

1 FLOOR PLAN
SCALE: 1/8"=1'-0"





SITE PLAN

PROPOSED MARIJUANA RETAILER #1185 CHESTNUT STREET

PARCEL INFORMATION:
 #1185 CHESTNUT STREET
 MIDDLESEX SOUTH REGISTRY OF DEEDS:
LOTS A, B-2
 DEED REFERENCE: 36226 / 471
 PLAN REFERENCE:
 #1100 OF 1977 - LOT A
 #1143 OF 1987 - LOT B-2
LOT 1
 DEED REFERENCE: 48013 / 299
 PLAN REFERENCE: BK 207 PG 34
LOT 2
 DEED REFERENCE: 60850 / 347
 PLAN REFERENCE: BK 207 PG 34
LOT 3
 DEED REFERENCE: 59523 / 244
 PLAN REFERENCE: BK 207 PG 34
 RECORD OWNER:
 LARQUIN CORP.

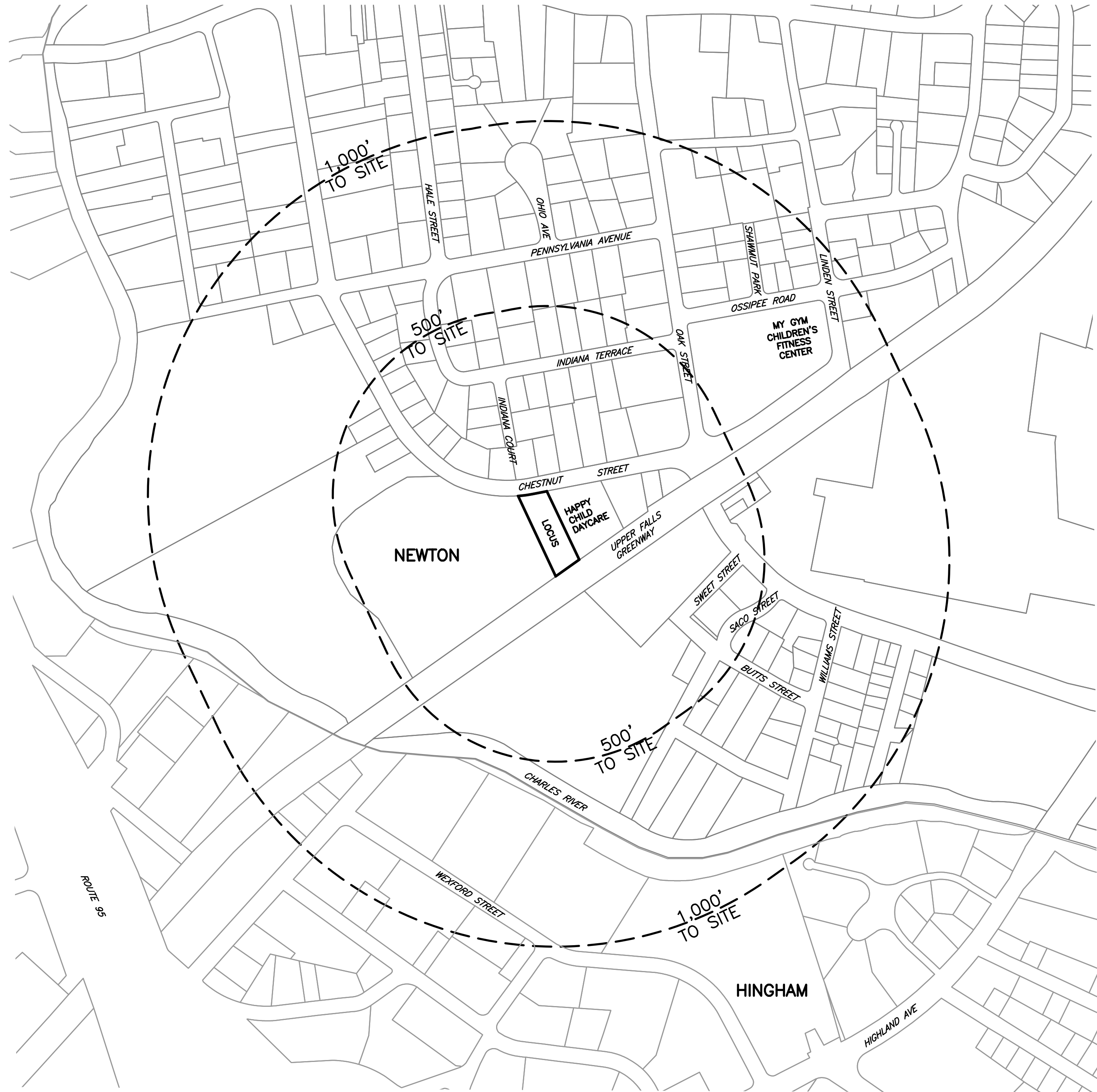
GENERAL NOTES:

- VERTICAL DATUM IS NAVD88
- WHEN ANNOTATED THE PROPERTY LINE INFORMATION DEPICTED HEREIN IS BASED ON AN ACTUAL GROUND SURVEY BY HAYES ENGINEERING, INC. ON MARCH 3, 2021.
- TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. ON MARCH 3, 2021.
- ABUTTING BUILDING LOCATIONS DEPICTED ON THIS PLAN TAKEN FROM MASSGIS 2-D LIDAR BUILDING LOCATIONS AND ARE NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC.
- LOCUS BUILDING WAS LOCATED IN THE FIELD BY HAYES ENGINEERING, INC. ON FEBRUARY 26, 2021.

UTILITY NOTES:

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM FIELD SURVEY INFORMATION AND AVAILABLE EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
- THE CONTRACTORS SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING THE LOCATIONS, SIZES, AND ELEVATIONS OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DESIGN AND THE APPROPRIATE REMEDIAL ACTION PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTORS ARE RESPONSIBLE FOR CONTACTING DIG SAFE AT (800) 322-4844 PRIOR TO THE START OF ANY CONSTRUCTION.

SHEET INDEX	
PLAN TITLE	SHEET DESIGNATION
COVER AND INDEX	C1
EXISTING CONDITION	C2
SITE PREPARATION	C3
PROPOSED SITE PLAN	C4
LANDSCAPE PLAN	C5
LIGHTING PLAN	C6
DETAILS	C7



CONTEXT MAP
SCALE: 1"=200'±

ZONING TABLE		
ZONE	BUSINESS II	
DIMENSIONAL CONTROLS	REQUIRED/ALLOWED	PROVIDED ^(a)
FRONT YARD SETBACK	AVERAGE	13.0 ft.
SIDE YARD SETBACK	15 ft.	4.8 ft.
REAR YARD SETBACK	15 ft.	95.5 ft.
MIN. LOT AREA	10,000 SF.	17,091 SF.
FLOOR AREA RATIO	1.00	0.47

^(a) THE PERMANENT STRUCTURES DEPICTED HEREIN ARE APPROXIMATELY LOCATED ON THE GROUND AS SHOWN. THEY EITHER CONFORMED TO THE SETBACK REQUIREMENTS OF THE LOCAL ZONING ORDINANCES AT THE TIME OF CONSTRUCTION, OR ARE EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER M.G.L., TITLE VII, CHAPTER 40A, SECTION 7.

PARKING CALCULATIONS	
REQUIRED RETAIL/SERVICE:	1 space/300 sf Ground Floor Area x 2,586sf = 8.62 spaces
REQUIRED STORAGE/WAREHOUSE:	1 space/2,500 sf x 2,402sf = 0.96 spaces
REQUIRED PARKING:	8.62 spaces + 0.96 spaces = 9.58 space 10 SPACES REQUIRED
REQUIRED HANDICAPPED:	for 6-25 Total Spaces = 1 Handicapped
TOTAL SPACES PROVIDED:	18 - Includes Handicapped/Loading Space
TOTAL HANDICAPPED PROVIDED:	1 Van Accessible

Prepared For:
 Applicant:
 Nuestra, LLC
 #198 Tremont Street
 Suite 228
 Boston, MA 02116
 508.353.8570

Prepared By:

 Hayes Engineering, Inc.
 603 Salem Street
 Woburn, MA 01880
 Ph: 781.246.2900
 Fax: 781.246.7596
 www.hayeseng.com

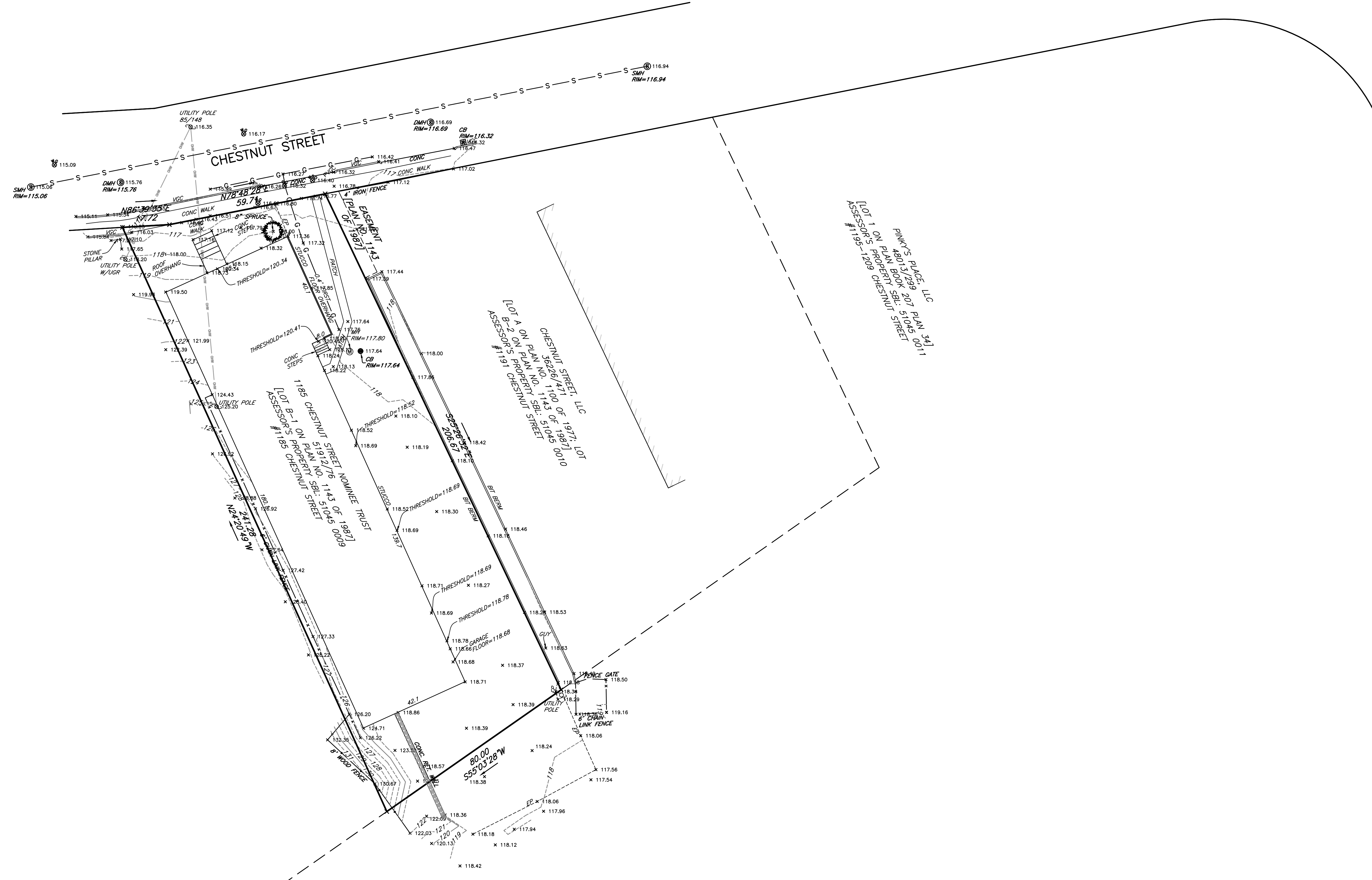
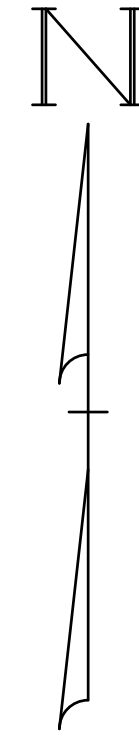
Design By: AMC
 Drawn By: TFW
 Checked By: PJO
 Project File: NEW-0044
 Comp. No: NEW32
 Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

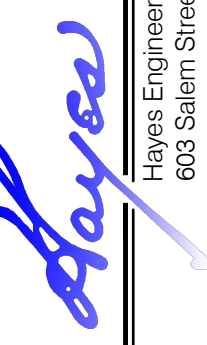
Scale: 1"=100'
 Date: December 23, 2021

Drawing Title:
**COVER & INDEX
 #1185 CHESTNUT STREET
 NEWTON, MA**

Seal:
 Drawing No.:
C1
 SHEET 1 OF 7

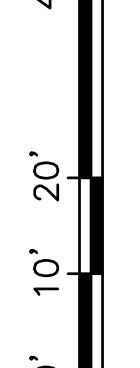


Prepared For:
 Applicant
 Nuestra, LLC
 #198 Tremont Street
 Suite 228
 Boston, MA 02116
 508.353.8570

Prepared By:

 Hayes Engineering, Inc.
 693 Salem Street
 Waltham, MA 01880
 Ph: 781.246.2900
 Fax: 781.246.7596
 www.hayeseng.com

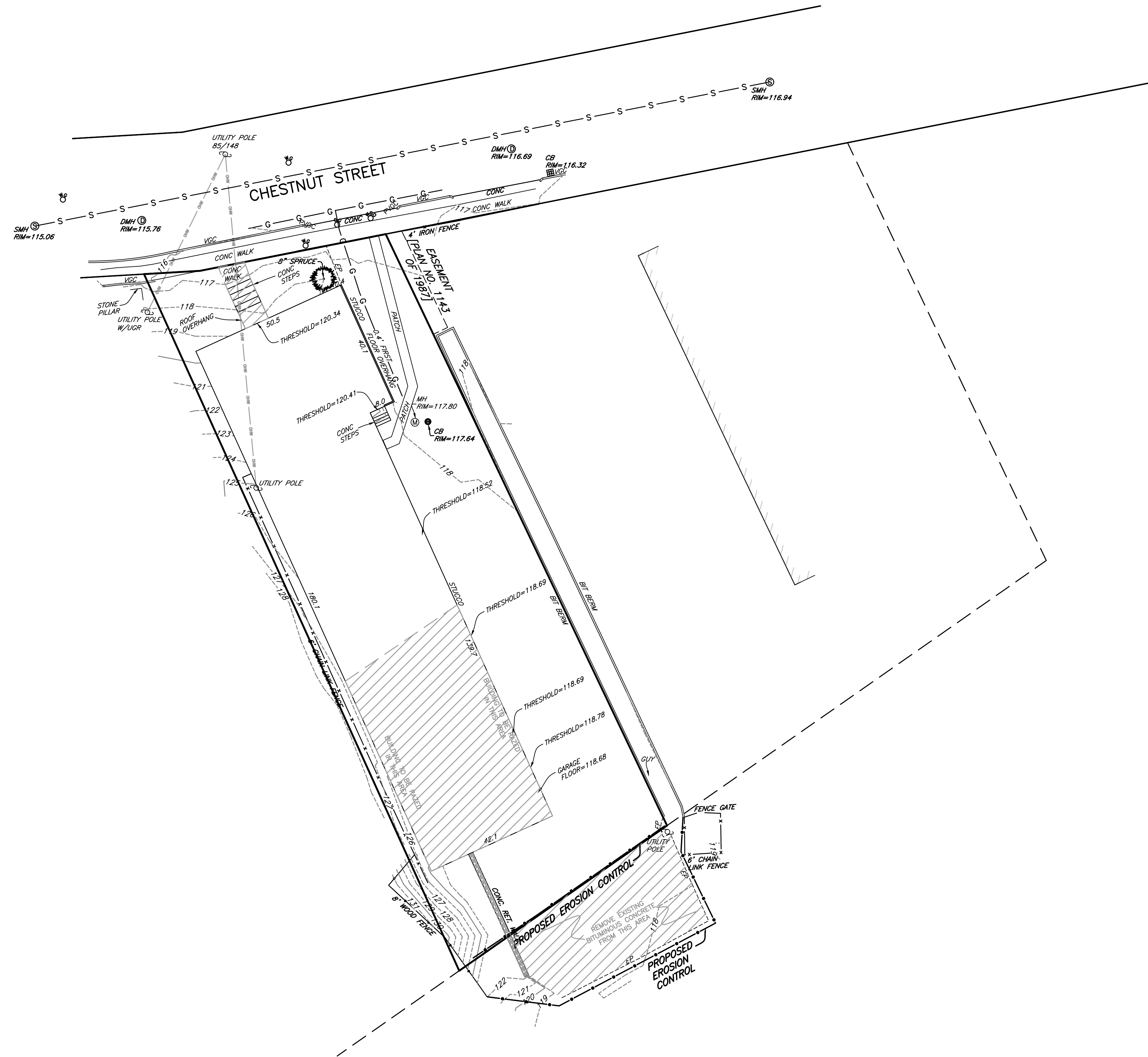
Design By: AMC
 Drawn By: FJM
 Checked By: PJO
 Project File: NEW-0044
 Comp. No: NEW32
 Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

Scale: 1"=20'

 Date: December 23, 2021

Drawing Title:
**EXISTING CONDITIONS
 #1185 CHESTNUT STREET
 NEWTON, MA**

Seal:
 Drawing No.:
C2
 SHEET 2 OF 7



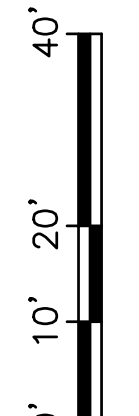
Prepared For:
 Applicant
 Nuestra, LLC
 #198 Tremont Street
 Suite 228
 Boston, MA 02116
 508.353.8570

Prepared By:

 Hayes Engineering, Inc.
 693 Salem Street
 Woburn, MA 01880
 Ph: 781.246.2900
 Fax: 781.246.7596
 www.hayeseng.com

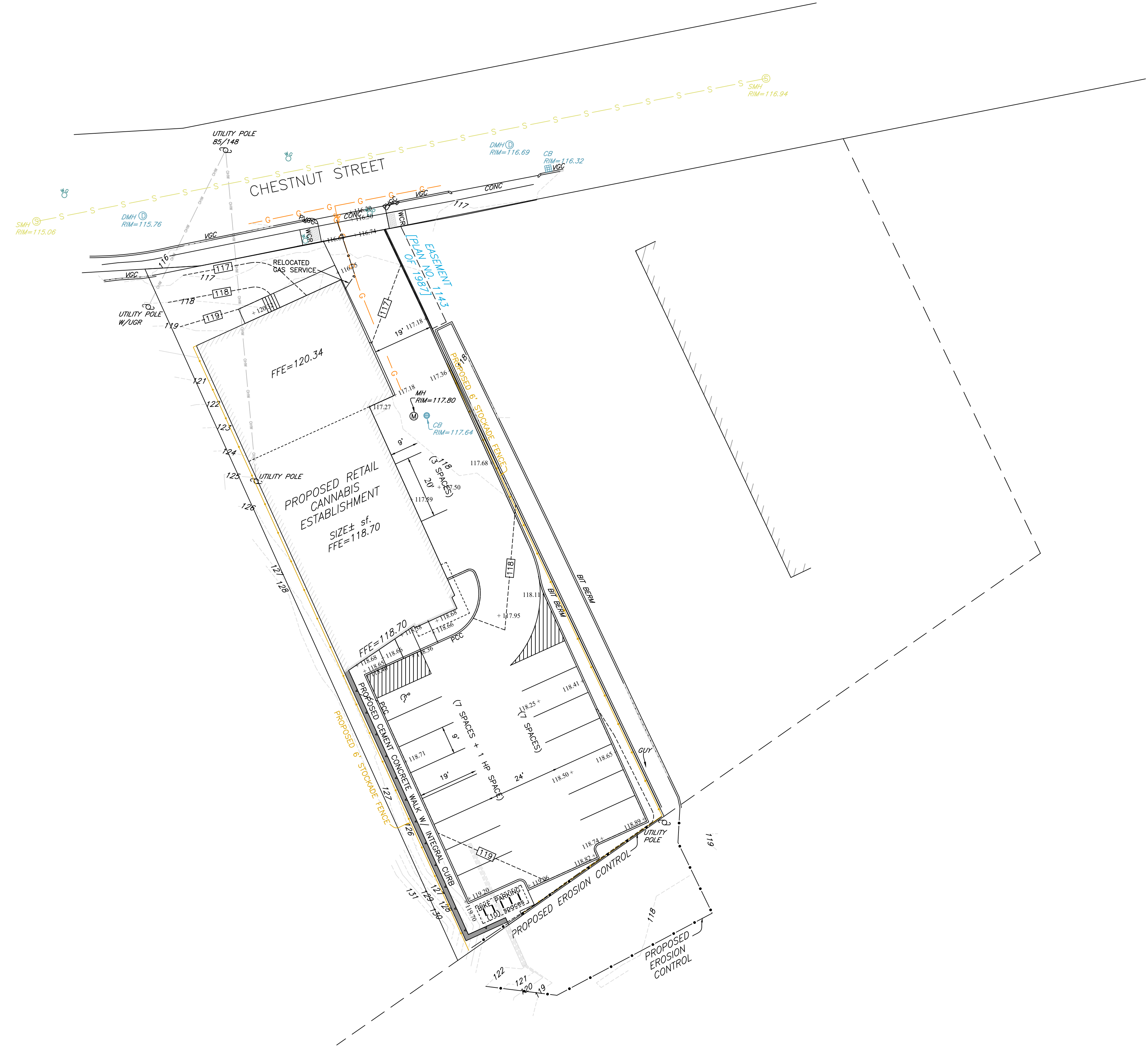
Design By: AMC
 Drawn By: FJM
 Checked By: PJO
 Project File: NEW-0044
 Comp. No: NEW32
 Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

Scale: 1" = 20'

 Date: December 23, 2021

Drawing Title:
**SITE PREPARATION
 #1185 CHESTNUT STREET
 NEWTON, MA**

Seal:
 Drawing No.:
C3
 SHEET 3 OF 7



Prepared For:
 Applicant
 Nuestra, LLC
 #198 Tremont Street
 Suite 228
 Boston, MA 02116
 508.353.8570

Prepared By:

 Hayes Engineering, Inc.
 603 Salem Street
 Wakefield, MA 01880
 Ph: 781.246.2800
 Fax: 781.246.7596
 www.hayeseng.com

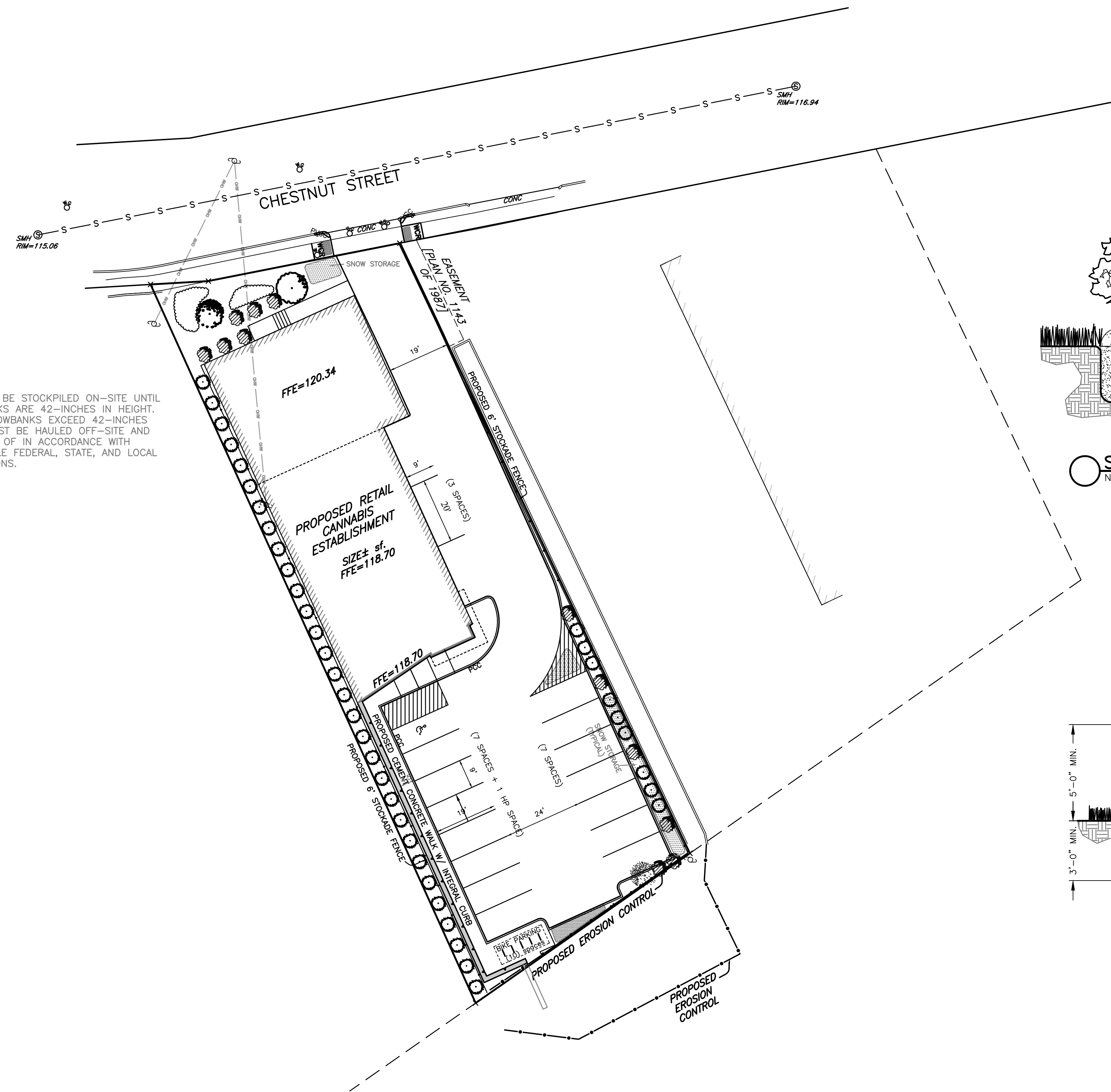
Design By: AMC
 Drawn By: FJM
 Checked By: PJO
 Project File: NEW-0044
 Comp. No: NEW32
 Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

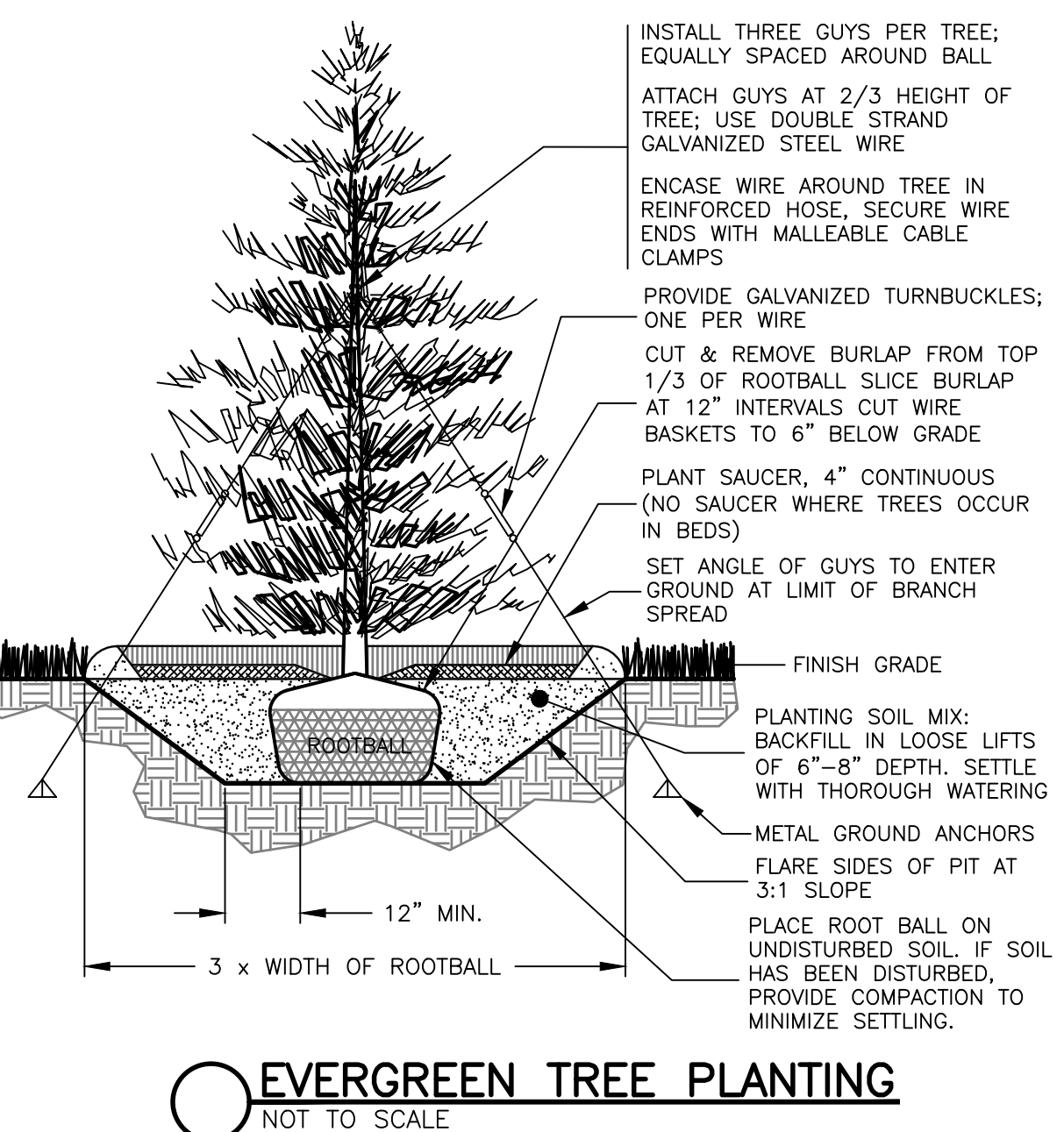
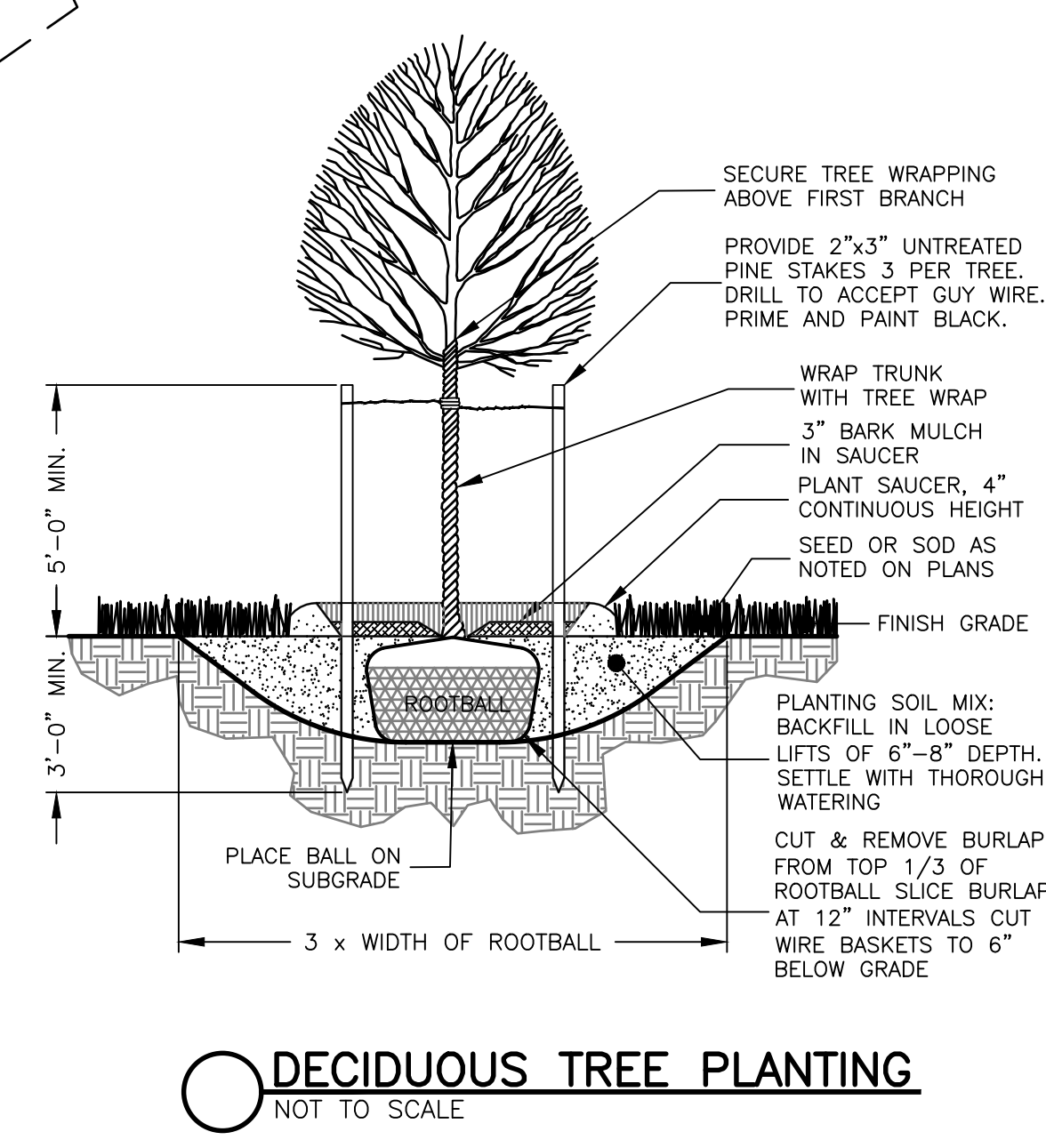
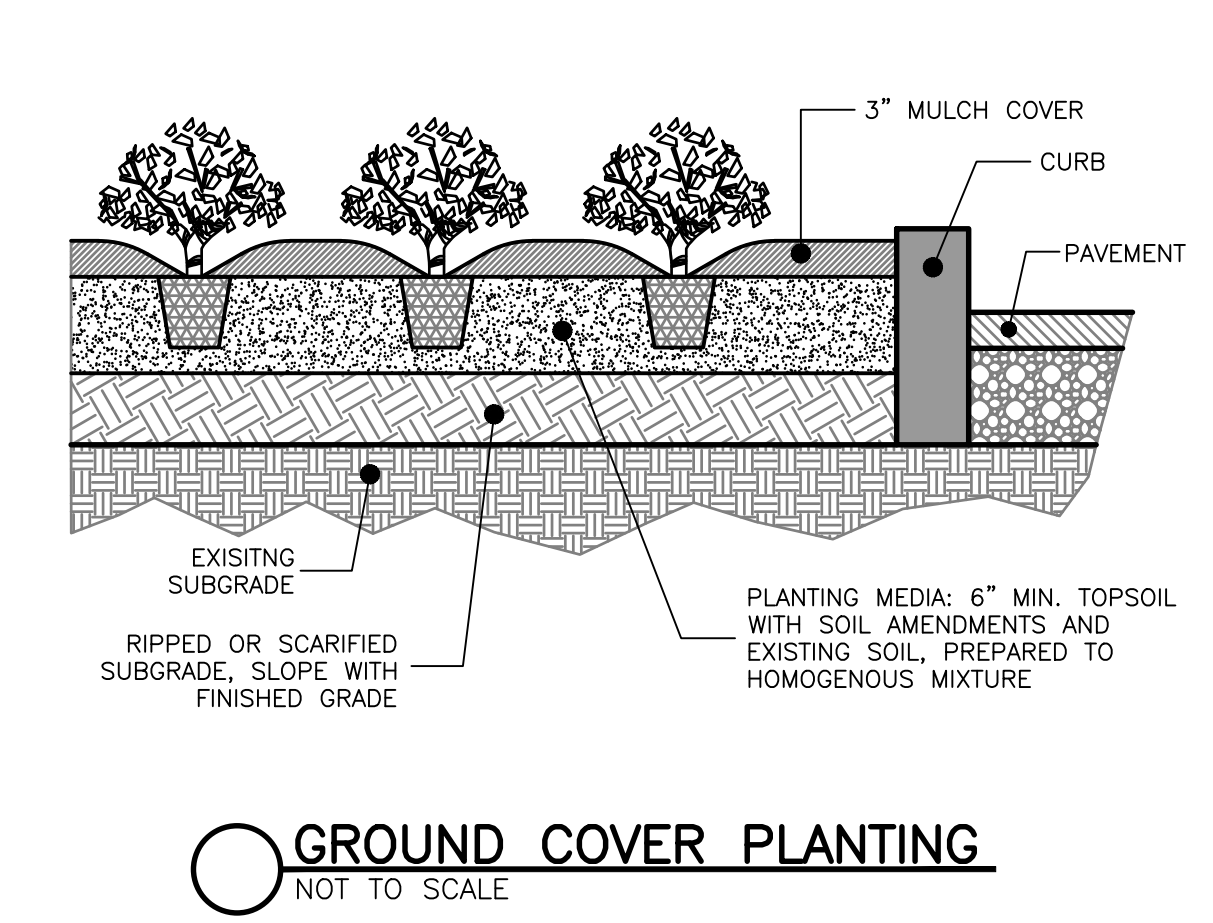
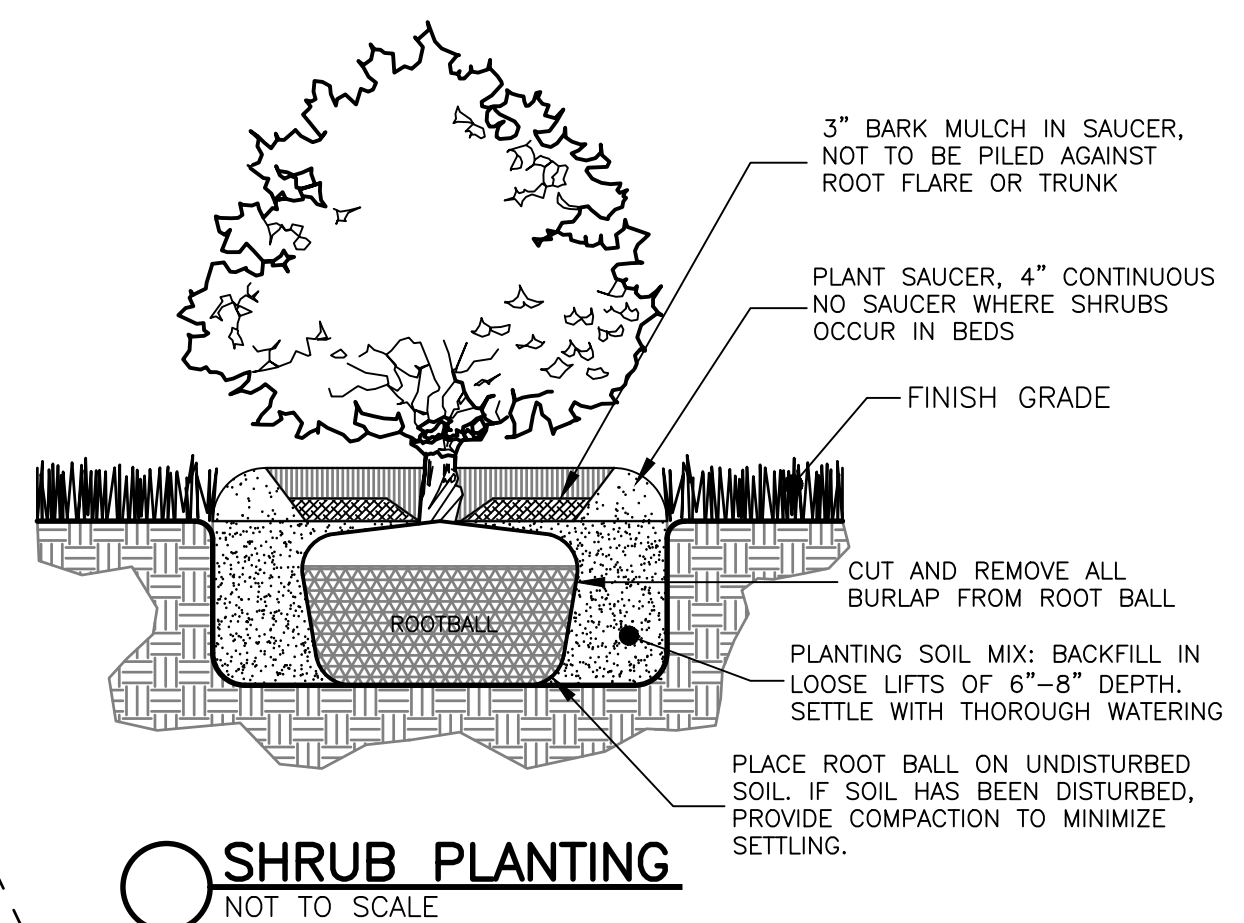
Scale: 1" = 20'
 0' 10' 20' 40'
 Date: December 23, 2021

Drawing Title:
 PROPOSED SITE PLAN
 #1185 CHESTNUT STREET
 NEWTON, MA

Seal:
 Drawing No.:
 C4
 SHEET 4 OF 7



PLANT SCHEDULE				PLANT SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE		
DECIDUOUS TREE OPTIONS:				SHRUB OPTIONS:					
	ACER RUBRUM	RED SUNSET MAPLE	2" CALIPER		CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED RED TWIG DOGWOOD	2-3'		
	ACER SACCHARUM 'GREEN MOUNTAIN'	SUGAR MAPLE	2" CALIPER		CORNUS RACEMOSA	GREY DOGWOOD	2-3'		
	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CALIPER		FORSYTHIA	FORSYTHIA	2-3'		
	CARAYA OVATA	SHAGBARK HICKORY	2" CALIPER		ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	2-3'		
	OSTRYA VIRGINIANA	HOPHORNBEAM	2" CALIPER		ILEX VERICILLATA	WINTERBERRY	2-3'		
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2" CALIPER		ITEA VIRGINICA	VIRGINIA SWEETSPIRE	2-3'		
	QUERCUS COCCINEA	SCARLET OAK	2" CALIPER		KALMIA LATIFOLIA	MOUNTAIN LAUREL	2-3'		
	QUERCUS PALUSTRIS	PIN OAK	2" CALIPER		MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	2-3'		
	TILIA AMERICANA	BASSWOOD	2" CALIPER		PHYSOCARPUS OPULOLIFOLIUS	DIABOLO NINEBARK	2-3'		
	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CALIPER		PRUNUS MARATIMA	BEACH PLUM	2-3'		
	ZELKOVA SERRATA	JAPANESE ZELKOVA	2" CALIPER		SYRINGA VULGARIS	COMMON LILAC	2-3'		
EVERGREEN TREE OPTIONS:				VIBRUM DENTATUM				ARROWWOOD	2-3'
	ABIES CONCOLOR	WHITE FIR	8-10'	FLOWERING TREE OPTIONS:					
	PICEA ABIES	NORWAY SPRUCE	8-10'		CERCIS CANDENSIS	EASTERN REDBUD	2" CALIPER		
	PICEA GLAUCA	WHITE SPRUCE	8-10'		CORNUS FLORIDA	WHITE DOGWOOD	2" CALIPER		
	PICEA OMORICA	SERBIAN SPRUCE	8-10'		CORNUS KOUSA	KOREAN DOGWOOD	2" CALIPER		
	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	8-10'		CORNUS MAS	CORNELIANCHERRY	2" CALIPER		
	PINUS THUBERGI	JAPANESE BLACK PINE	8-10'		CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORNE	2" CALIPER		
	TSUGA CANADENSIS	HEMLOCK	8-10'		MAGNOLIA X SOULANGIANA	SAUCER MAGNOLIA	8-10'		
	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	6-7'		SOPHORA JAPONICA	JAPANESE PAGODATREE	2" CALIPER		
	JUNIPERUS CHINENSIS 'MOUNTBATTEN'	MOUNTBATTEN JUNIPER	8-10'	GRASS/PERENNIAL OPTIONS:					
	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8-10'		ECHINACEA	CONEFLOWER	1 gal		
	PINUS RESINOSA	RED PINE	8-10'		HEMEROCALLIS	DAYLILY	1 gal		
	PINUS STROBUS	WHITE PINE	8-10'		PENNISETUM ALOPECUROIDES	HAMEIN FOUNTAIN GRASS	1 gal		
	THUJA OCCIDENTALIS 'SMARAGD'	ESMERALD GREEN ARBORVITAE	8-10'		RUCBECKIA GOLDSTRUM	BLACK EYED SUSANS	1 gal		
	THUJA X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8-10'		SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 gal		



Prepared For: Nuestra, LLC
#198 Tremont Street
Suite 228
Boston, MA 02116
508.353.8570

Prepared By: Hayes Engineering, Inc.
693 Salem Street
Waltham, MA 01880
Ph: 781.246.2800
Fax: 781.246.7596
www.hayeseng.com

Design By: AMC
Drawn By: FJM
Checked By: PJO
Project File: NEW-0044
Comp. No: NEW32
 Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

Scale: 1" = 20'
0' 10' 20' 40'

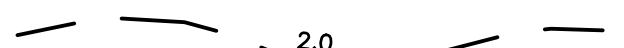
Date: December 23, 2021

Drawing Title: LANDSCAPE PLAN #1185 CHESTNUT STREET NEWTON, MA

Seal:

Drawing No.: C5
SHEET 5 OF 7

PHOTOMETRIC LEGEND:

DENOTES ISOFOOTCANDLE LINE  2.0
 FOOT CANDLE 0.6

GENERAL LIGHTING NOTES:

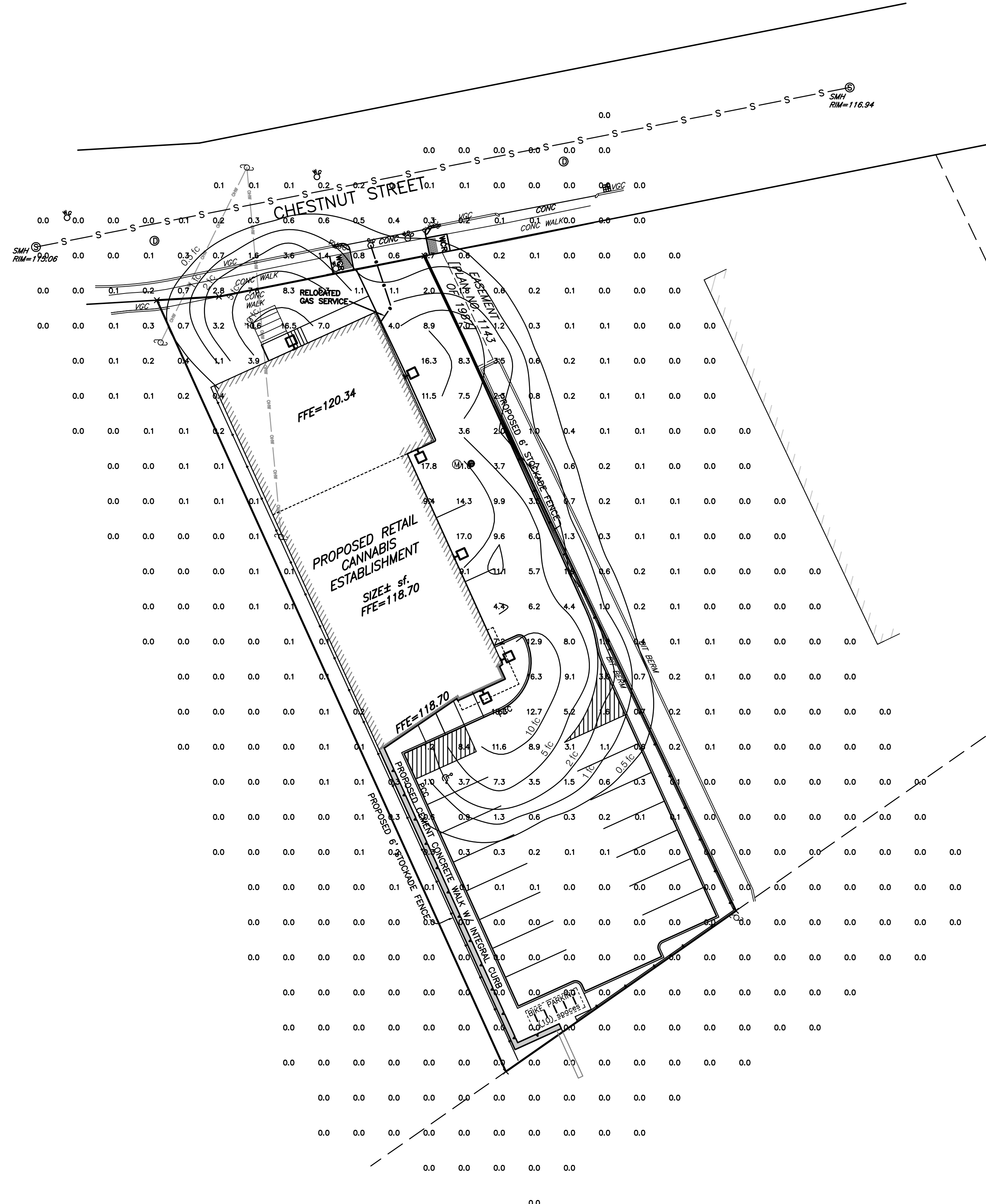
ILLUMINANCE VALUES SHOWN ARE PROPOSED MAINTAINED HORIZONTAL FOOTCANDLES ON LEVEL GRADE.

PHOTOMETRIC ANALYSIS DOES NOT CONSIDER ANY EXISTING ILLUMINANCE, SHADOW OR REFLECTED LIGHT FROM EXISTING OR PROPOSED OBJECTS AND GRADE DIFFERENCES.

HORIZONTAL ILLUMINANCE LEVELS SHOWN ARE CALCULATED FROM DATA PROVIDED FROM MANUFACTURER IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO SEVERAL FACTORS SUCH AS LAMP LUMEN DEPRECIATION, LUMINAIRE DIRT DEPRECIATION, LUMINAIRE SURFACE DEPRECIATION, AND EQUIPMENT OPERATING FACTOR.

CONTRACTOR TO VERIFY ALL UTILITIES BEFORE CONSTRUCTION.



Specifications

Length:	14" (35.6 cm)
Width:	12" (30.5 cm)
Height:	5" (12.7 cm)
Weight (max):	19.7 lbs (8.9 kg)

PROPOSED LIGHT IS LITHONIA LIGHTING KAXW-LED-P3-50K-R4-MVOLT AND IS A SHIELDED, DARK SKY COMPLIANT FIXTURE. PROPOSED MOUNTING HEIGHT IS 12'-6" ABOVE GRADE.

PROPOSED WALL LIGHTING
 NOT TO SCALE

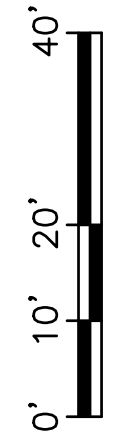
Prepared For:
 Applicant: Nuestra, LLC
 #198 Tremont Street
 Suite 228
 Boston, MA 02116
 508.353.8570

Prepared By:

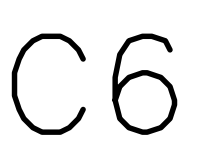
 Hayes Engineering, Inc.
 693 Salem Street
 Waltham, MA 01880
 Ph: 781.246.2800
 Fax: 781.246.7596
 www.hayeseng.com

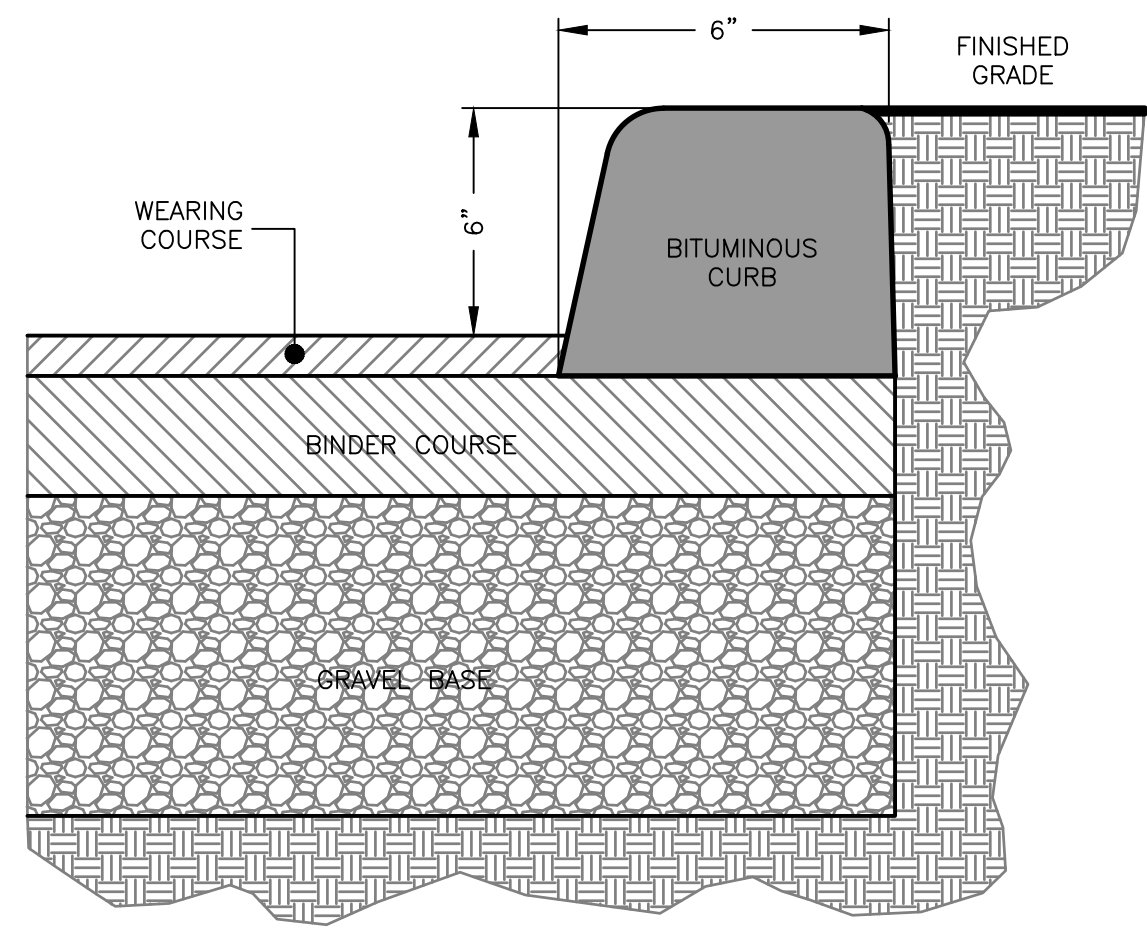
Design By: AMC
 Drawn By: FJM
 Checked By: PJO
 Project File: NEW-0044
 Comp. No: NEW32
 Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

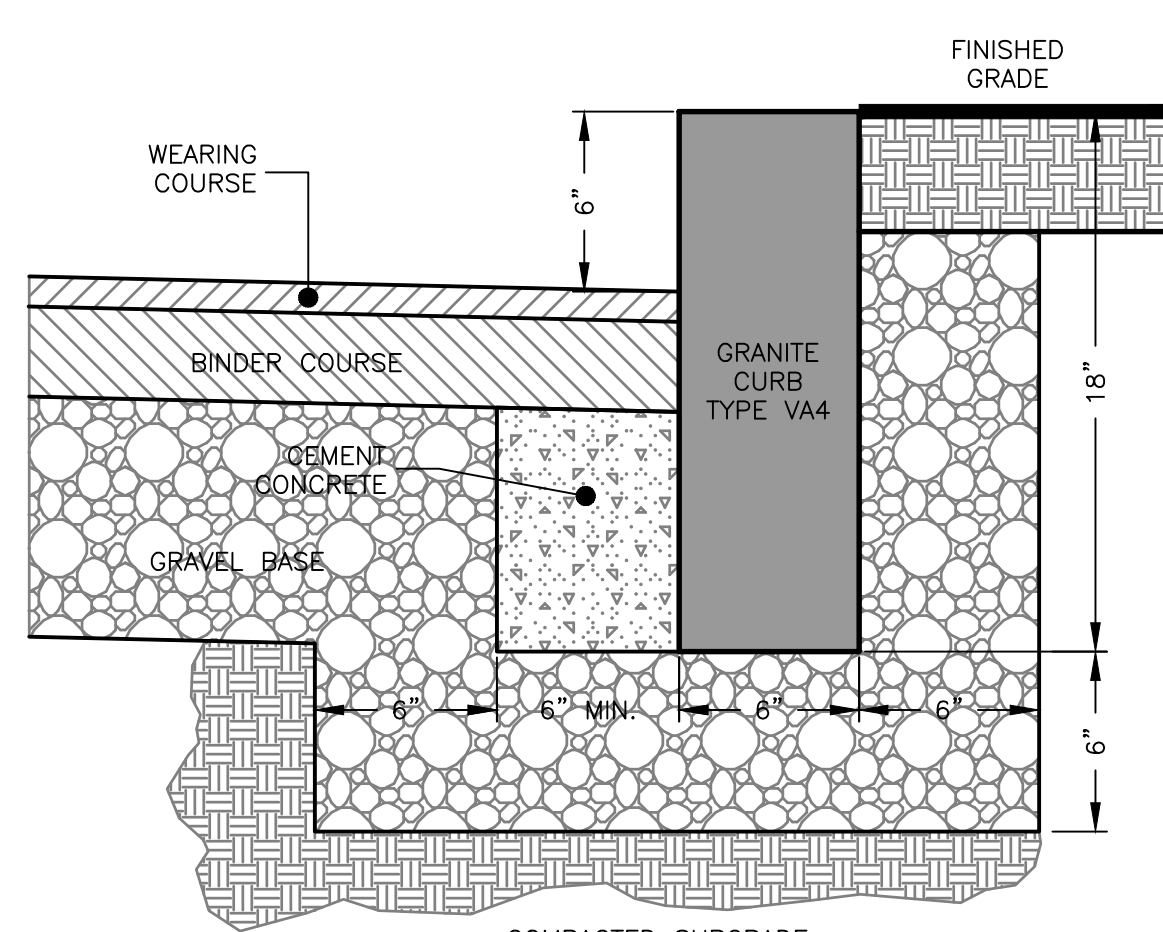
Scale: 1"=20'

 Date: December 23, 2021

Drawing Title:
**LIGHTING PLAN
 #1185 CHESTNUT STREET
 NEWTON, MA**

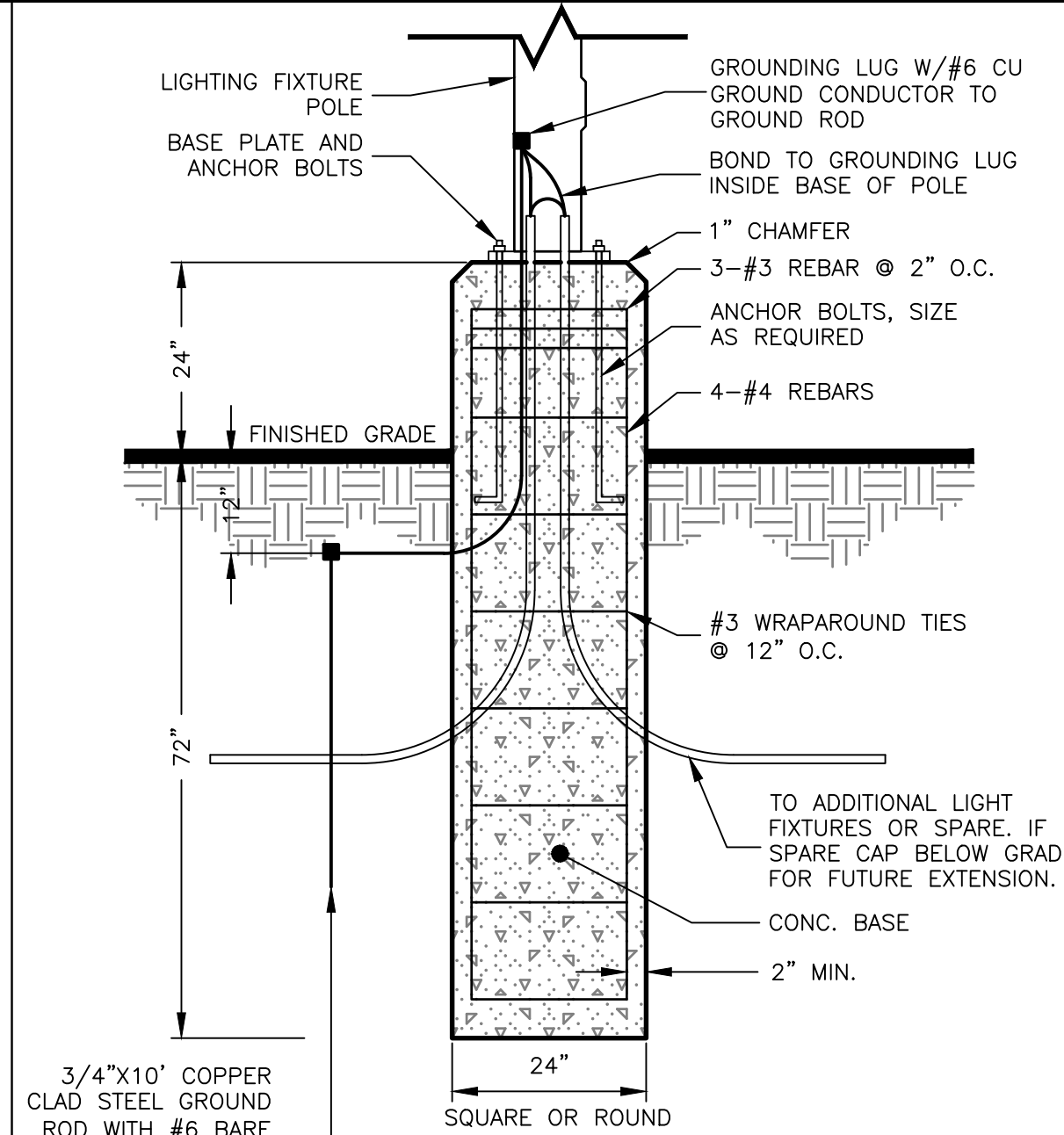
Seal:
 Drawing No.:

 SHEET 6 OF 7



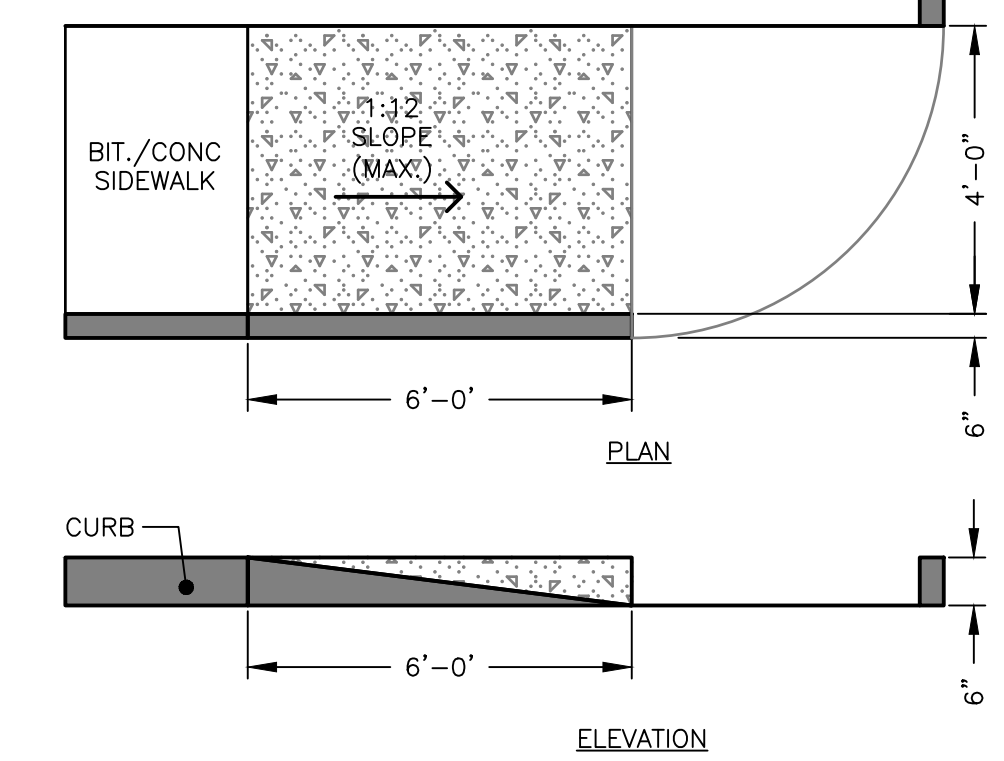
BITUMINOUS CURB
NOT TO SCALE



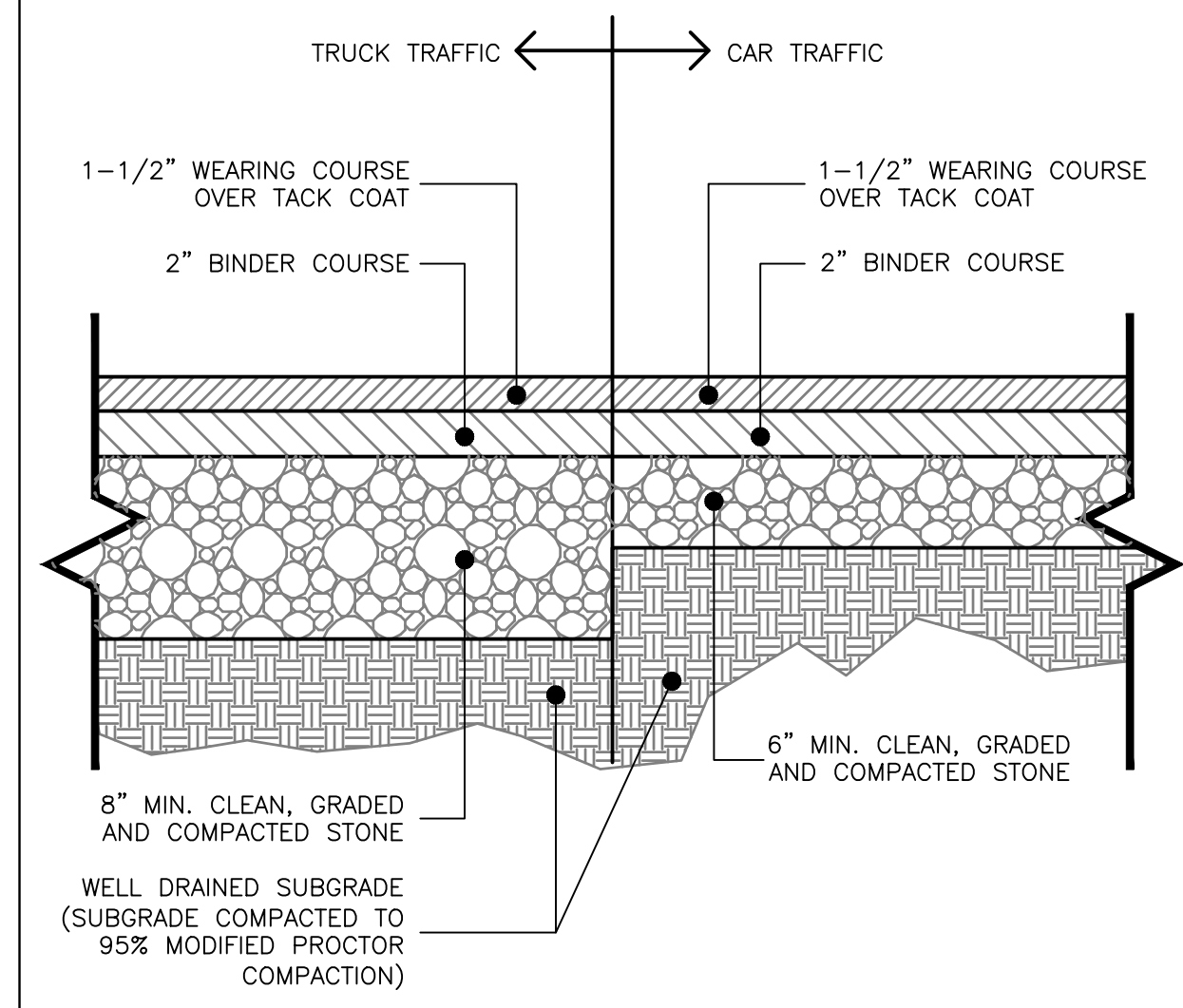
VERTICAL GRANITE CURB
NOT TO SCALE



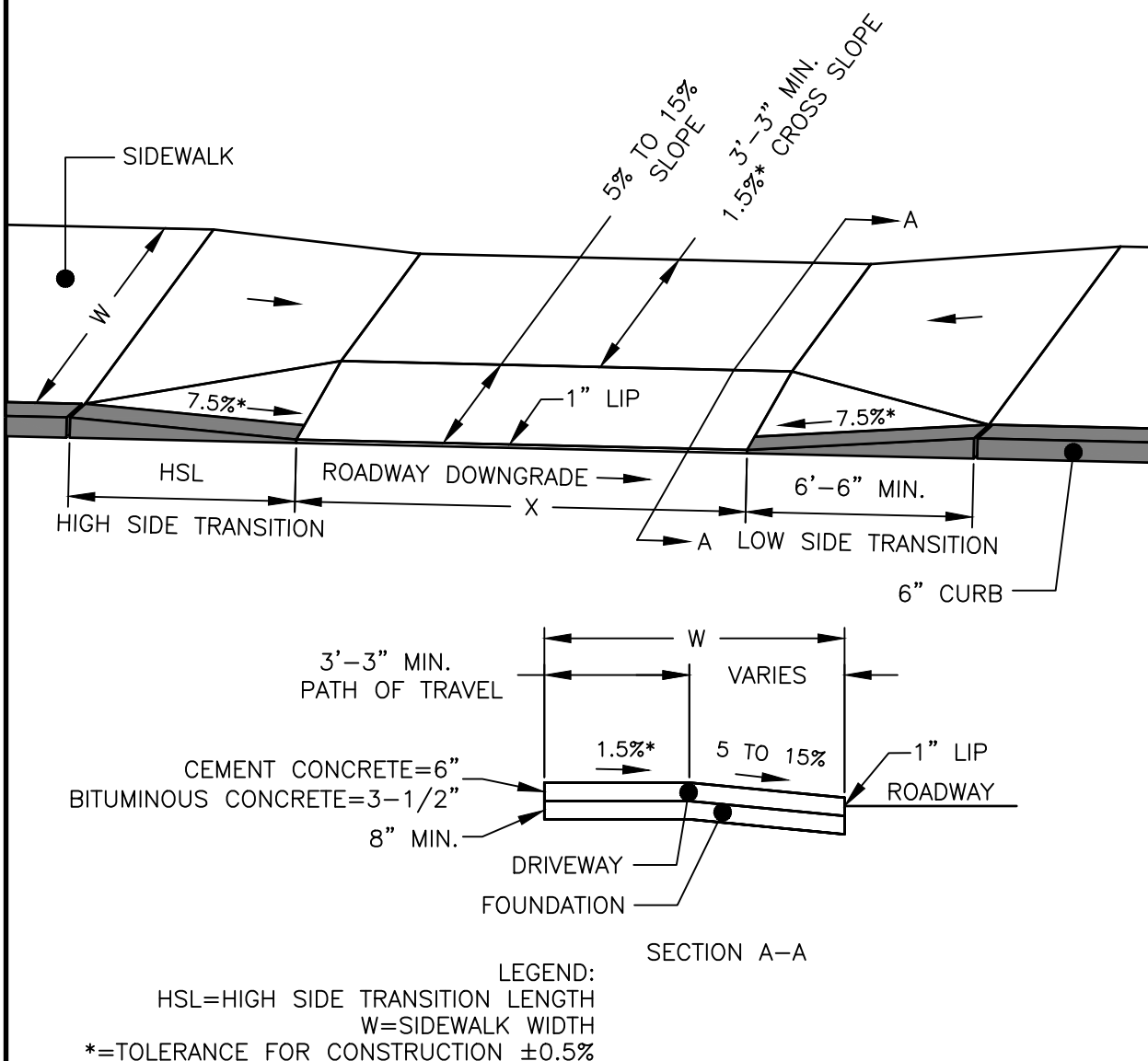
LIGHT POLE BASE
NOT TO SCALE



WHEELCHAIR RAMP
NOT TO SCALE

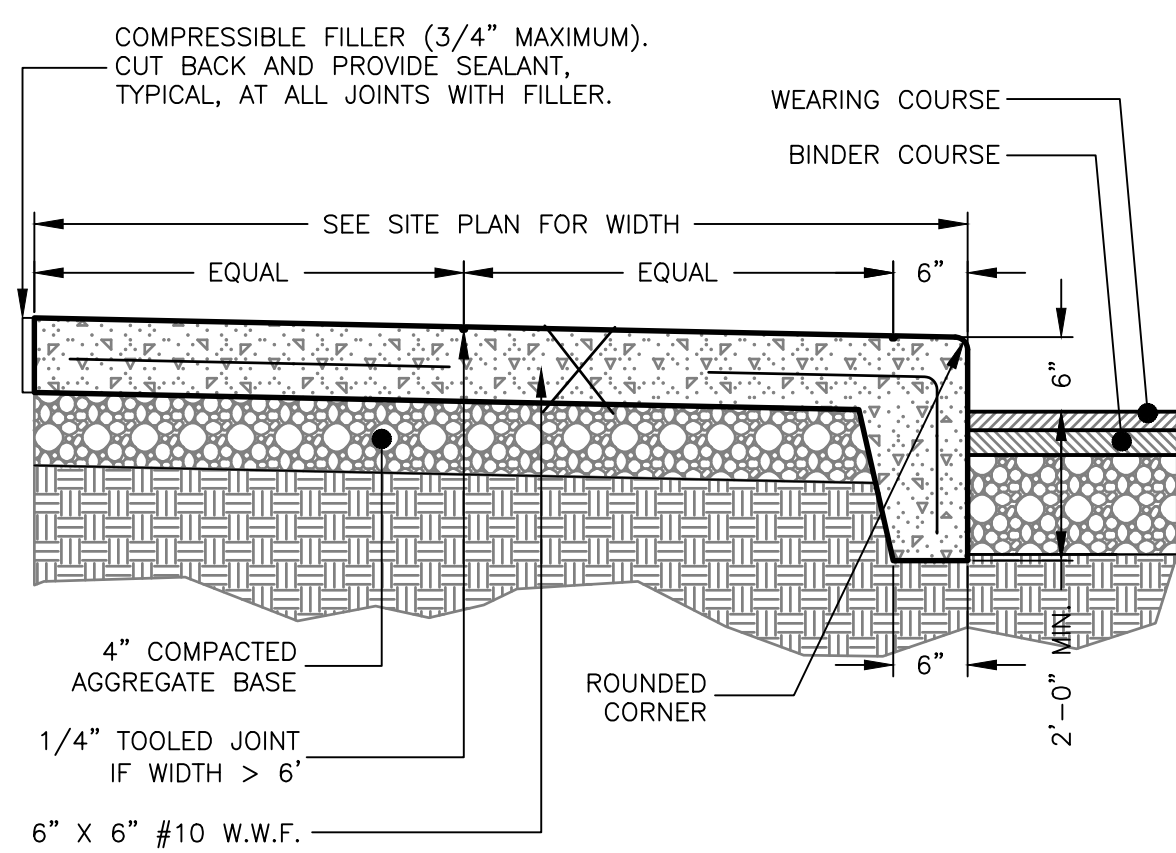


PAVEMENT SECTION
NOT TO SCALE

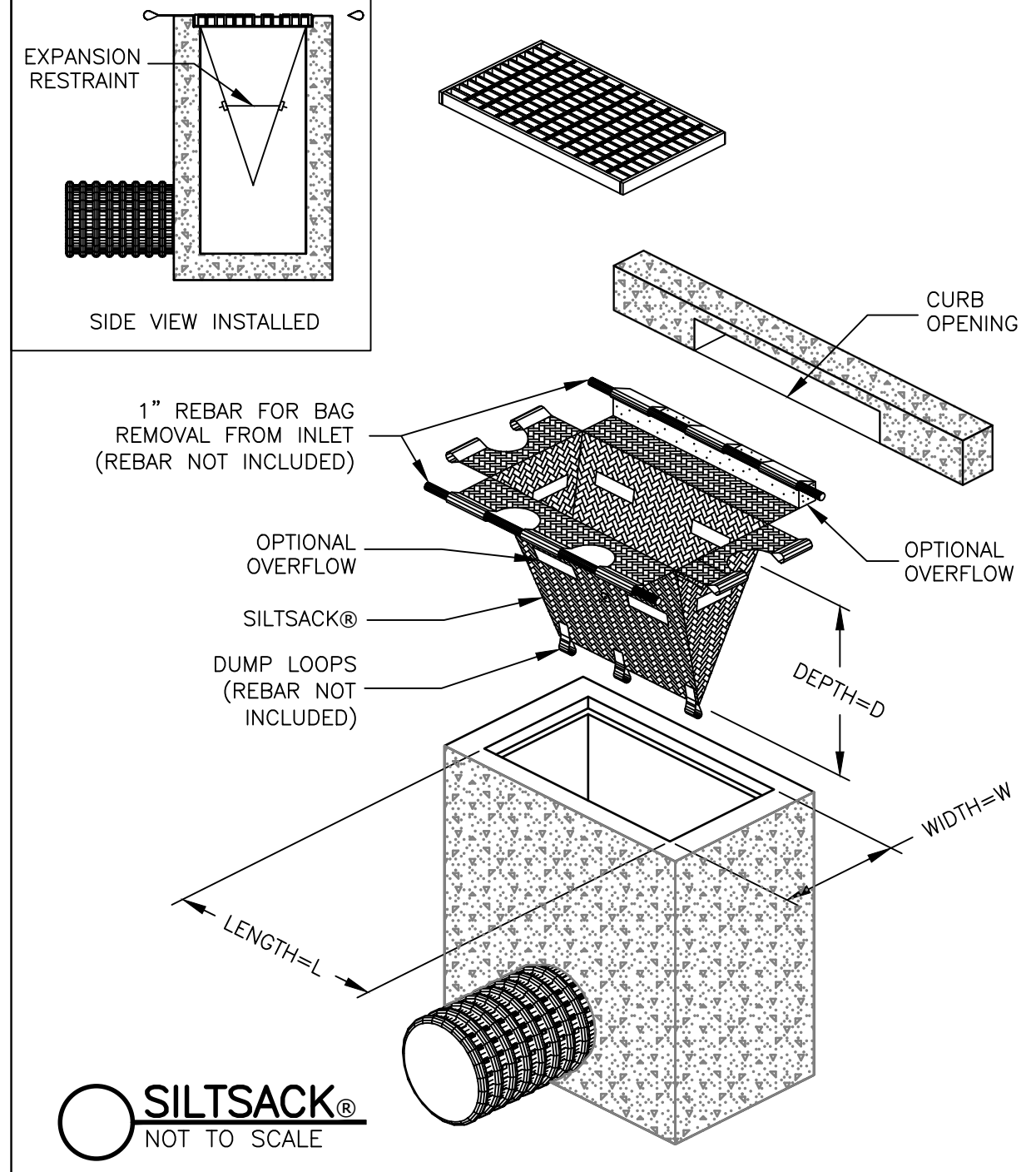


SIDEWALK THROUGH DRIVEWAY
NOT TO SCALE

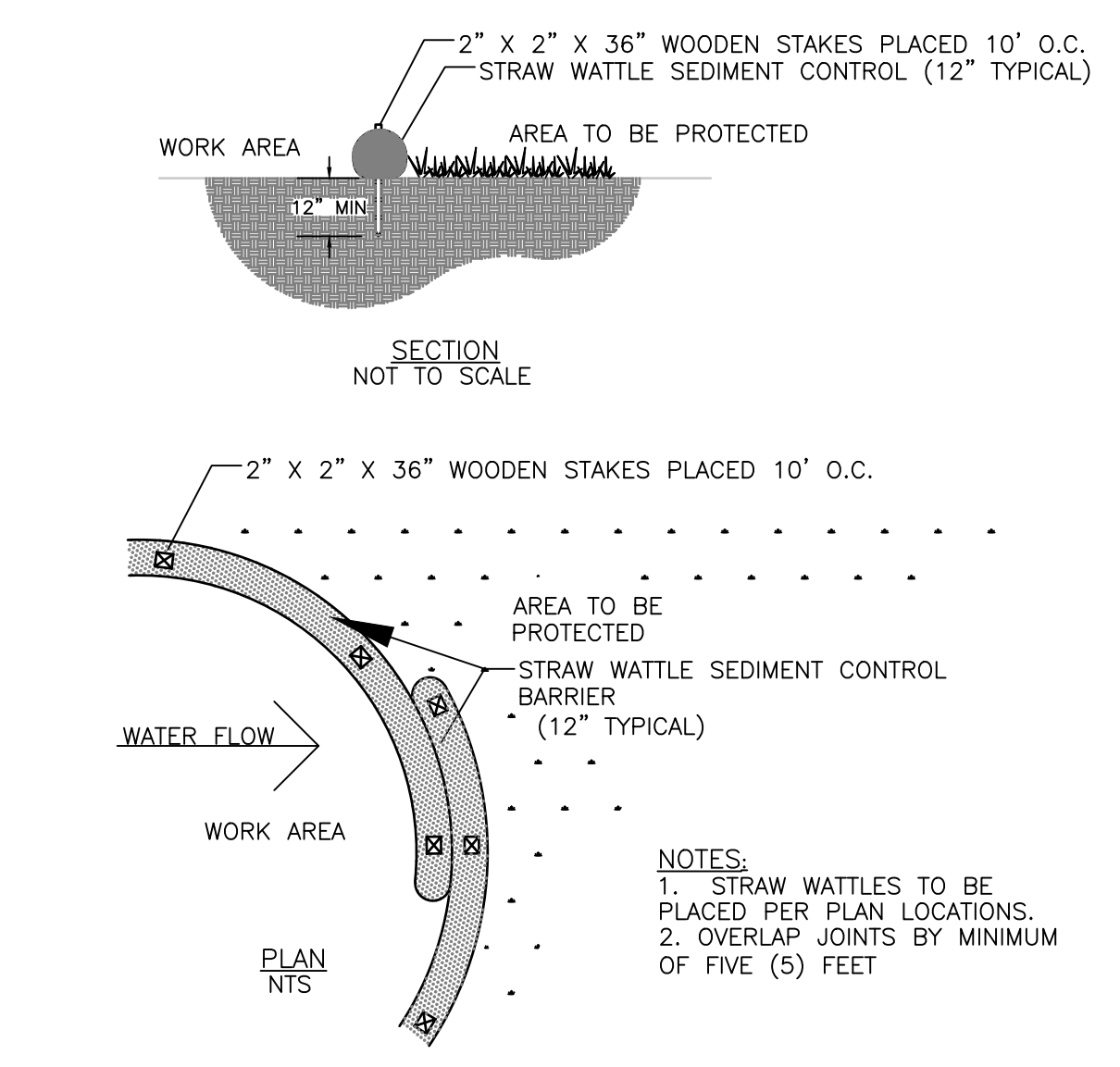
NOTE: DETAIL TAKEN FROM MASS HIGHWAY CONSTRUCTION STANDARDS.



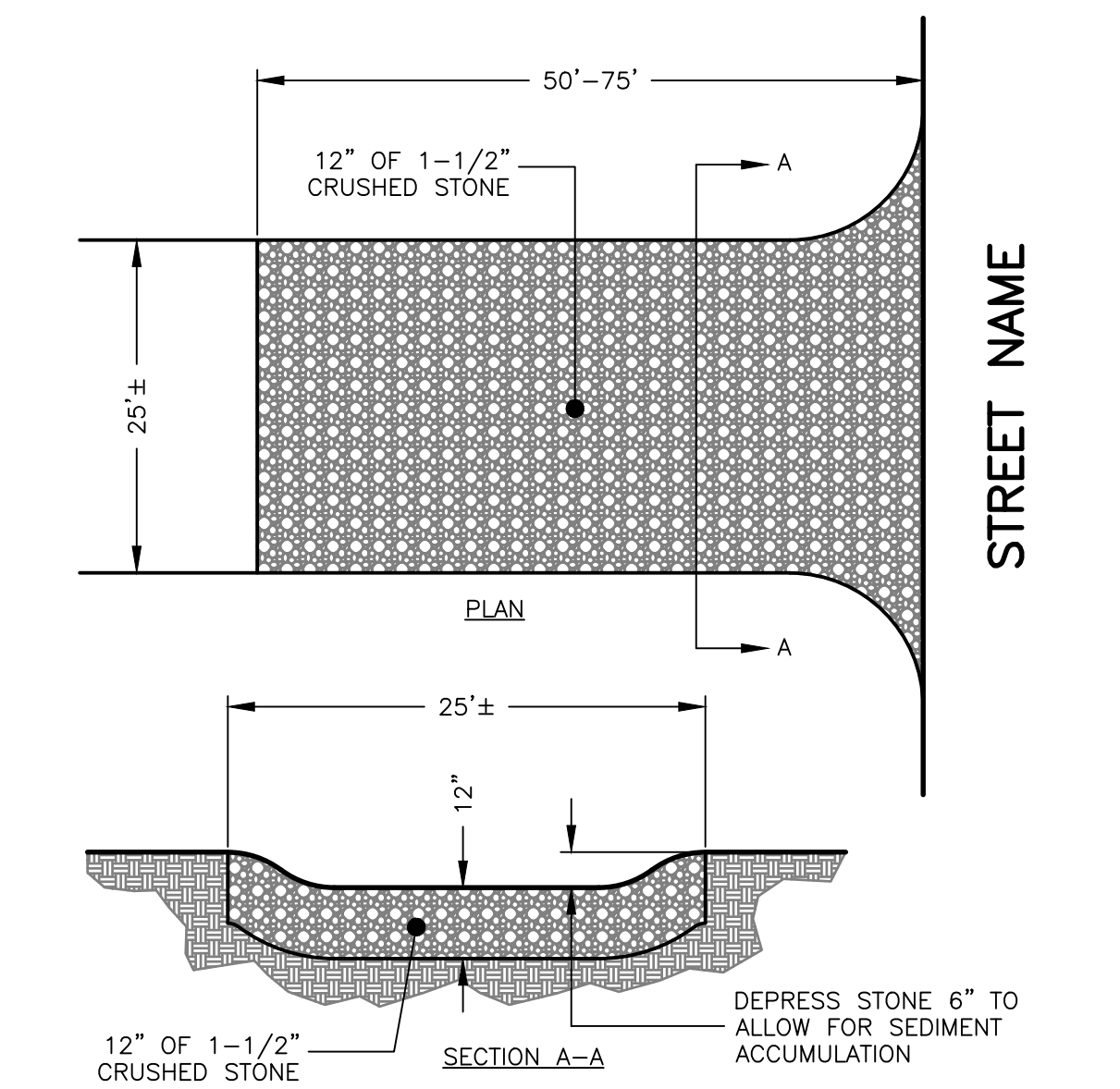
CONCRETE SIDEWALK (BUILDING PERIMETER)
NOT TO SCALE



SILTSACK
NOT TO SCALE

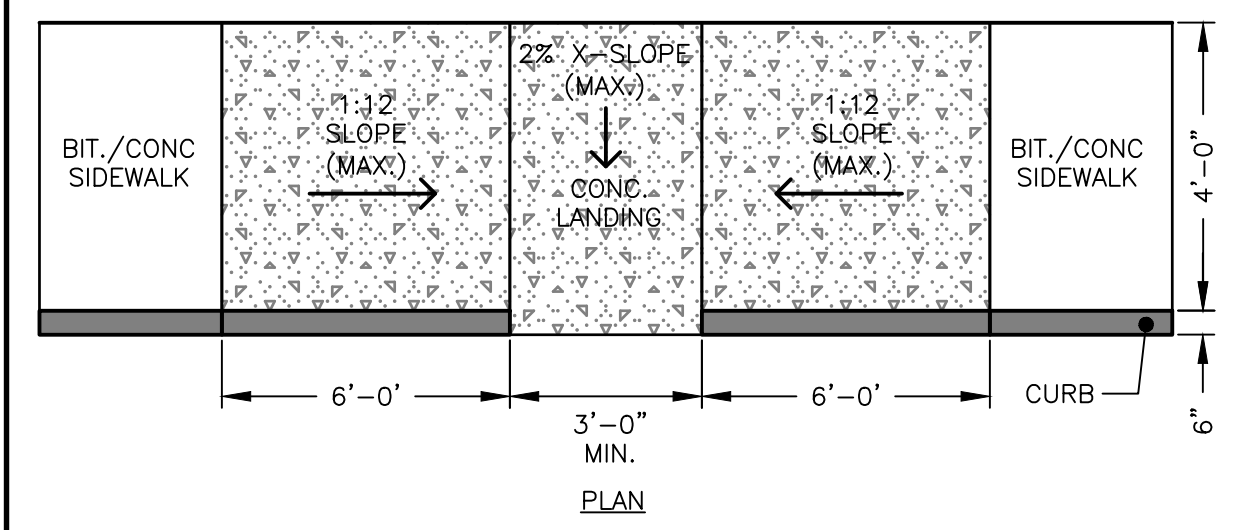


STRAW WATTLE SEDIMENT CONTROL
NOT TO SCALE



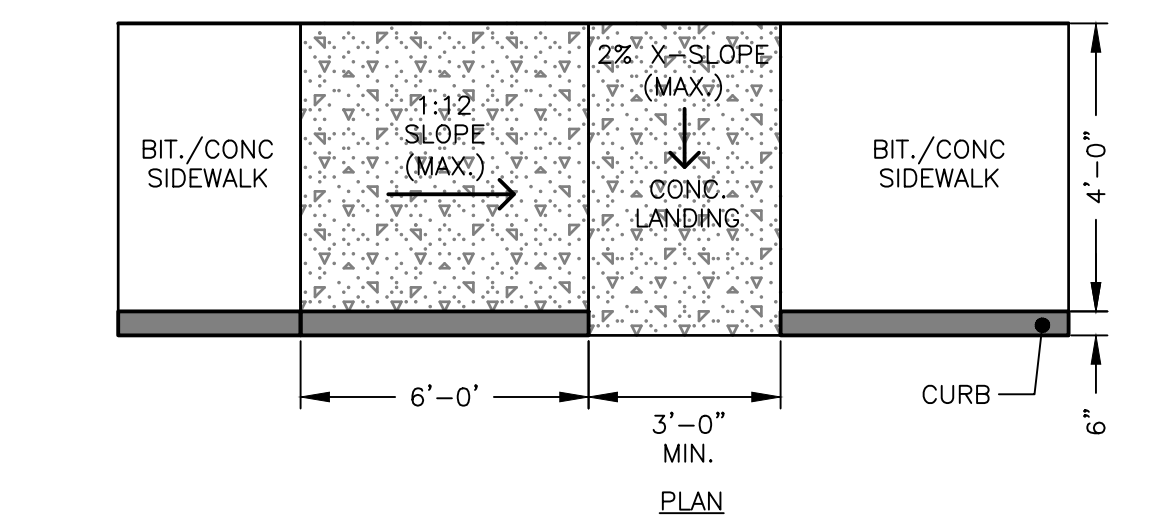
TIRE TRACKING PAD
NOT TO SCALE

NOTE: PROVIDE TRANSITION BETWEEN CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY



WHEELCHAIR RAMP
NOT TO SCALE

NOTE: WHEELCHAIR RAMP SHALL COMPLY WITH ALL STATE AND FEDERAL RULES AND REGULATIONS.



WHEELCHAIR RAMP
NOT TO SCALE

NOTE: WHEELCHAIR RAMP SHALL COMPLY WITH ALL STATE AND FEDERAL RULES AND REGULATIONS.

Prepared For:
Applicant: Nuestra, LLC
#198 Tremont Street
Suite 228
Boston, MA 02116
508.353.8570

Prepared By:
Hayes Engineering, Inc.
603 Salem Street
Warefield, MA 01880
Ph: 781.246.2800
Fax: 781.246.7596
www.hayeseng.com

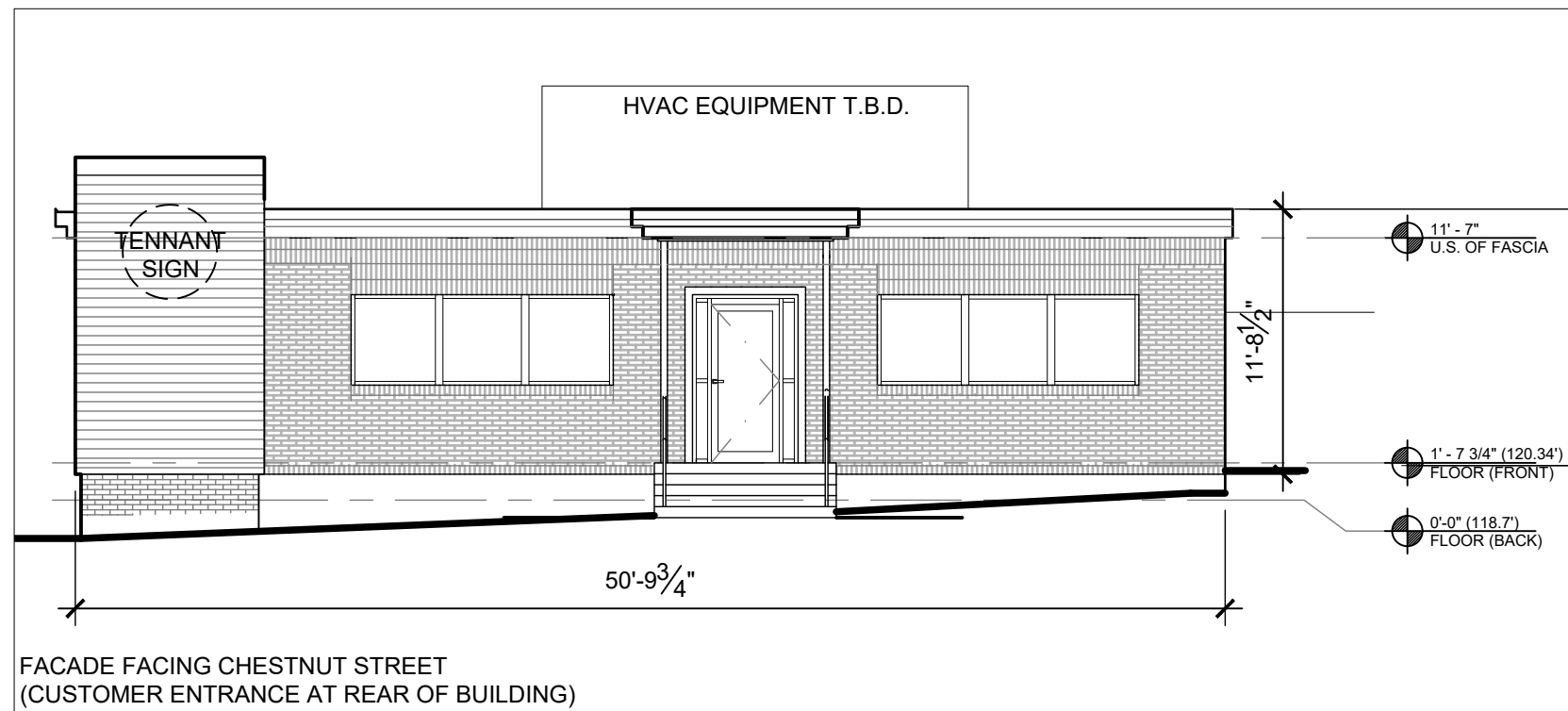
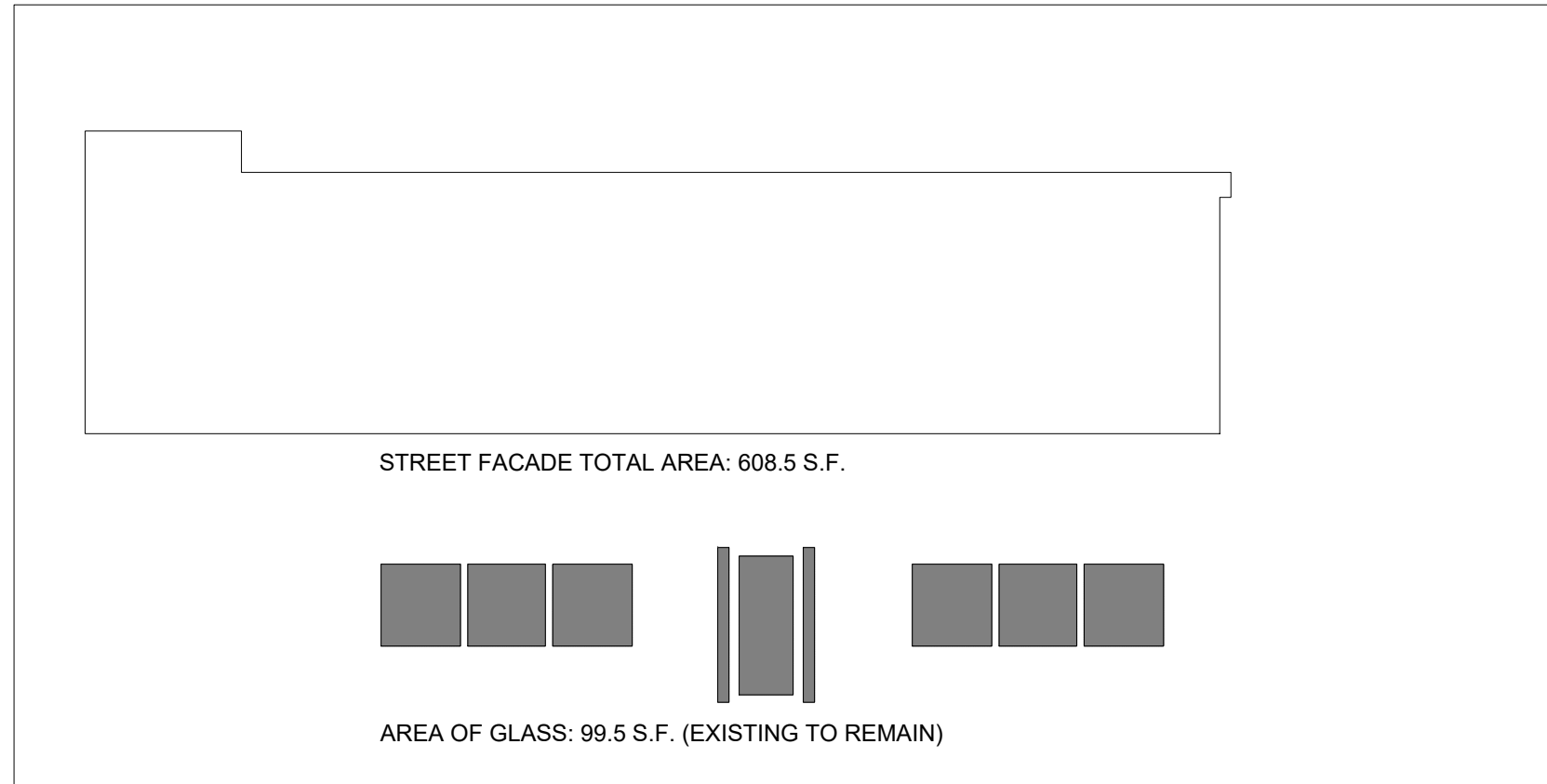
Design By: AMC
Drawn By: FJM
Checked By: PJO
Project File: NEW-0044
Comp. No: NEW32
 Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

Scale: 1"=20'
0' 10' 20' 40'
Date: December 23, 2021

Drawing Title:
**DETAILS CHESTNUT STREET
NEWTON, MA**

Seal:
Drawing No.:
C7
SHEET 7 OF 7



NEWTON BY-LAW 6.10.3.E.15 REQUIRES 25% OF STREET FACADE FOR CANNABIS FACILITY TO BE TRANSPARENT

99.5 / 608.5 = 16.3% TRANSPARENT GLAZING IS PROPOSED