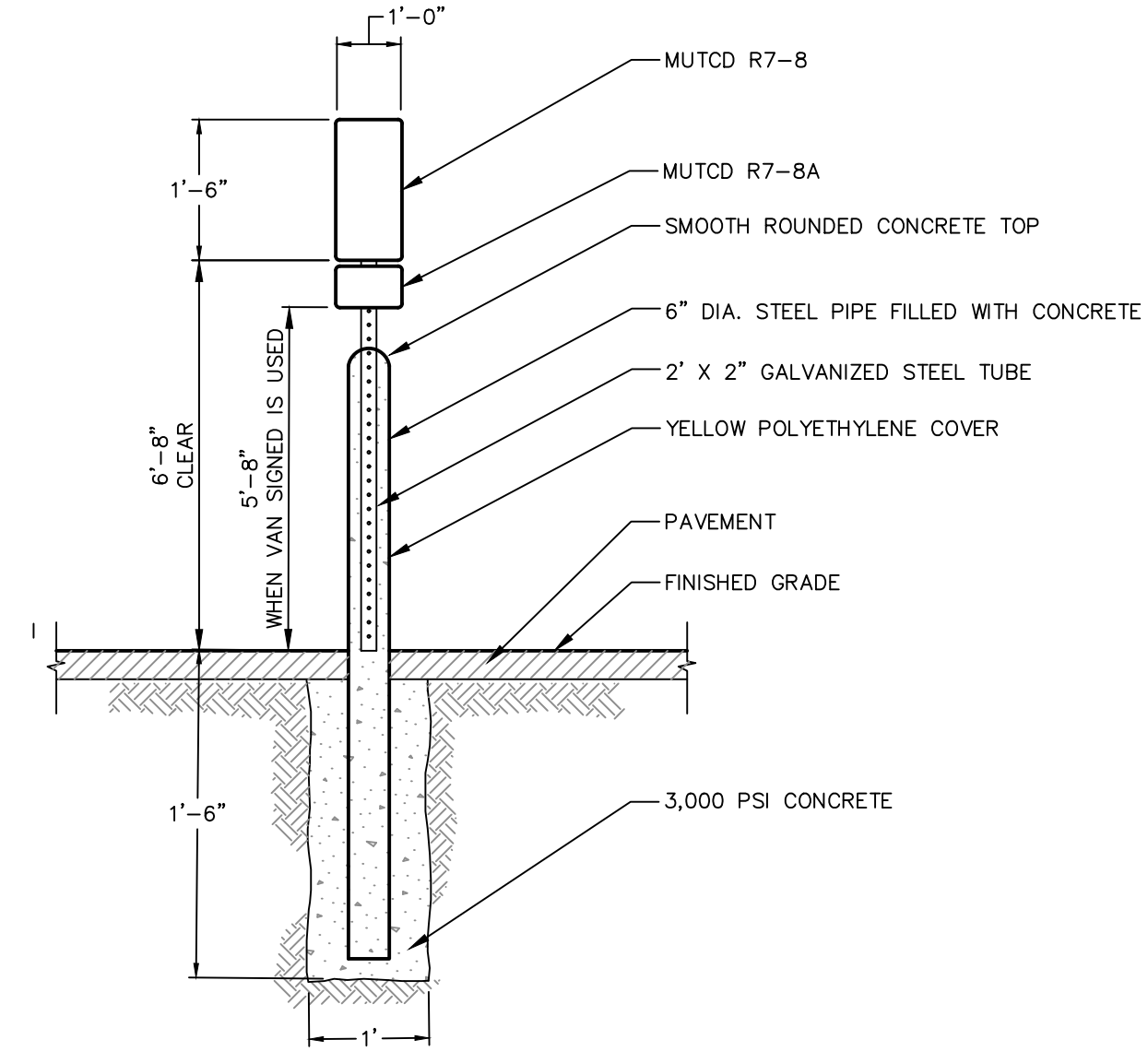
NOTES:
1. SYMBOL PAINTED HIGHWAY WHITE (TWO COATS)

ACCESSIBLE PARKING SYMBOL
SCALE: N.T.S.

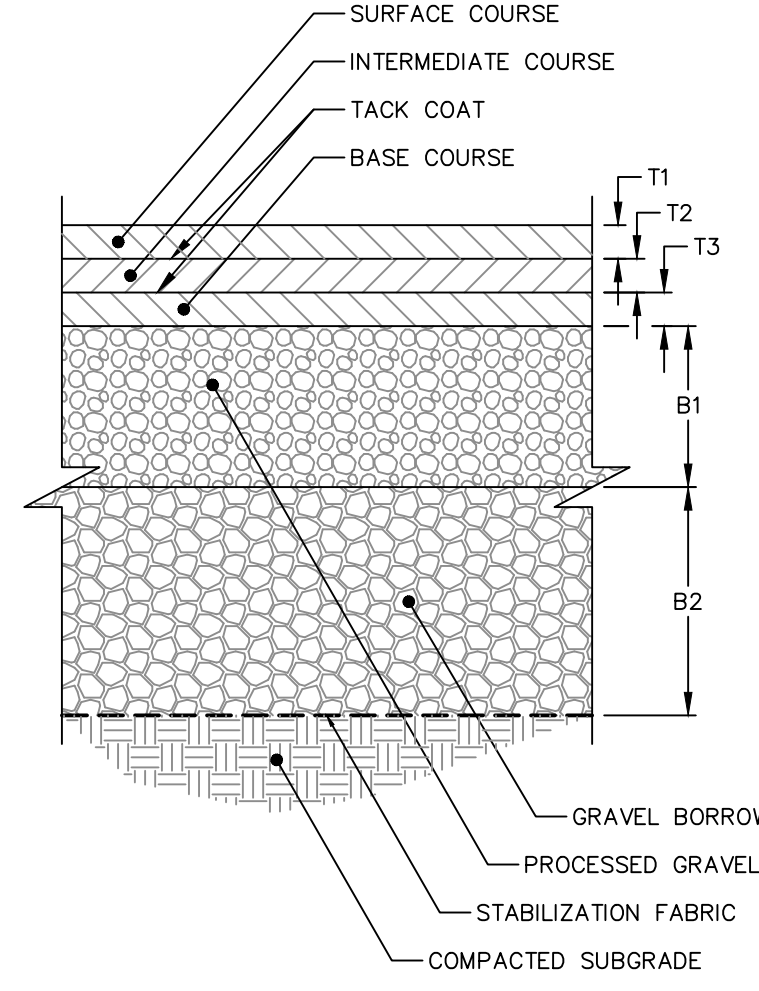


NOTES:
1. PROVIDE DEEP DUMMY JOINT EVERY 5' (1/3 DEPTH OF SLAB)
2. REPLACE 1/4" EXPANSION JOINT IF EXISTING JOINT FALLS WITHIN RECONSTRUCTION.

CONCRETE SIDEWALK
SCALE: N.T.S.



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

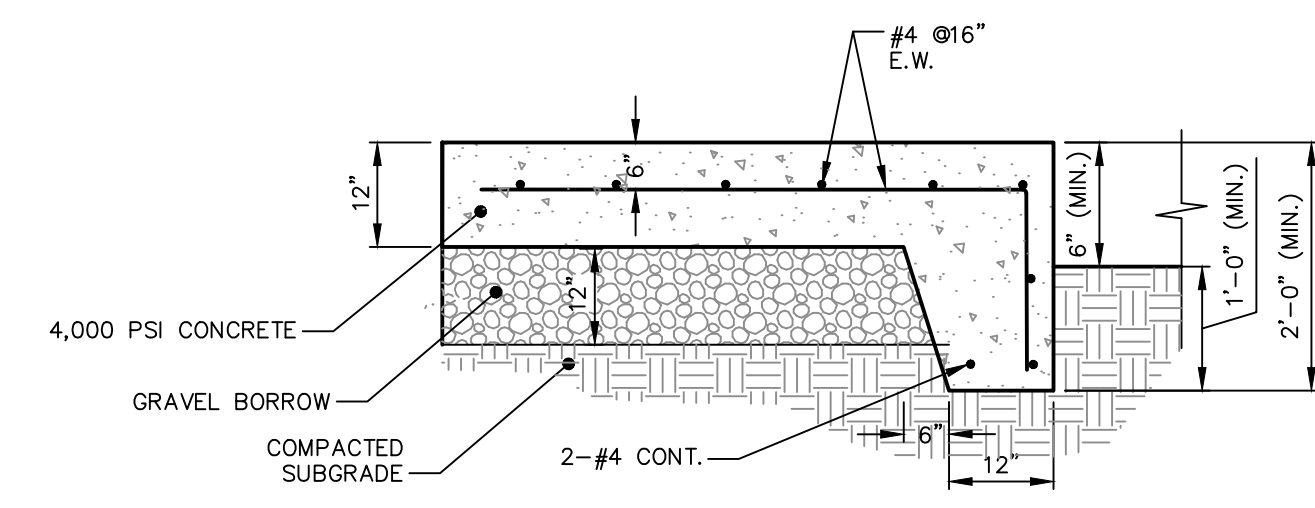


PAVEMENT TYPE	SURFACE COURSE		INTERMEDIATE COURSE		BASE COURSE		B1	B2
	MASSDOT MIX DESIGNATION	T1	MASSDOT MIX DESIGNATION	T2	MASSDOT MIX DESIGNATION	T3		
STANDARD DUTY	SSC-12.5-P	1 1/2"	SIC-19.0	2 1/2"	-	-	8"	10"
ROADWAY	SSC-12.5-P	2"	SIC-19.0	3"	SBC-37.5	3"	10"	12"

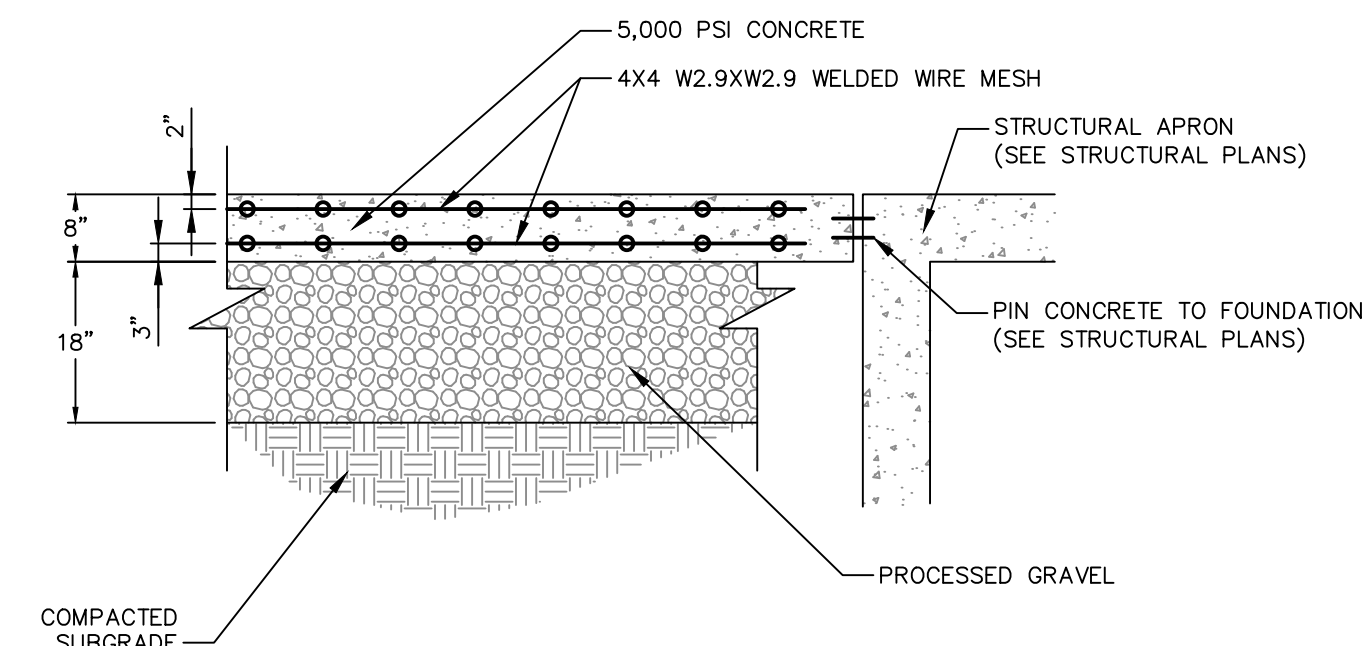
BITUMINOUS CONCRETE PAVEMENT
SCALE: N.T.S.

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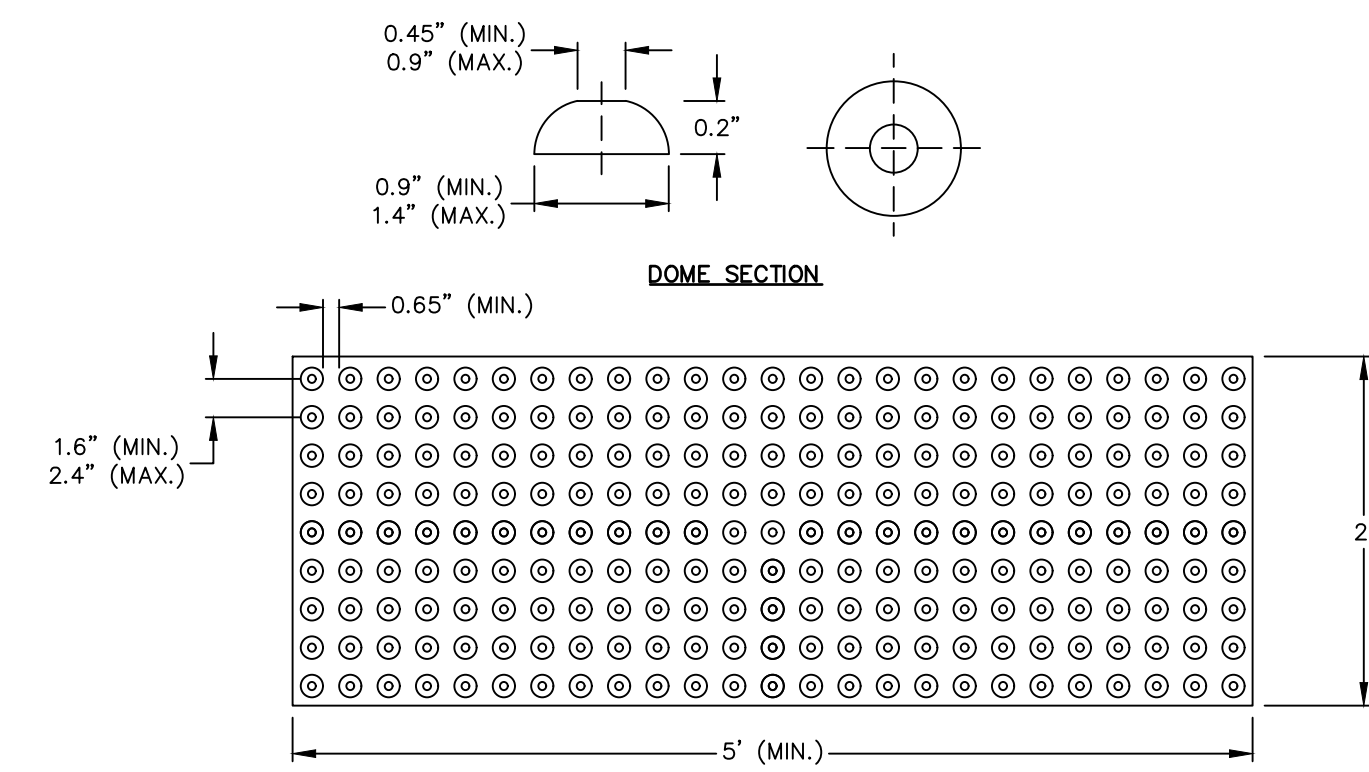
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PHARMACANN, INC DETAILS 131 RUMFORD AVENUE MASSACHUSETTS NEWTON											
PROJ. No.: 20190241A12 DATE: 07/02/2021 CD-502											



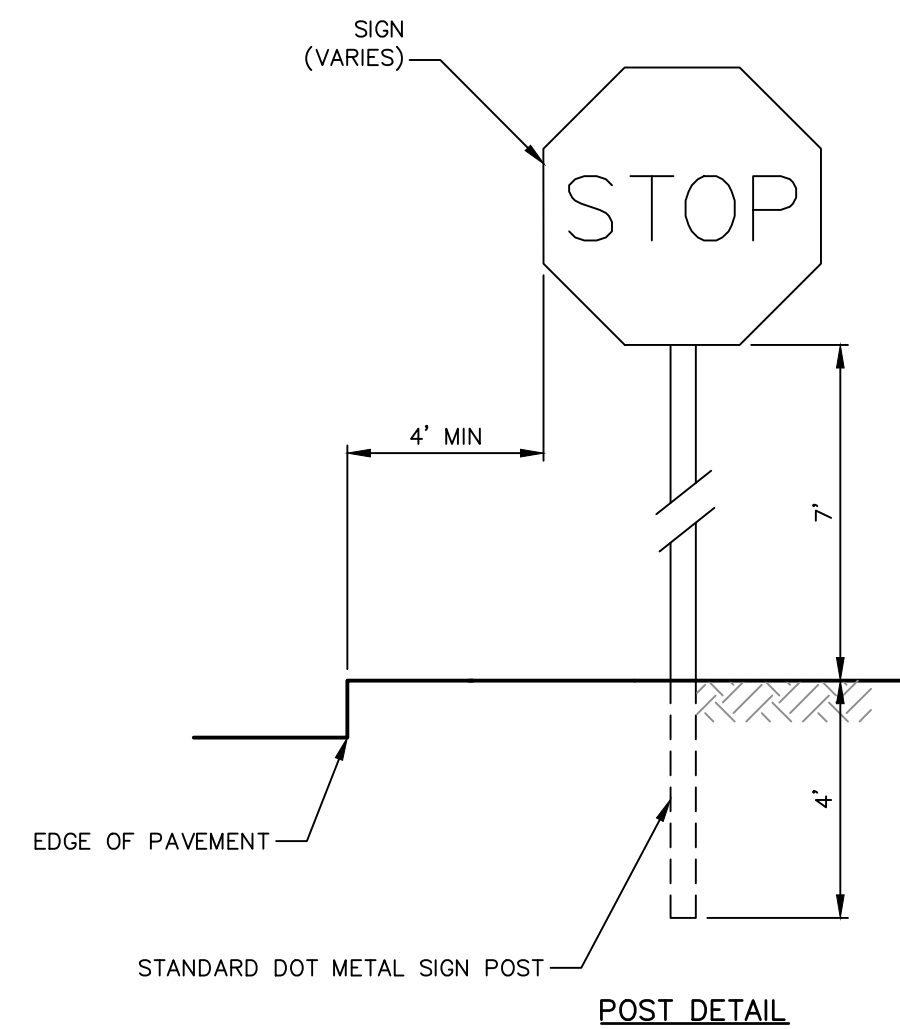
CONCRETE UTILITY PAD
SCALE: N.T.S.



HEAVY DUTY CONCRETE PAVEMENT
SCALE: N.T.S.

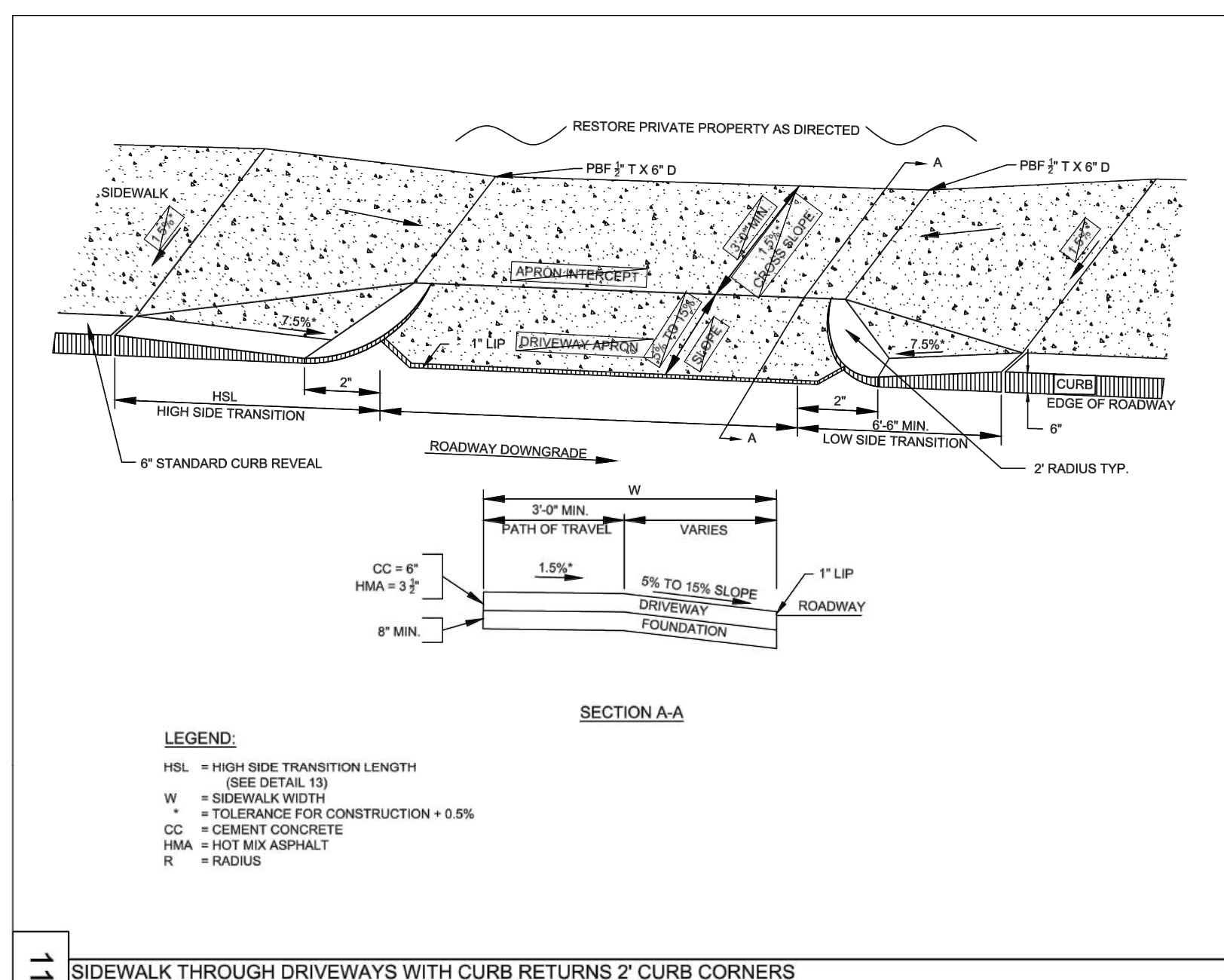


DETECTABLE WARNING STRIP
SCALE: N.T.S.



SIGNS
SCALE: N.T.S.

SIGN GRAPHIC	SIGN NAME	SIZE	MUTCD REFERENCE
	ACCESSIBLE PARKING SIGN	12"x18"	R7-8
	VAN ACCESSIBLE SIGN	18"x9"	R7-8P
	EMPLOYEE PARKING SIGN	12"x18"	N/A
	ONLINE ORDER PICK UP PARKING SIGN	12"x18"	N/A

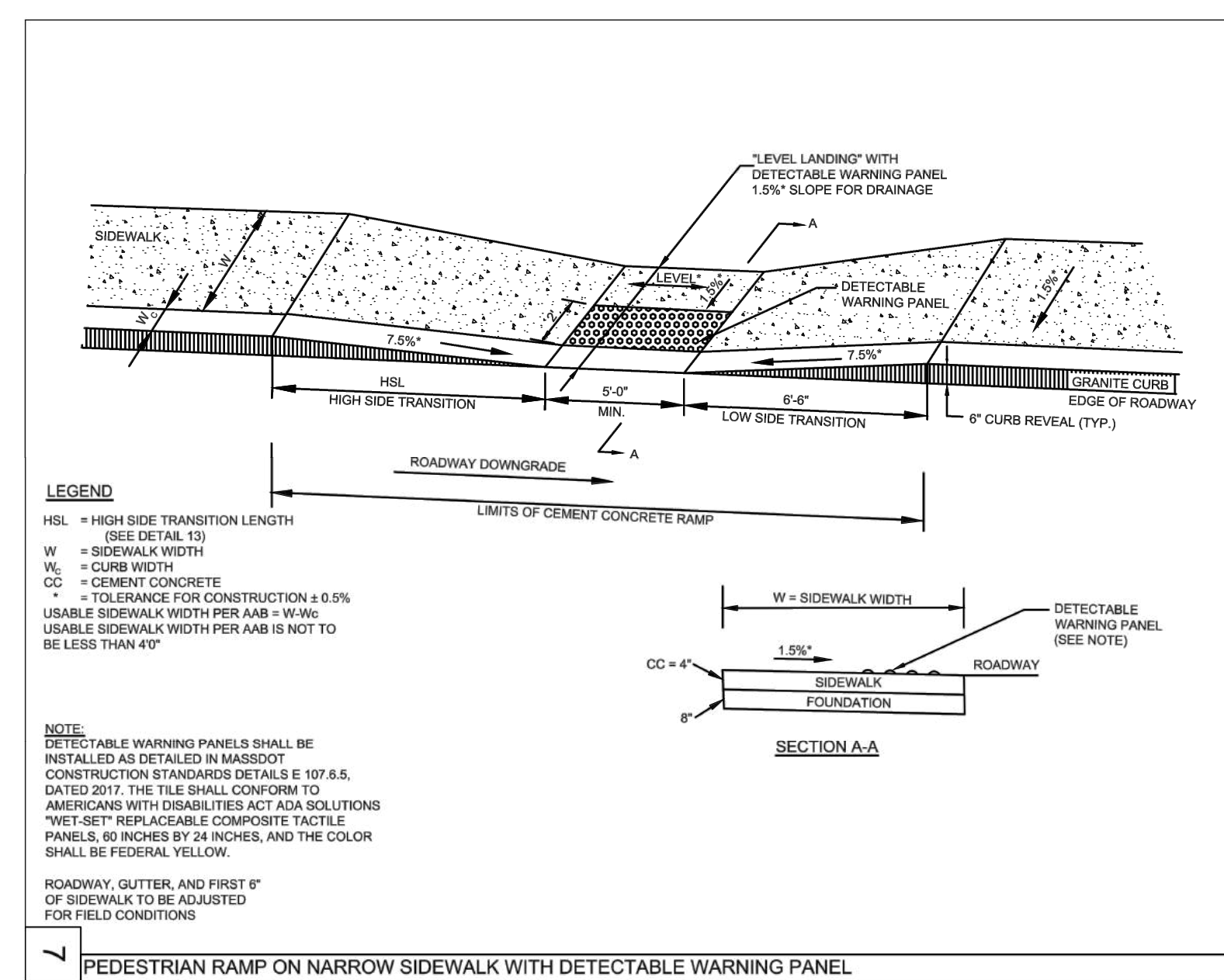


CONCRETE DRIVEWAY
SCALE: N.T.S.

ROADWAY PROFILE GRADE	* HIGH SIDE TRANSITION LENGTH
%	ENGLISH UNITS
=0%	6'-6"
>0% TO 1%	7'-8"
>1% TO 2%	9'-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

DESIGNER REVIEWER

DATE

No.

DESCRIPTION

1.

7/1/2021

COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL ENGINEER

SCALE: HORIZ.: AS NOTED
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DATUM: NAVD83
VERT.: NAVD83

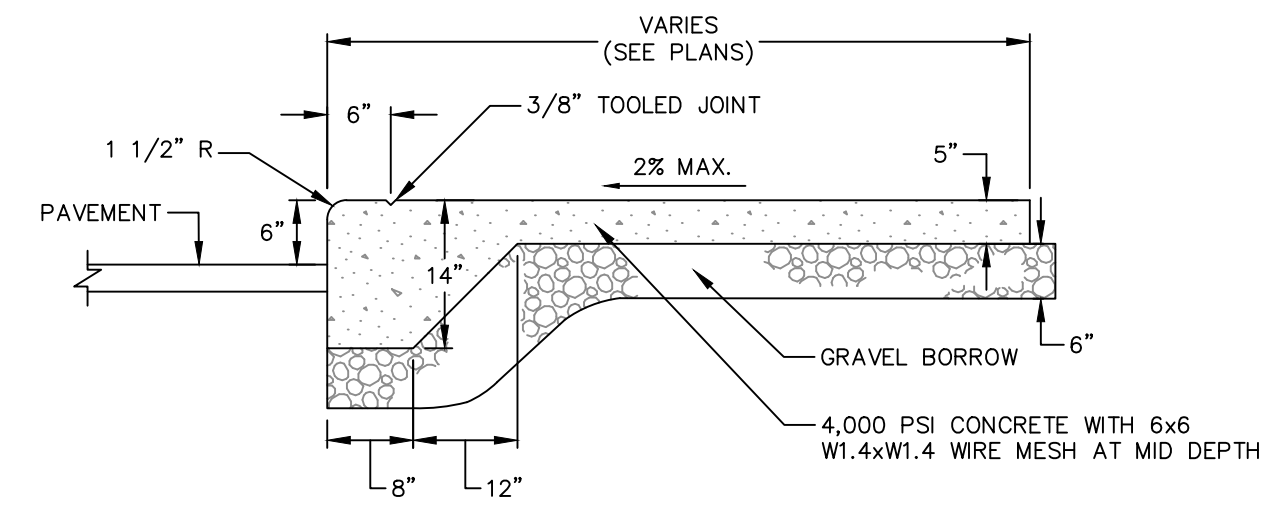
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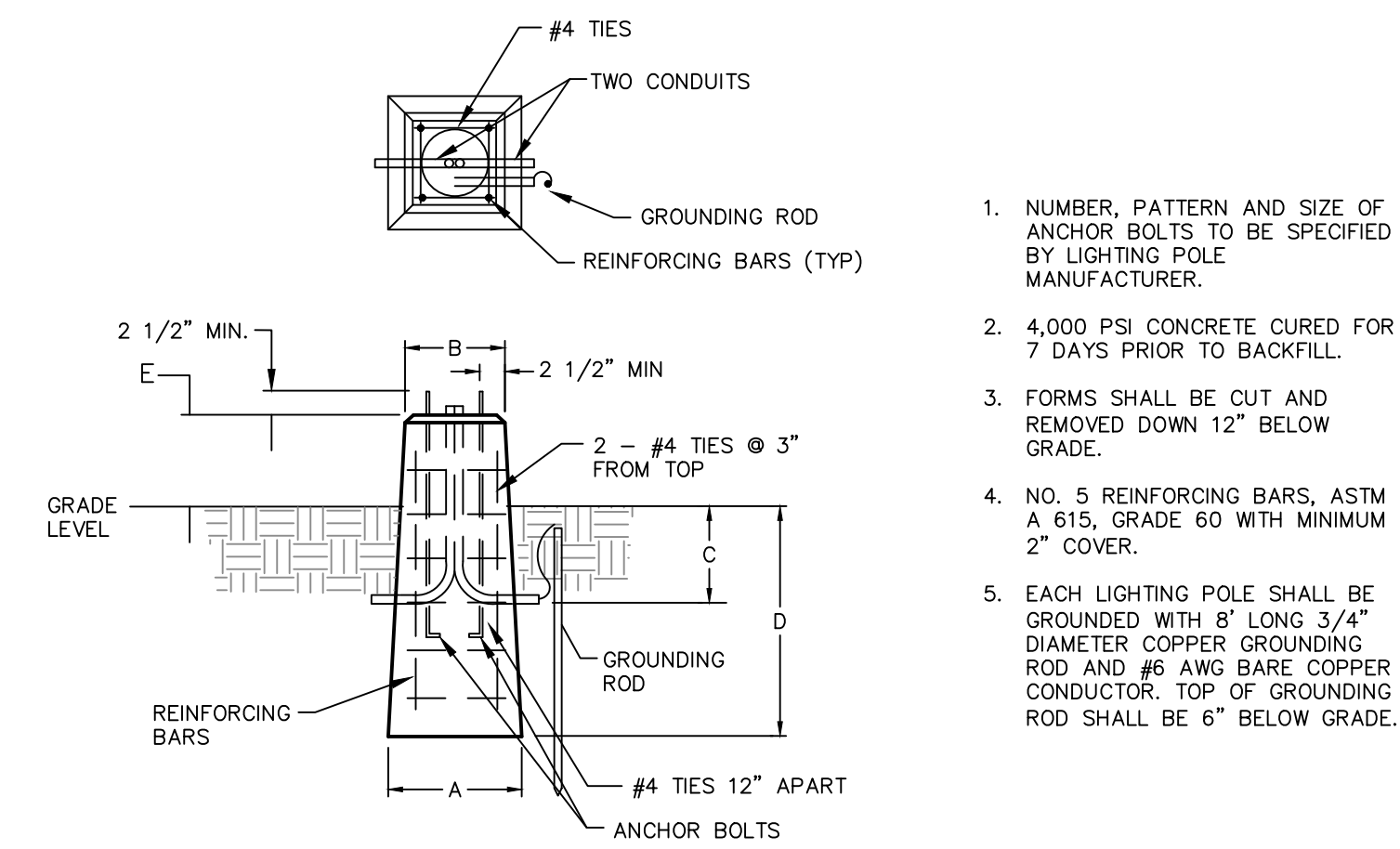
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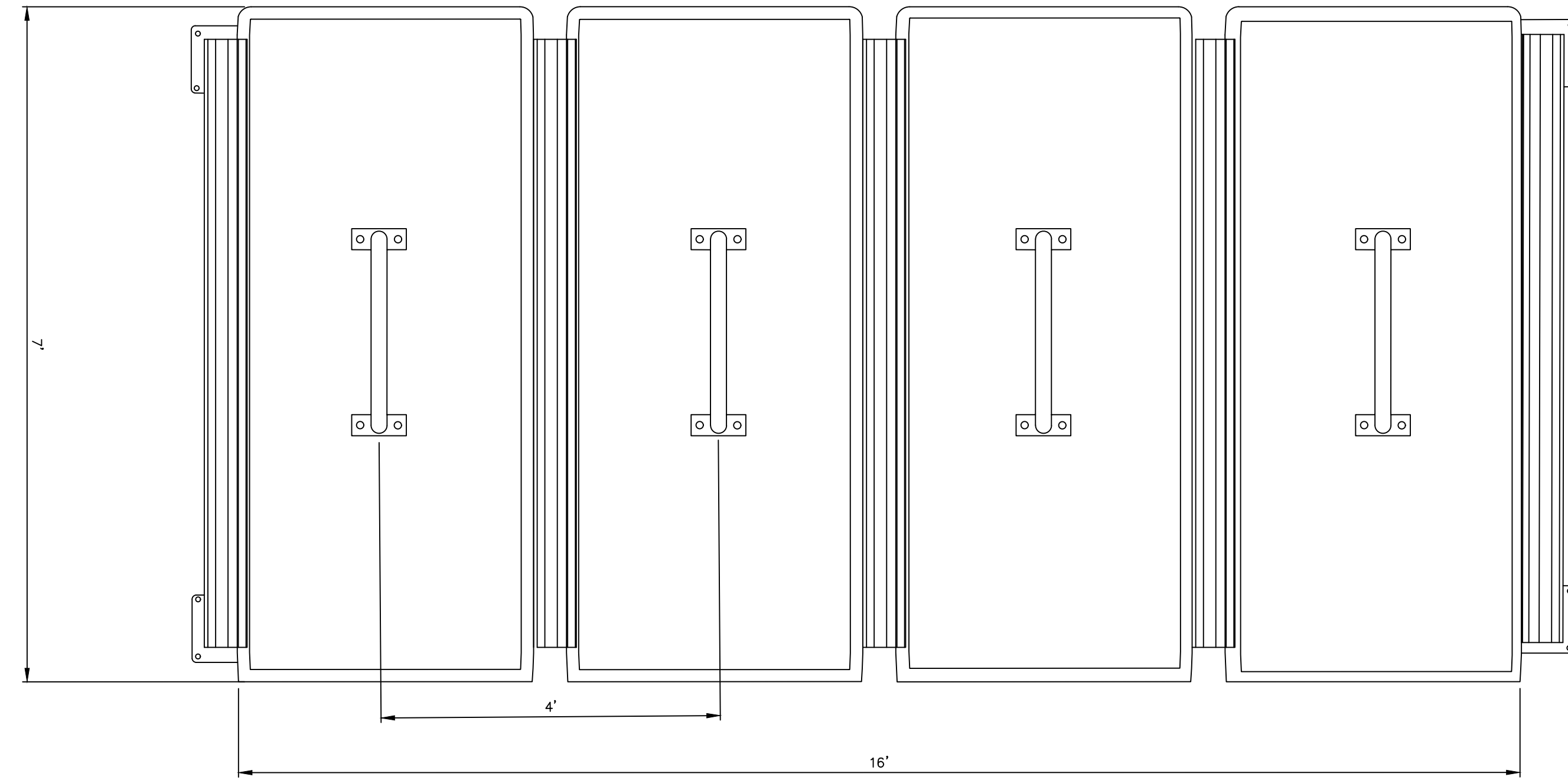
MONOLITHIC CONCRETE CURB AND WALK
 SCALE: N.T.S.



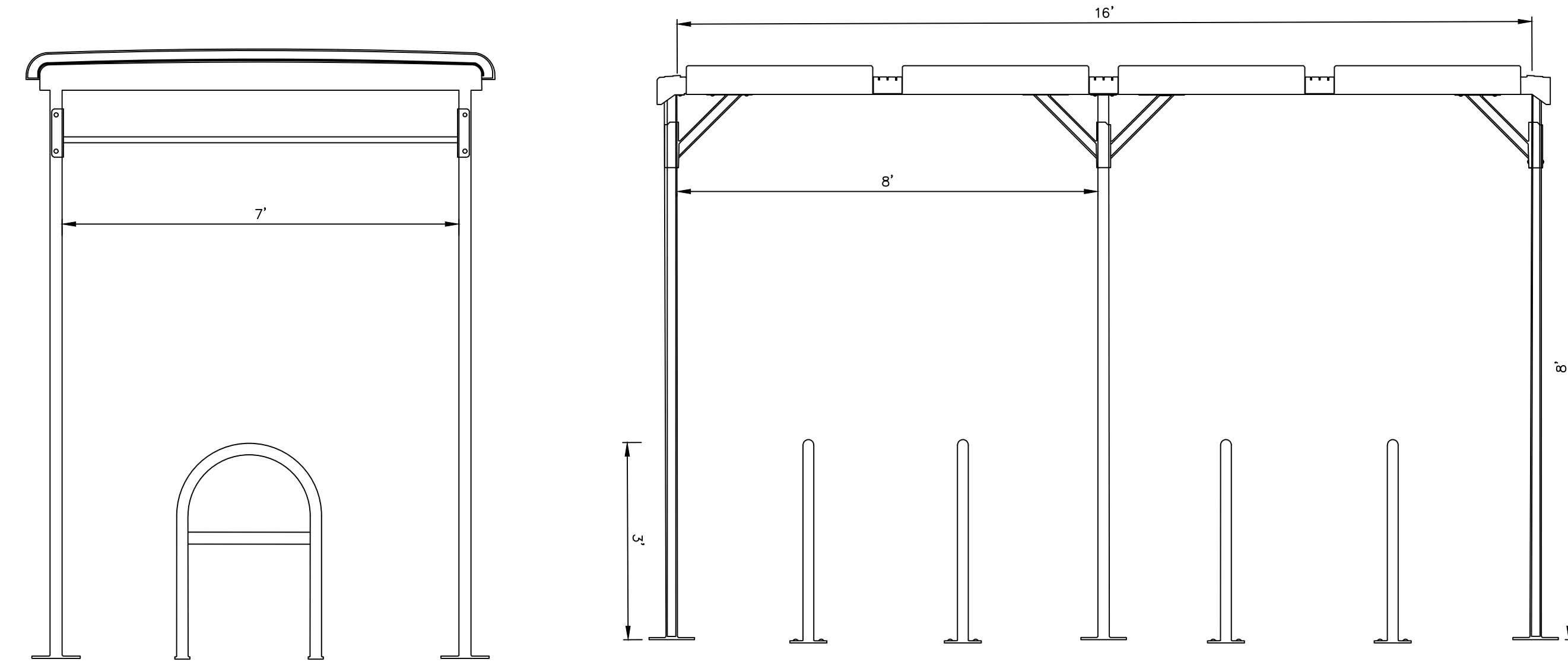
SQUARE POLE BASE DIMENSIONS					
FIXTURE TYPE	DIMENSION "A"	DIMENSION "B"	DIMENSION "C"	DIMENSION "D"	DIMENSION "E"
CC	18"	18"	24"	60"	30"

POLE BASE SQUARE
 SCALE: N.T.S.

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. 5 REINFORCING BARS, ASTM A 615, GRADE 60 WITH MINIMUM 2" COVER.
5. EACH LIGHTING POLE SHALL BE GROUNDED WITH 8' LONG 3/4" DIAMETER COPPER GROUNDING ROD AND #6 AWG BARE COPPER CONDUCTOR. TOP OF GROUNDING ROD SHALL BE 6" BELOW GRADE.



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	REVIEWER



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DATUM:	HORZ.: NAVD88	VERT.: NAVD88
GRAPHIC SCALE		

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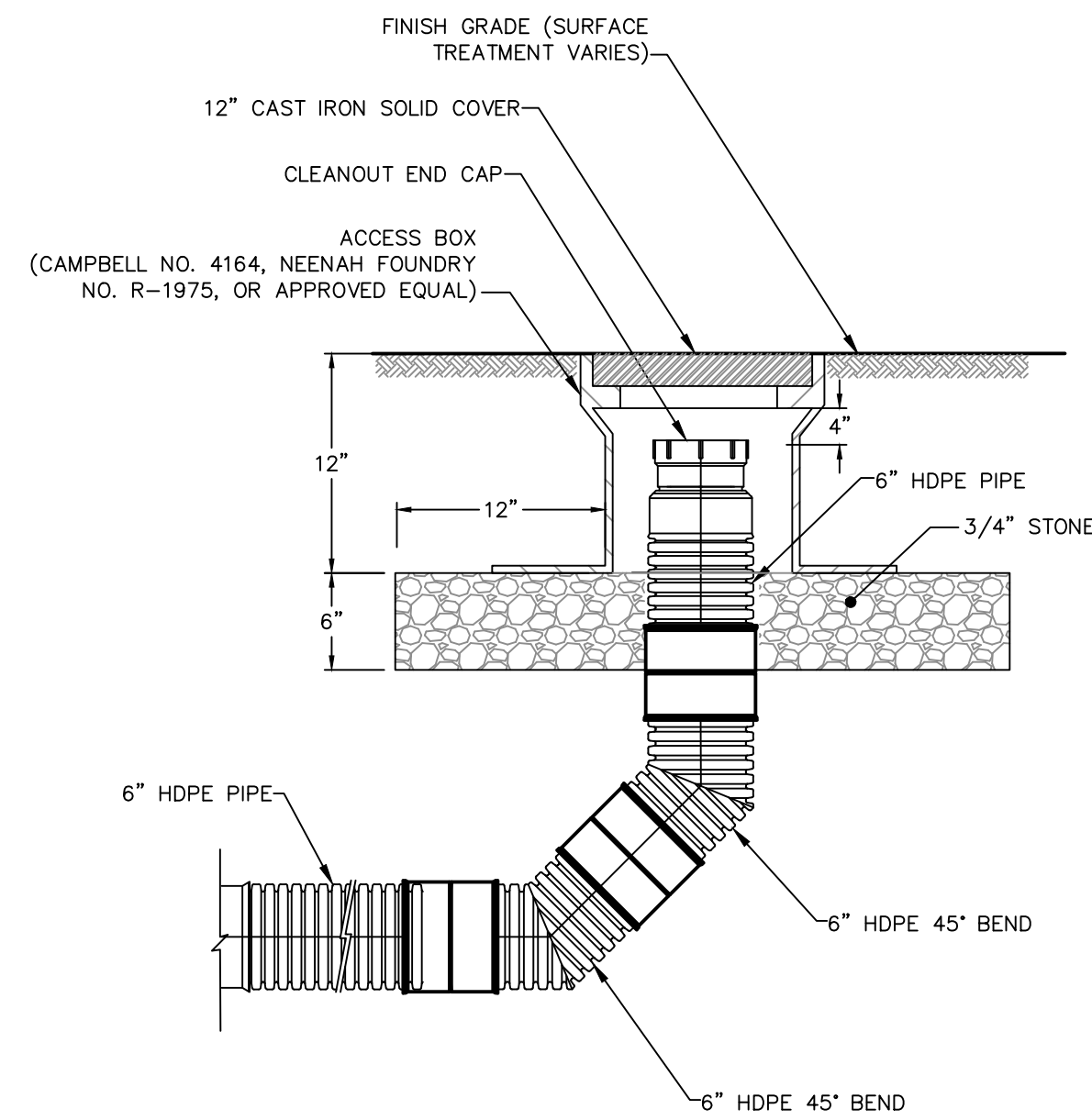
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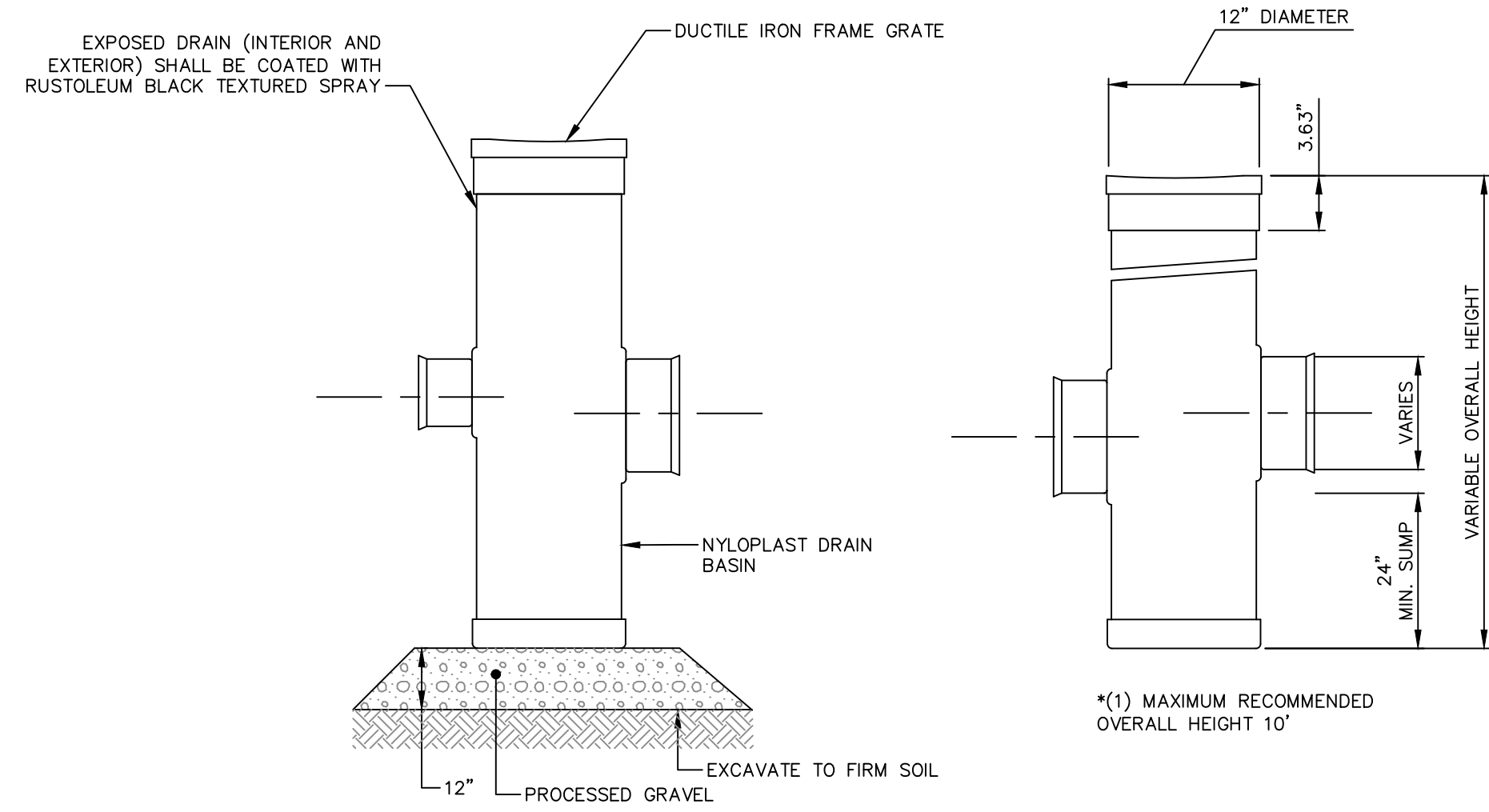
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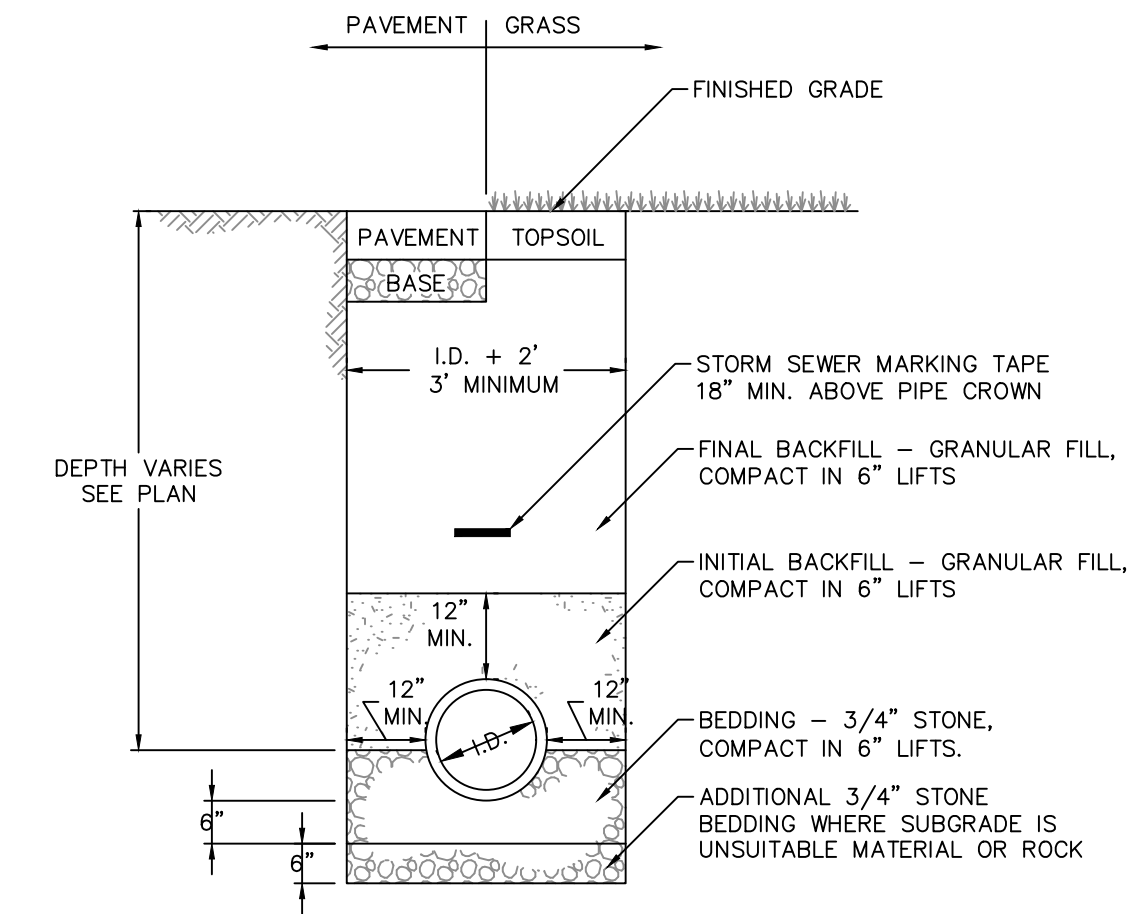


CLEANOUT
 SCALE: N.T.S.



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

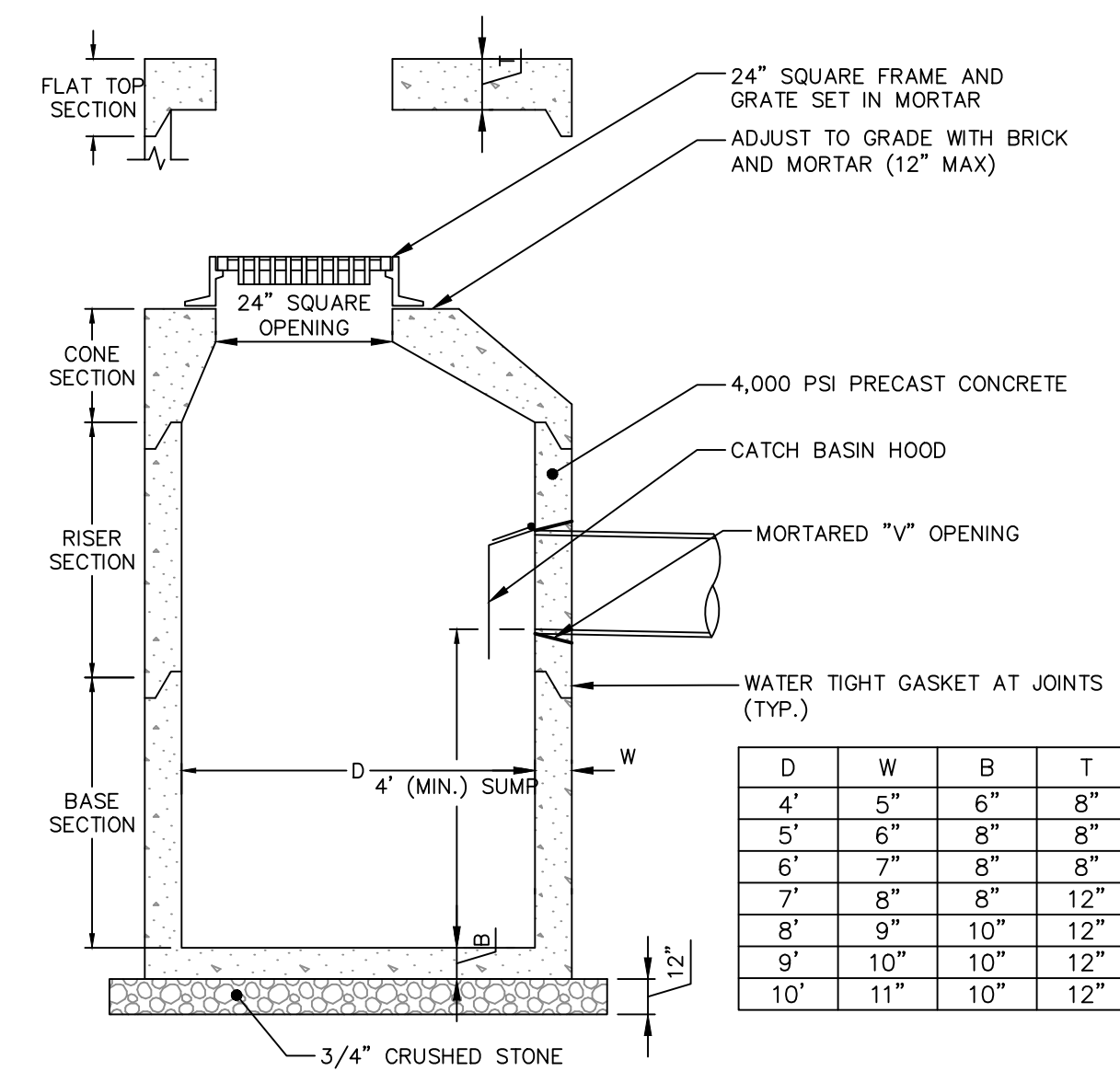
YARD DRAIN
 SCALE: N.T.S.



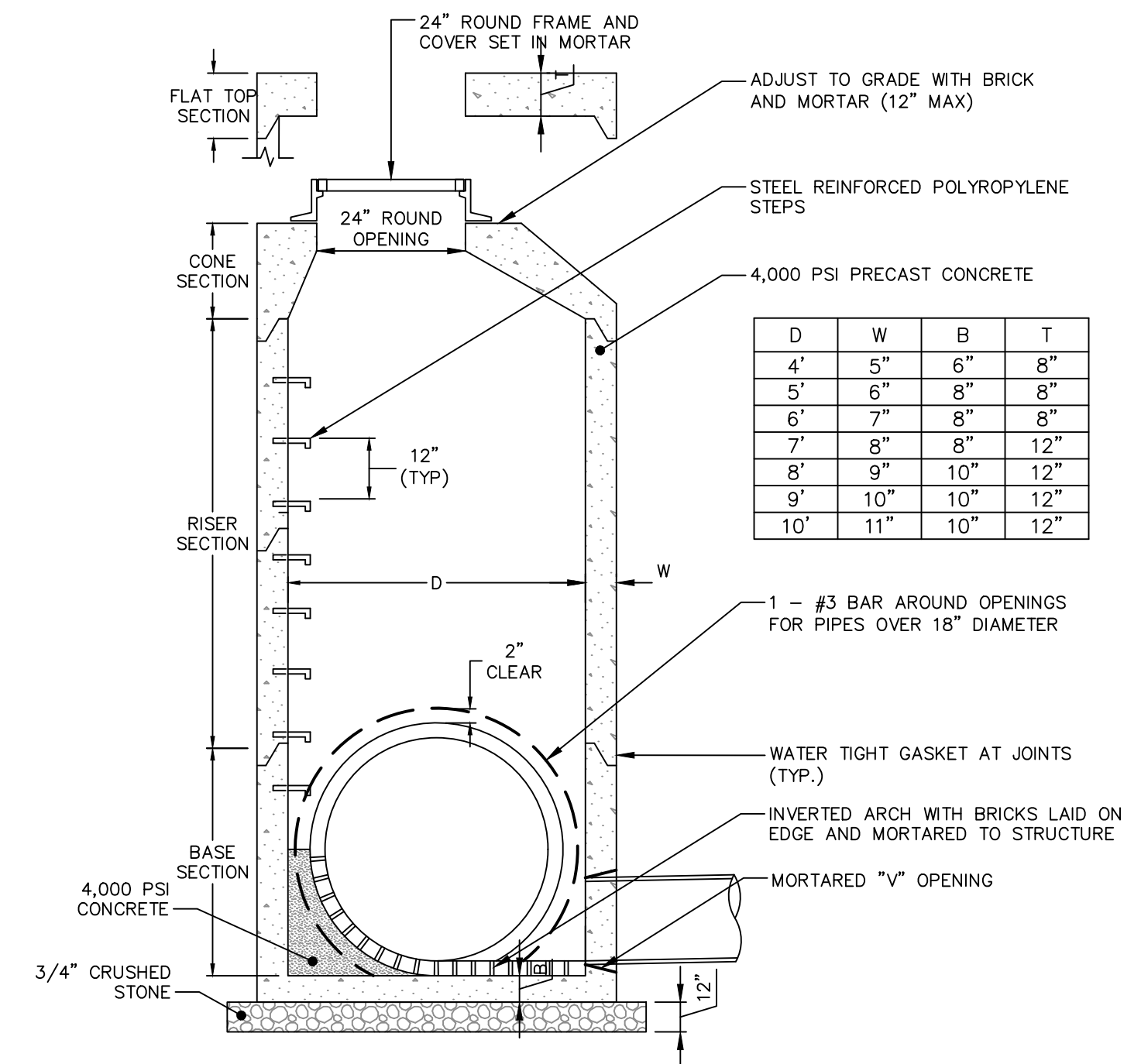
STORM SEWER TRENCH
 SCALE: N.T.S.

- NOTES:
- UNLESS OTHERWISE NOTED, INTERIOR DIAMETER (D) SHALL BE 4 FEET. AT A MINIMUM, INTERIOR DIAMETER SHALL BE 6" LARGER THAN THE LARGEST DIAMETER PIPE.
 - FRAME AND GRATE SHALL CONFORM TO MASSACHUSETTS DEPARTMENT OF TRANSPORTATION CONSTRUCTION STANDARD DETAILS:
 - CATCH BASINS
 - E204.2.0 WHERE ADJACENT TO CURBS.
 - E201.6.0 AND E201.10.0 IN OTHER AREAS.
 - MANHOLES
 - E202.6.0 AND E202.8.0.
 - MANHOLE COVERS SHALL HAVE "DRAIN" CAST INTO THE COVER.
 - CATCH BASIN HOODS SHALL CONFORM TO MASSACHUSETTS DEPARTMENT OF TRANSPORTATION CONSTRUCTION STANDARD DETAILS E201.12.0.
 - STEPS SHALL CONFORM TO ASTM C478.
 - STRUCTURES SHALL BE DESIGNED FOR HS-20 LOADING.
 - REINFORCING STEEL SHALL CONFORM TO ASTM A185.
 - WATERTIGHT GASKET JOINTS SHALL BE BUTYL RESIN CONFORMING TO ASTM C990.
 - 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.



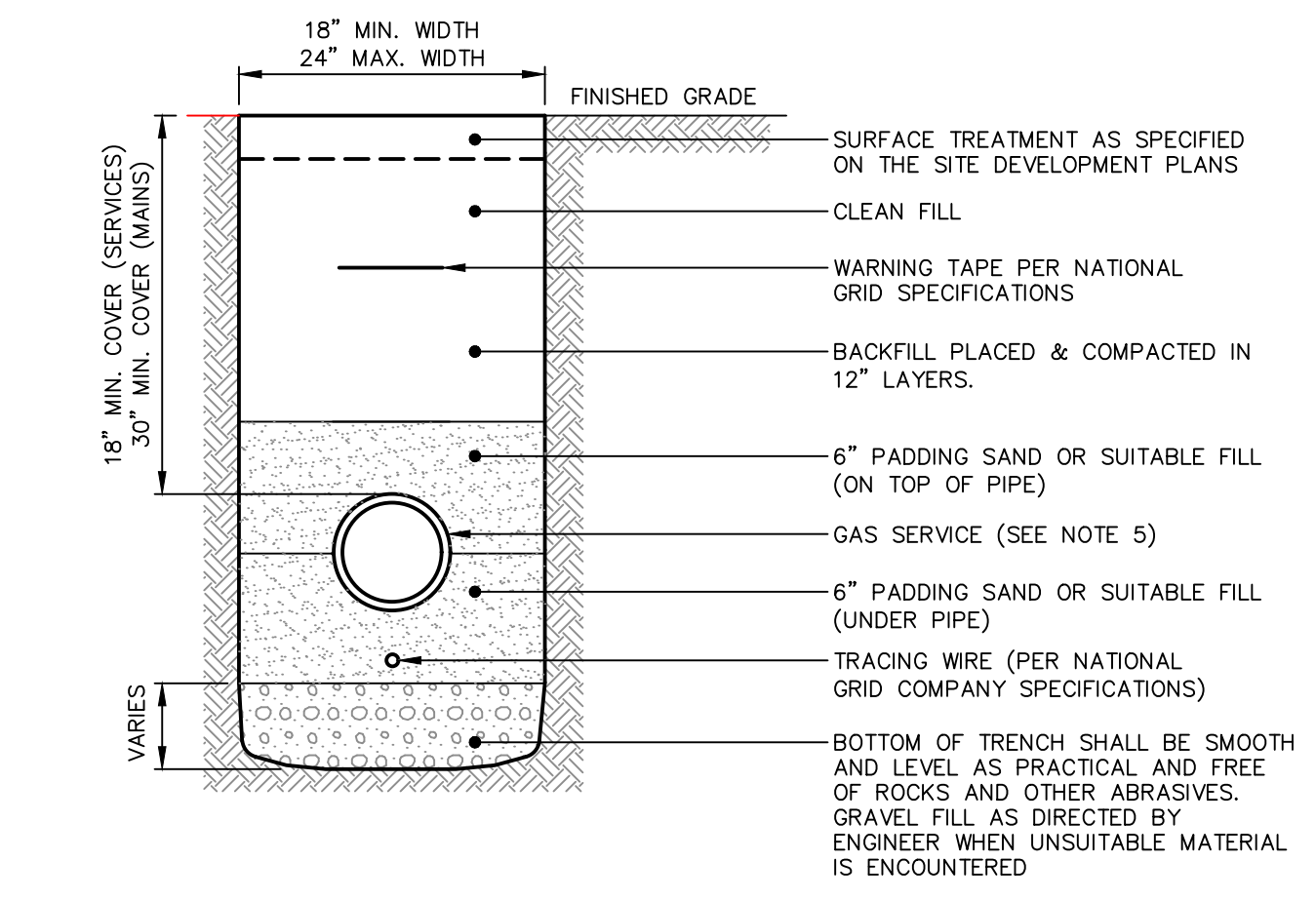
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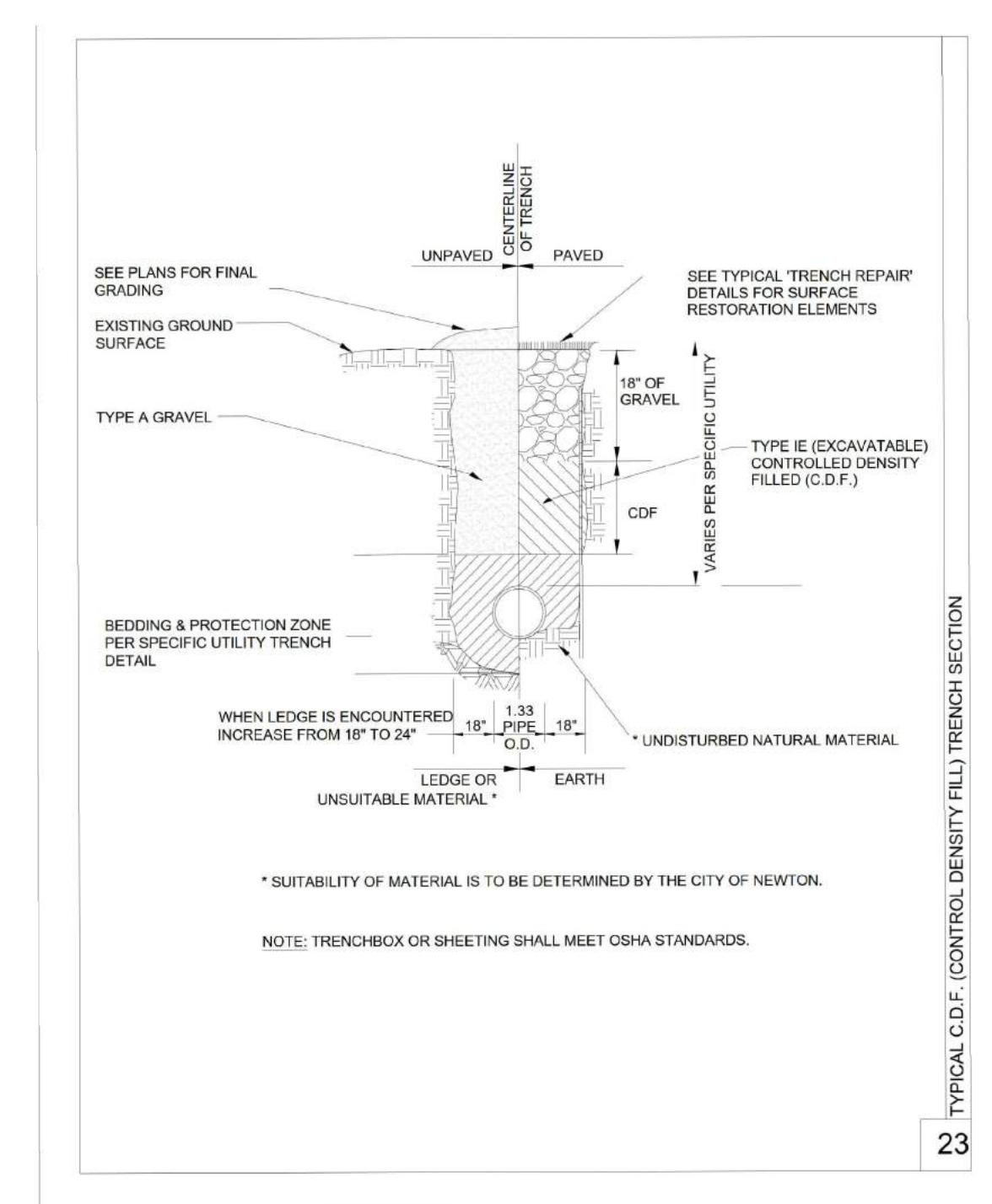
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CD-505

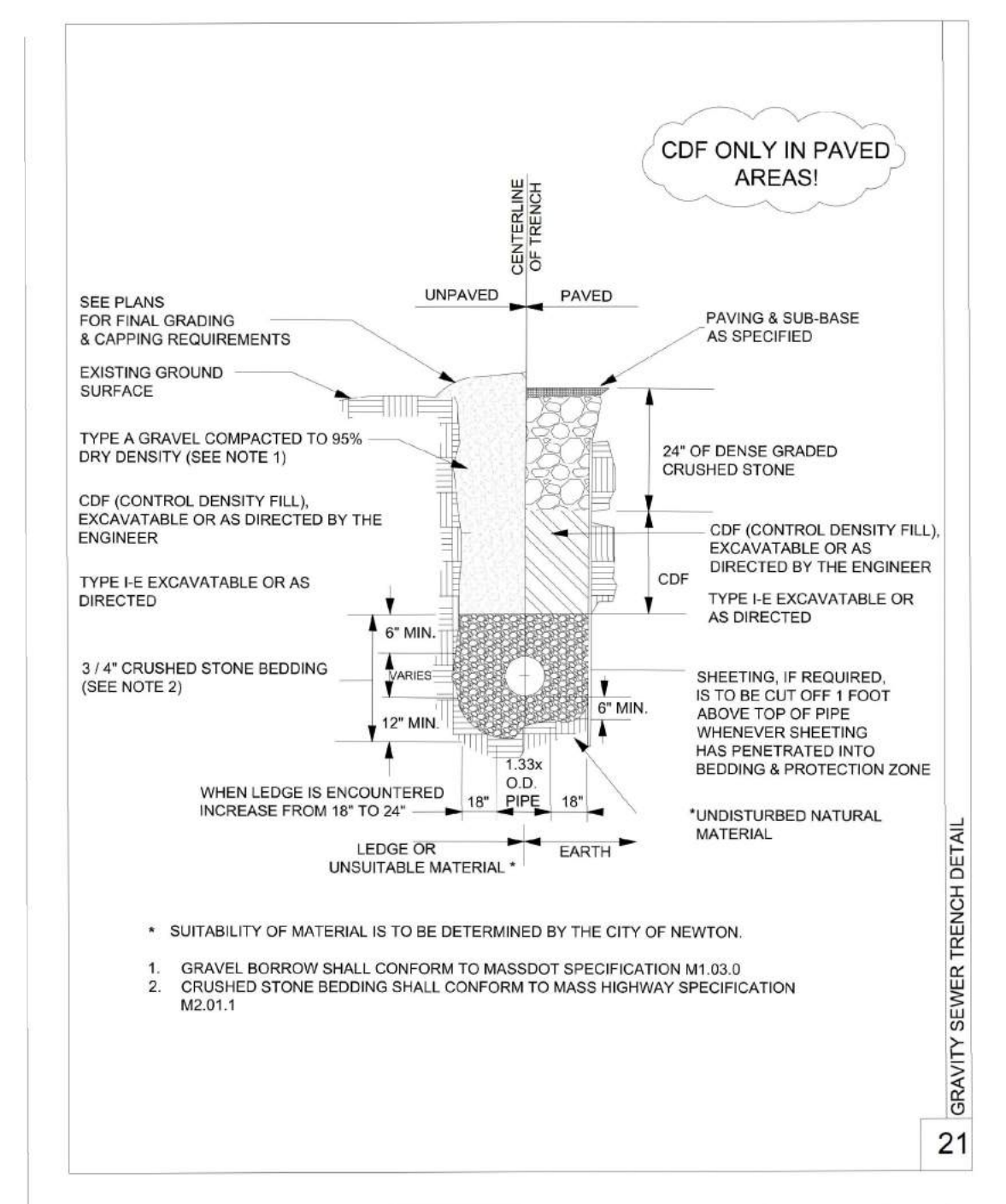


- NOTES:**
1. ALL BEDDING MATERIAL AND INITIAL BACKFILL SHALL BE CLEAN, FREE OF DEBRIS AND RUBBLE, AND FREE OF MATERIALS WHICH MAY CAUSE POLLUTION OF GROUNDWATER.
 2. SPOIL SHOULD BE SET BACK A MINIMUM OF TWO (2) FEET IN ACCORDANCE WITH OSHA REGULATIONS.
 3. GAS SERVICE MUST HAVE A MINIMUM HORIZONTAL SEPARATION OF THREE (3) FEET FROM PARALLEL UTILITIES. A ONE FOOT SEPARATION MUST BE MAINTAINED WHEN CROSSING OTHER UTILITIES.
 4. THE MAXIMUM TRENCH DEPTH FOR GAS MAINS IS 48-INCHES WHILE THE MAXIMUM TRENCH DEPTH FOR SERVICES IS 36-INCHES.
 5. MATERIAL SHALL BE DETERMINED BY UTILITY SERVICE PROVIDER.

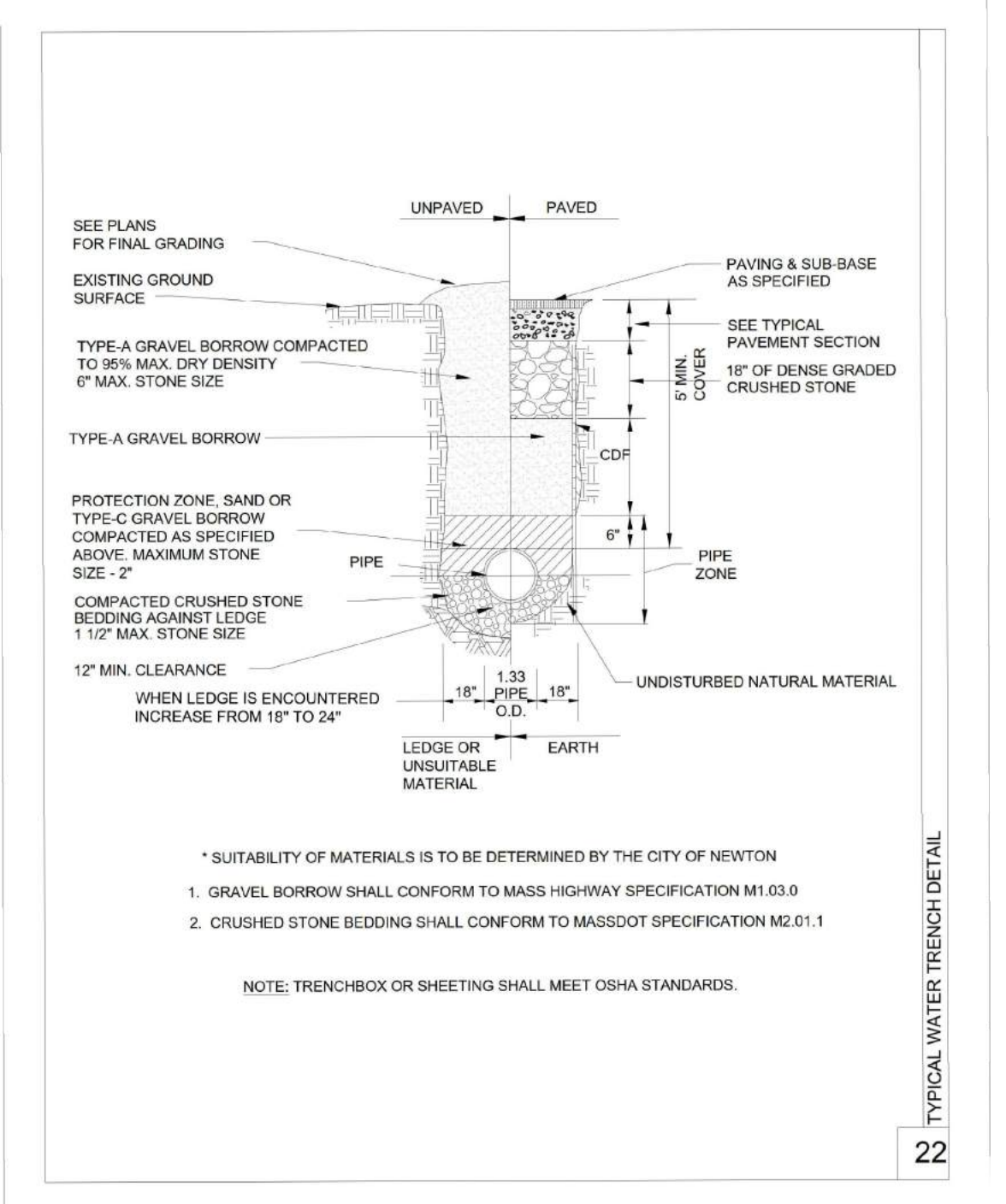
GAS TRENCH
SCALE: N.T.S.



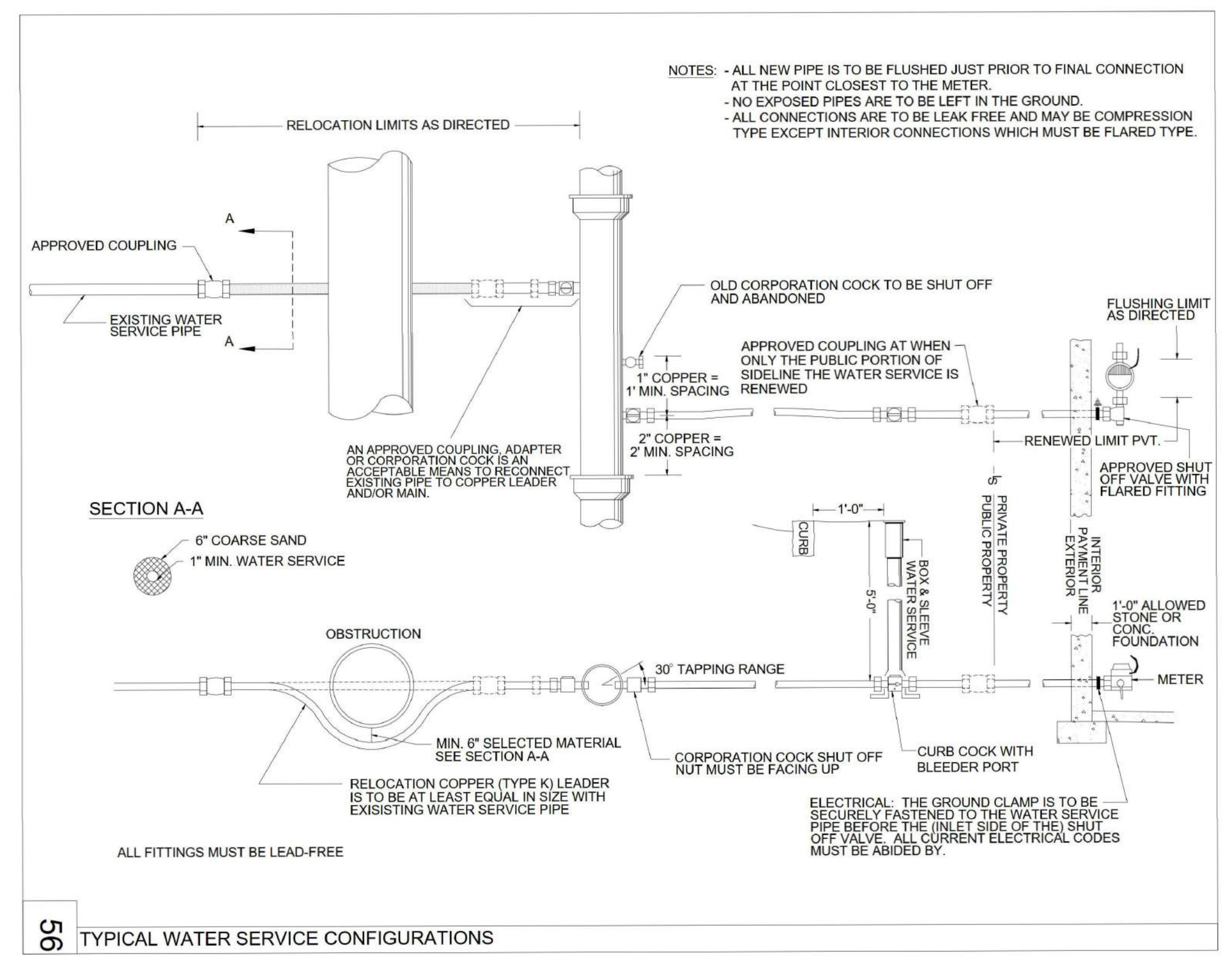
TYPICAL CDF (CONTROL DENSITY FILL) TRENCH
SCALE: N.T.S.



SEWER TRENCH
SCALE: N.T.S.



WATER TRENCH
SCALE: N.T.S.



WATER SERVICE
SCALE: N.T.S.

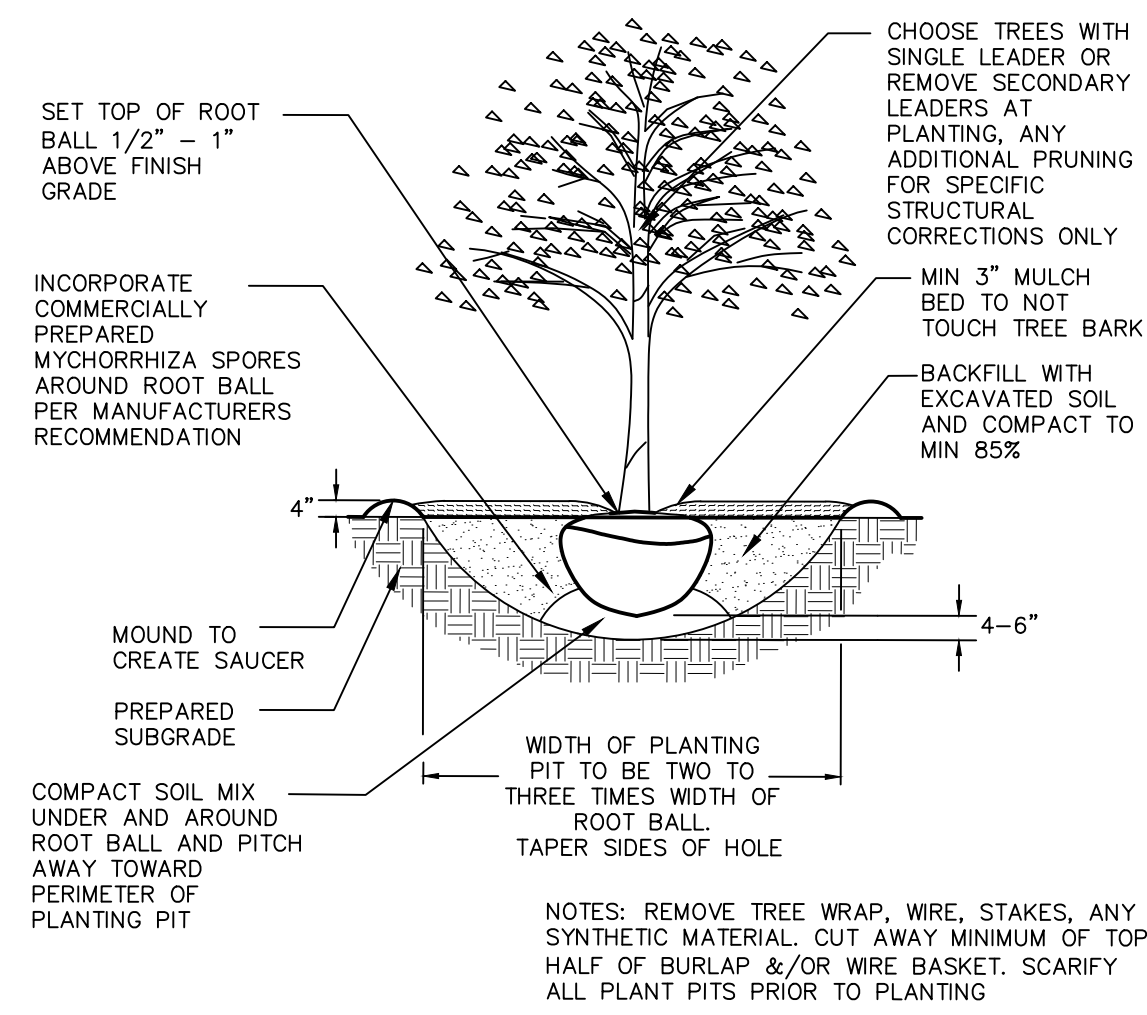
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 VERT.: NAVD83
 GRAPHIC SCALE
 1" = 10'-0"

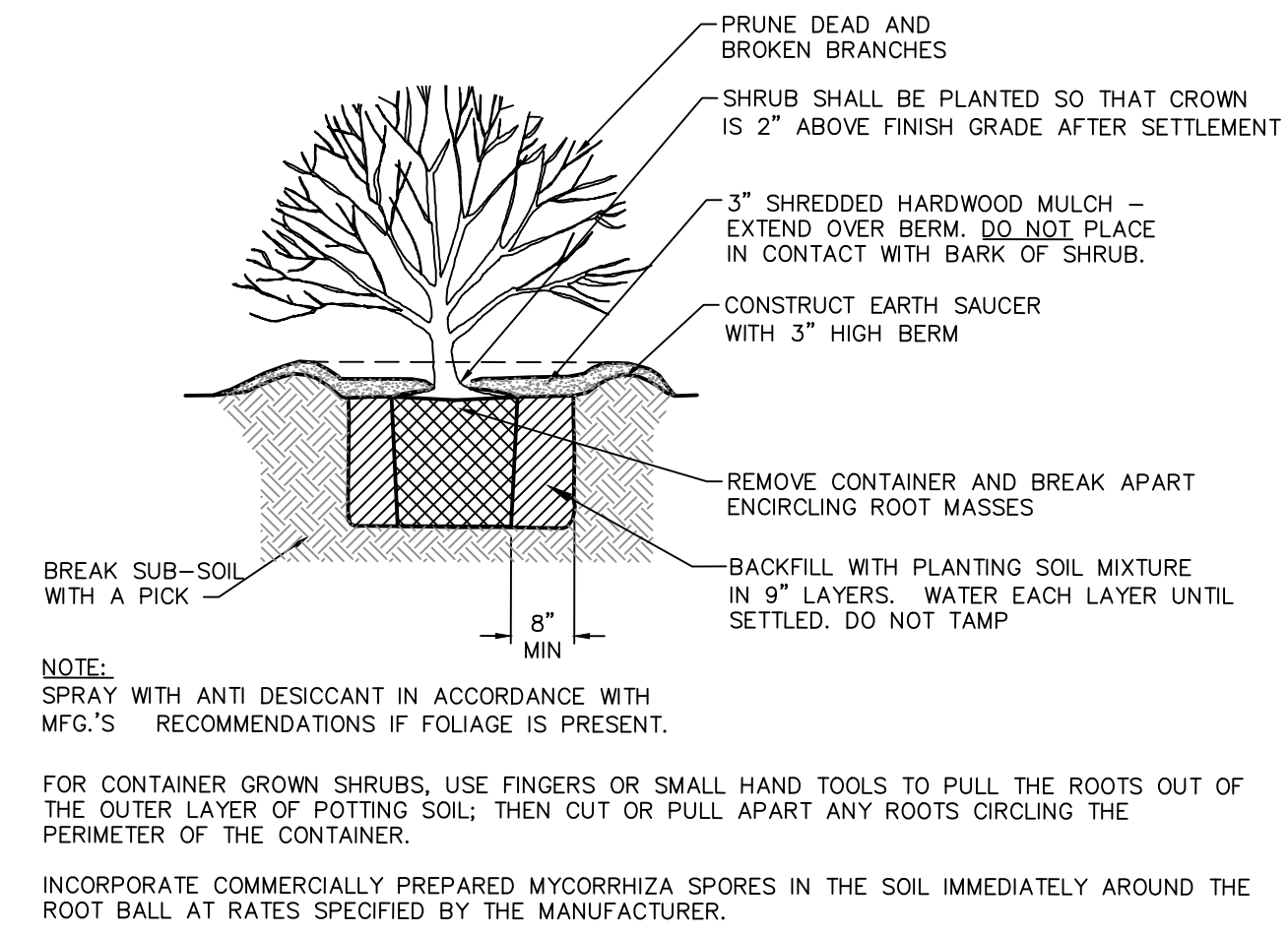
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TREE PLANTING
 SCALE: N.T.S.



SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS
 SCALE: N.T.S.



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 VERT.:
 DATUM:
 HORIZ.:
 VERT.: NAVD88

GRAPHIC SCALE

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