

ASCEND CANNABIS DISPENSARY

115 COGGESHALL STREET · NEW BEDFORD · MASSACHUSETTS

SPECIAL PERMIT SUBMISSION

JANUARY 8, 2021

REVISED MARCH 31, 2021

PREPARED FOR

ASCEND MASS, LLC
500 TOTTEN POND ROAD
CAMBRIDGE, MA 02140

PREPARED BY



FUSS & O'NEILL

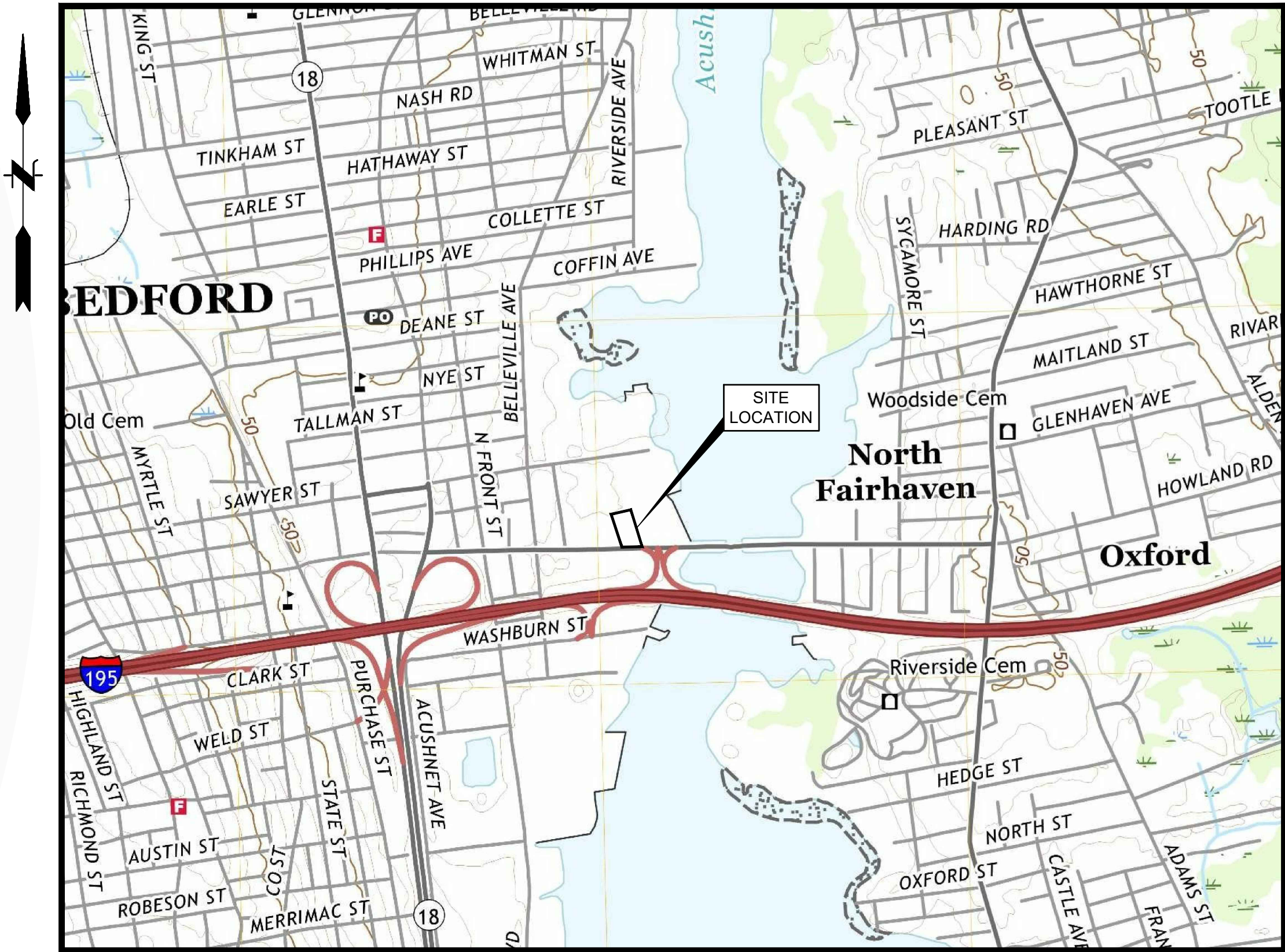
108 MYRTLE STREET, SUITE 502
QUINCY, MA 02171
617.282.4675
www.fando.com

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PROJECT TEAM

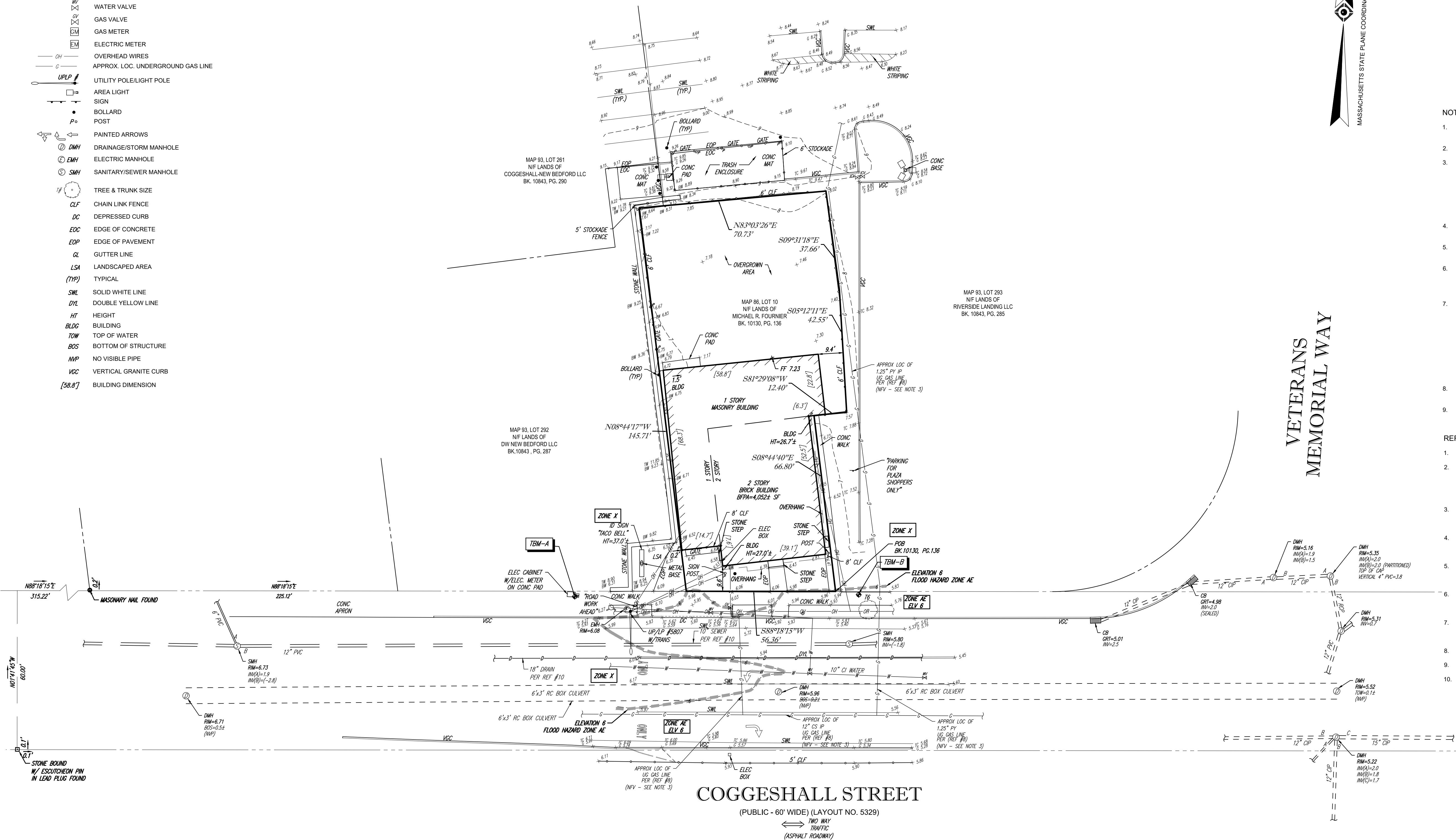
BJA ARCHITECTS
142 CRESCENT STREET
BROCKTON, MA 02302
508.583.5603



LOCATION MAP
SCALE: 1" = 1000'

CN-101

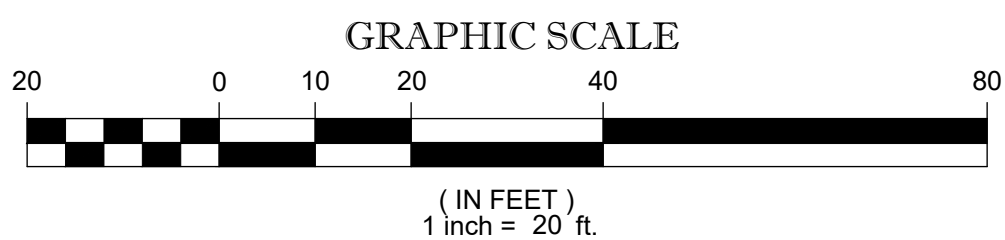
- LEGEND
- 124 --- EXISTING CONTOUR
 - 125 --- EXISTING SPOT ELEVATION
 - × 123.45 EXISTING TOP OF CURB ELEVATION
 - × 123.45 EXISTING TOP OF WALL ELEVATION
 - × 122.95 EXISTING TOP OF GUTTER ELEVATION
 - × 123.45 EXISTING TOP OF WALL ELEVATION
 - × 122.95 EXISTING BOTTOM OF WALL ELEVATION
 - × 123.45 EXISTING FINISHED FLOOR ELEVATION
 - HYDRANT
 - WATER VALVE
 - GAS VALVE
 - GAS METER
 - ELECTRIC METER
 - OVERHEAD WIRES
 - APPROX. LOC. UNDERGROUND GAS LINE
 - UTILITY POLE/LIGHT POLE
 - AREA LIGHT SIGN
 - BOLLARD
 - POST
 - PAINTED ARROWS
 - DMH DRAINAGE/STORM MANHOLE
 - DMH ELECTRIC MANHOLE
 - SMH SANITARY/SEWER MANHOLE
 - TREE & TRUNK SIZE
 - CLF CHAIN LINK FENCE
 - DC DEPRESSED CURB
 - EDC EDGE OF CONCRETE
 - EDP EDGE OF PAVEMENT
 - GL GUTTER LINE
 - LSA LANDSCAPED AREA
 - (TYP) TYPICAL
 - SWL SOLID WHITE LINE
 - DYL DOUBLE YELLOW LINE
 - HT HEIGHT
 - BLDG BUILDING
 - TOW TOP OF WATER
 - BOS BOTTOM OF STRUCTURE
 - NVP NO VISIBLE PIPE
 - VCC VERTICAL GRANITE CURB
 - [58.8'] BUILDING DIMENSION



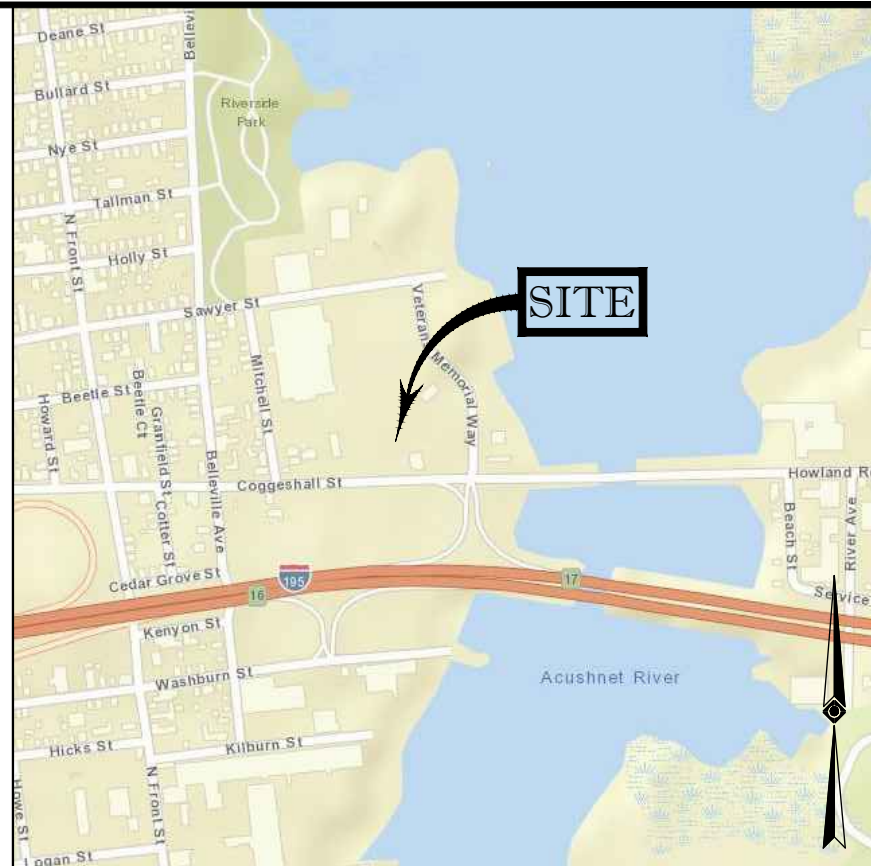
COGGESHALL STREET

(PUBLIC - 60' WIDE) (LAYOUT NO. 5329)

TWO WAY TRAFFIC (ASPHALT ROADWAY)



VETERANS MEMORIAL WAY



LOCUS MAP
© 2013 ESRI WORLD STREET MAPS
NOT TO SCALE

NOTES:

- PROPERTY KNOWN AS LOT 10 AS SHOWN ON THE CITY OF NEW BEDFORD, BRISTOL COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 86.
- AREA = 9,499 SQUARE FEET OR 0.218 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 SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.) & FLOOD HAZARD ZONE AE - ELEVATION 6 PER REF. #2
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).

TEMPORARY BENCH MARKS SET:

TBM-A: TOP OF CRETE AT CORNER OF CONCRETE PAD. ELEVATION = 7.12'

TBM-B: DRILL HOLE SET IN CONCRETE WALK. ELEVATION = 5.91'

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

- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

REFERENCES:

- THE TAX ASSESSOR'S MAP OF NEW BEDFORD, BRISTOL COUNTY, SHEET #86.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, BRISTOL COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 393 OF 550," MAP NUMBER 25005C0393G MAP REVISED JULY 16, 2014 AND "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, BRISTOL COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 391 OF 550," MAP NUMBER 25005C0391G MAP REVISED JULY 16, 2014.
- MAP ENTITLED "PLAN OF LAND IN NEW BEDFORD, MASSACHUSETTS PREPARED FOR PETNEL PROPERTIES, LLC," PREPARED BY PRIME ENGINEERING, DATED MARCH 9, 2004, RECORDED IN THE BRISTOL COUNTY REGISTRY OF DEEDS IN PLAN BOOK 153, PAGE 66.
- MAP ENTITLED "APPROVAL NOT REQUIRED PLAN IN NEW BEDFORD, MASSACHUSETTS PREPARED FOR HIGHWAYVIEW, LLC," PREPARED BY PRIME ENGINEERING, DATED JUNE 12, 2013, RECORDED IN THE BRISTOL COUNTY REGISTRY OF DEEDS IN PLAN BOOK 170, PAGE 66.
- MAP ENTITLED "PLAN OF ACTIVITY & USE LIMITATION ON SUPERMARKET PARCEL IN NEW BEDFORD, MASSACHUSETTS PREPARED FOR SMCA LLC," PREPARED BY PRIMA ENGINEERING, DATED JUNE 21, 2010, RECORDED IN THE BRISTOL COUNTY REGISTRY OF DEED IN PLAN BOOK 166, PAGE 44.
- MAP ENTITLED "PLAN OF ACTIVITY & USE LIMITATION ON MULTI-USE PARCEL IN NEW BEDFORD, MASSACHUSETTS PREPARED FOR SMCA, LLC, DATED OCTOBER 20, 2010, RECORDED IN THE BRISTOL COUNTY REGISTRY OF DEEDS IN PLAN BOOK 166, PAGE 57.
- MAP ENTITLED "APPROVAL NOT REQUIRED PLAN OF FAIRHAVEN MILLS PROPERTY NEW BEDFORD MA," PREPARED BY ATLANTIC DESIGN ENGINEERS, INC., DATED JUNE 14, 1989, RECORDED IN THE BRISTOL COUNTY REGISTRY OF DEEDS IN PLAN BOOK 123, PAGE 105.
- MASSACHUSETTS HIGHWAY LAYOUT NO. 5329 OF 1963.
- GAS MAPPING PROVIDED BY NSTAR GAS.
- PLAN SET ENTITLED "PHASE I: COGGESHALL STREET SEWER SEPARATION PLAN, PROJECT NO. CWSRF-3858, BID NO. 15439042," 19 SHEETS, PREPARED BY CDM SMITH, DATED FEBRUARY 2015

2	UTILITY DATA ADDED WITHIN ROADWAY		S.P.P.	G.L.H.	2021-02-23
1	REVISED TO INCLUDE ADDITIONAL FIELD DATA	C.W.	S.P.P.	G.L.H.	2021-01-04
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

FIELD DATE 12-29-20	BOUNDARY & TOPOGRAPHIC SURVEY FUSS & O'NEILL, INC. 115 COGGESHALL STREET MAP 86, LOT 10 CITY OF NEW BEDFORD, BRISTOL COUNTY COMMONWEALTH OF MASSACHUSETTS
FIELD BOOK NO. 19-10MA	
FIELD BOOK PGS. 58	
FIELD CREW J.A.	
DRAWN: PV	CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTH BOKROUCH, MA 01772 508.948.3000 - 508.948.3003 FAX
REVIEWED: S.P.P.	
APPROVED: G.L.H.	
DATE 12-30-20	
SCALE 1"=20'	FILE NO. 03-190241
DWG. NO. 1 OF 1	

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

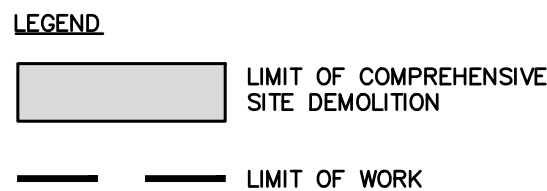
UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): 20193807464

UTILITY COMPANY	PHONE NUMBER
AT&T TRANSMISSION	1-800-331-0500
VERIZON	1-800-922-0204
EVERSOURCE - ELECTRIC	1-800-286-2000
NSTAR GAS	1-800-992-2000
COMCAST-PEMBROKE	1-978-264-6000
OPENCARE CORPORATION	1-800-934-6489
	1-508-362-2224




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



- ## 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 FOR RE-USE, PROVIDED IT CONFORMS TO THE SPECIFICATIONS.
 - 2.2. REMOVE EXISTING HARDSCAPED SURFACES (E.G., PAVED AREAS, SIDEWALKS, CONCRETE PADS, PAVERS, ETC.).
 - 2.3. EXISTING 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, PLANTINGS, TREES, BUT NOT LIMITED TOO, ETC.) WITHIN LIMIT OF COMPREHENSIVE SITE DEMOLITION ARE TO BE REMOVED. COORDINATE THE OWNER, ARCHITECT, AND ENGINEER FOR ITEMS NOT DEPICED 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.
 5. COORDINATE WITH OWNERS FOR ITEMS TO BE SALVAGED.

No.	Date	Description	Designer	Reviewer
2.	3/31/2021	RESPONSE TO CITY STAFF COMMENTS	JHD	MS
1.	3/12/2021	RESPONSE TO CITY STAFF COMMENTS	JHD	MS

SCALE:	
HORZ.:	1" = 20'
VERT.:	
DATUM:	
HORZ.:	
VERT.:	
	
GRAPHIC SCALE	

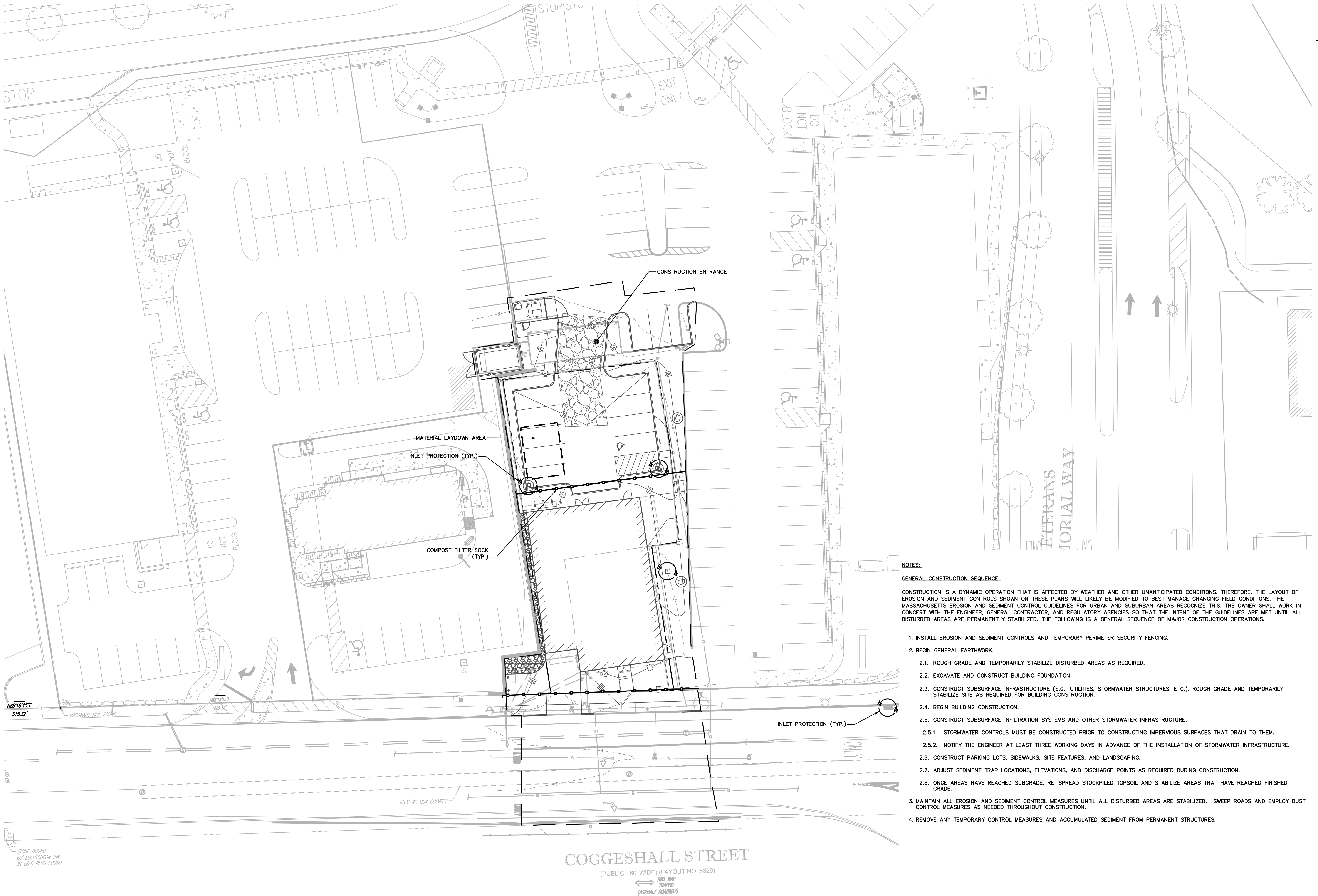


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ASCEND MASS, LLC
SITE PREPARATION PLAN
115 COGGESHALL STREET
NEW BEDFORD MASSACHUSETTS

PROJ. No.: 20191061.T10
DATE: 1/8/2021

CP-101



- NOTES:**
- GENERAL CONSTRUCTION SEQUENCE:**
- CONSTRUCTION IS A DYNAMIC OPERATION THAT IS AFFECTED BY WEATHER AND OTHER UNANTICIPATED CONDITIONS. THEREFORE, THE LAYOUT OF EROSION AND SEDIMENT CONTROLS SHOWN ON THESE PLANS WILL LIKELY BE MODIFIED TO BEST MANAGE CHANGING FIELD CONDITIONS. THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS RECOGNIZE THIS. THE OWNER SHALL WORK IN CONCERT WITH THE ENGINEER, GENERAL CONTRACTOR, 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.
1. INSTALL EROSION AND SEDIMENT CONTROLS AND TEMPORARY PERIMETER SECURITY FENCING.
 2. BEGIN GENERAL EARTHWORK.
 - 2.1. ROUGH GRADE AND TEMPORARILY STABILIZE DISTURBED AREAS AS REQUIRED.
 - 2.2. EXCAVATE AND CONSTRUCT BUILDING FOUNDATION.
 - 2.3. CONSTRUCT SUBSURFACE INFRASTRUCTURE (E.G., UTILITIES, STORMWATER STRUCTURES, ETC.). ROUGH GRADE AND TEMPORARILY STABILIZE SITE AS REQUIRED FOR BUILDING CONSTRUCTION.
 - 2.4. BEGIN BUILDING CONSTRUCTION.
 - 2.5. CONSTRUCT SUBSURFACE INFILTRATION SYSTEMS AND OTHER STORMWATER INFRASTRUCTURE.
 - 2.5.1. STORMWATER CONTROLS MUST BE CONSTRUCTED PRIOR TO CONSTRUCTING IMPERVIOUS SURFACES THAT DRAIN TO THEM.
 - 2.5.2. NOTIFY THE ENGINEER AT LEAST THREE WORKING DAYS IN ADVANCE OF THE INSTALLATION OF STORMWATER INFRASTRUCTURE.
 - 2.6. CONSTRUCT PARKING LOTS, SIDEWALKS, SITE FEATURES, AND LANDSCAPING.
 - 2.7. ADJUST SEDIMENT TRAP LOCATIONS, ELEVATIONS, AND DISCHARGE POINTS AS REQUIRED DURING CONSTRUCTION.
 - 2.8. ONCE AREAS HAVE REACHED SUBGRADE, RE-SPREAD STOCKPILED TOPSOIL AND STABILIZE AREAS THAT HAVE REACHED FINISHED GRADE.
3. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED. SWEEP ROADS AND EMPLOY DUST CONTROL MEASURES AS NEEDED THROUGHOUT CONSTRUCTION.
 4. REMOVE ANY TEMPORARY CONTROL MEASURES AND ACCUMULATED SEDIMENT FROM PERMANENT STRUCTURES.

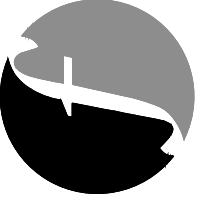
ASCEND MASS, LLC

EROSION AND SEDIMENT CONTROL PLAN

115 COGGESHALL STREET

NEW BEDFORD

MASSACHUSETTS



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GRAPHIC SCALE				
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1.	3/12/2021	RESPONSE TO CITY STAFF COMMENTS	JHD	MS
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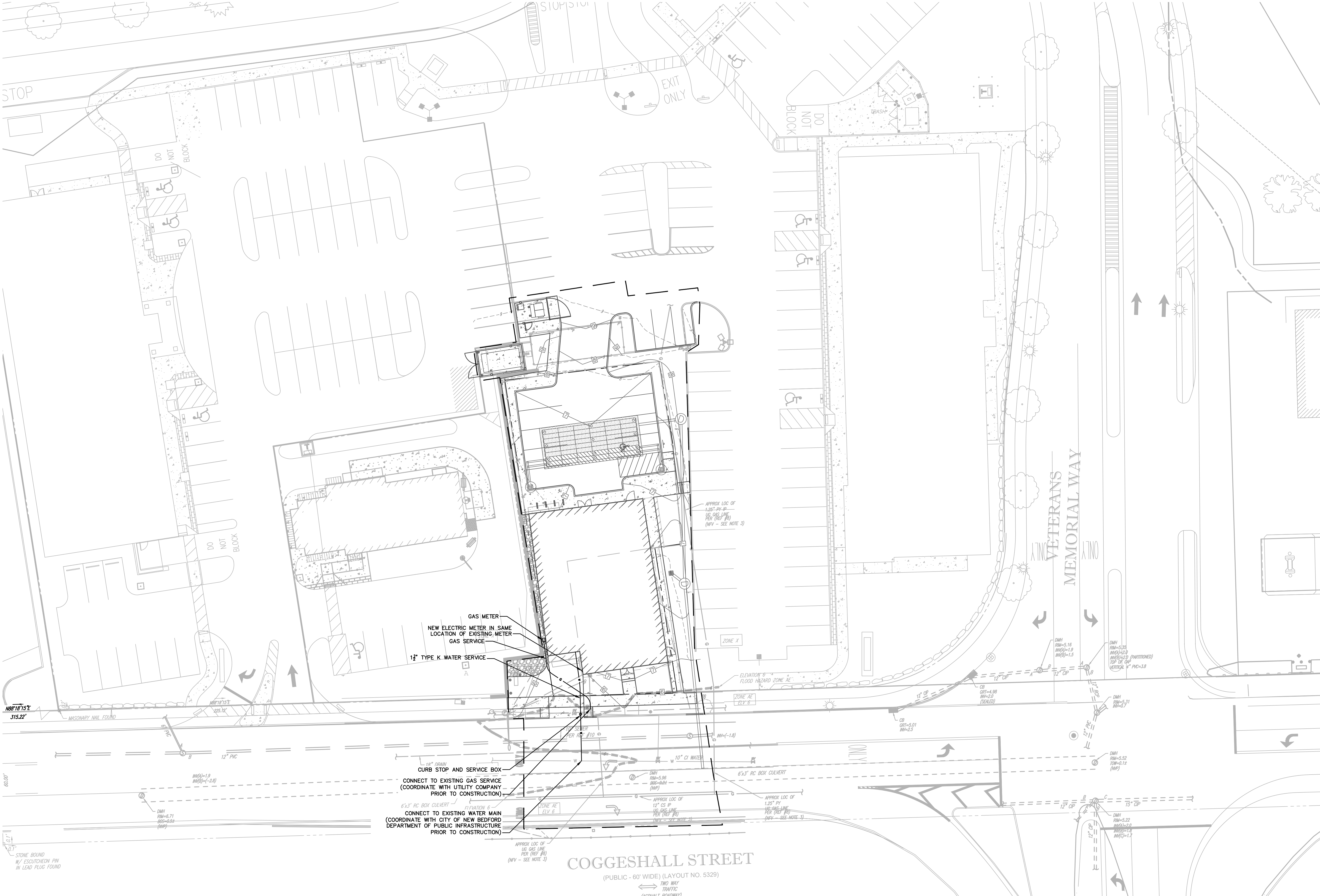
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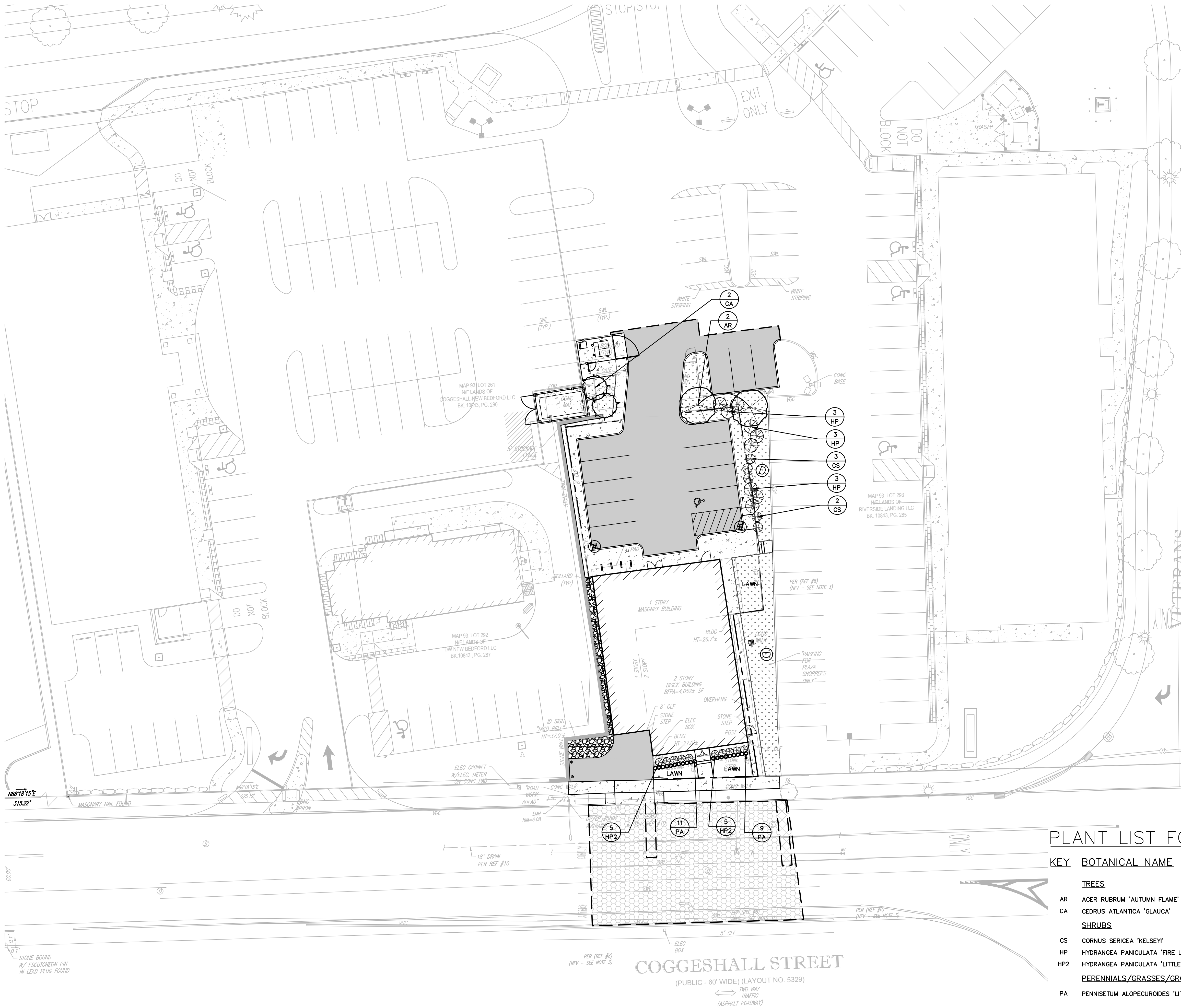
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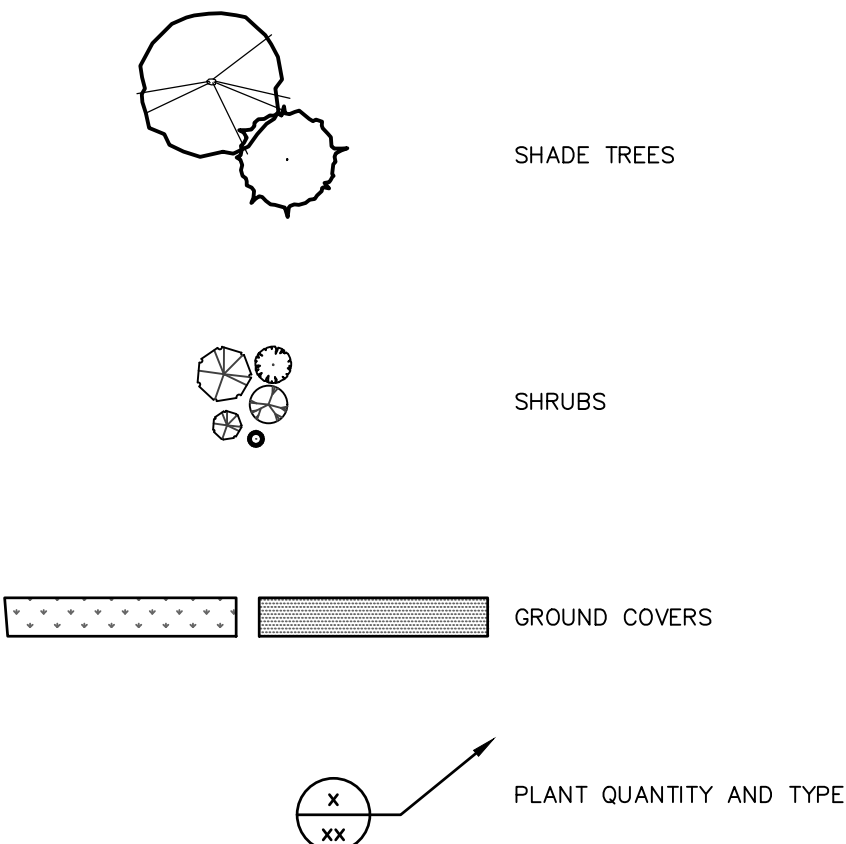




PLANTING NOTES:

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 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 CEDAR 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. 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 SEEDS 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.

PLANTING LEGEND



PLANT LIST FOR BASE BID AREA

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
TREES				
AR	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	2	3"-3.5" CAL.
CA	CEDRUS ATLANTICA 'GLAUCA'	BLUE ATLAS CEDAR	2	4"-5" HT.
SHRUBS				
CS	CORNUS SERICEA 'KELSEY'	KELSEY REDOSIER DOGWOOD	5	3 GAL.
HP	HYDRANGEA PANICULATA 'FIRE LIGHT'	FIRE LIGHT PANICLE HYDRANGEA	9	5 GAL.
HP2	HYDRANGEA PANICULATA 'LITTLE QUICK FIRE'	LITTLE QUICK FIRE PANICLE HYDRANGEA	10	5 GAL.
PERENNIALS/GRASSES/GROUNDCOVERS				
PA	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY DWARF FOUNTAIN GRASS	20	2 GAL.

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LANDSCAPE PLAN
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LP-101

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JHD JHD MS MS
RESPONSE TO CITY STAFF COMMENTS
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TYPE	SYMBOL	MANUFACTURER	CATALOG NUMBER	WATTAGE (W)	LUMEN OUTPUT	COLOR TEMP (K)
A		GARDCO	PWS-48L-300-NW-G2-4-UNV	47	6386	4000
B		GARDCO	101L-16L-530-NW-G1-2-UNV	28	2944	4000
C		GARDCO	GL13-1-3-85LA-8035-NW-UNV-IS	86	8064	4000

1. FIXTURE "C" SHALL BE PROVIDED WITH EXTERNAL HOUSE SIDE SHIELD.
2. FIXTURE "C" SHALL BE MOUNTED AT THE SAME HEIGHT AS EXISTING POLES OR AT 20'-0" MAXIMUM.
3. WALL PACK "B" SHALL BE MOUNTED AT 24'-3/4". COORDINATE FINAL MOUNTING HEIGHT WITH ARCHITECTURAL PLANS.
4. WALL PACK "A" SHALL BE MOUNTED AT 13'-3/4". COORDINATE FINAL MOUNTING HEIGHT WITH ARCHITECTURAL PLANS.

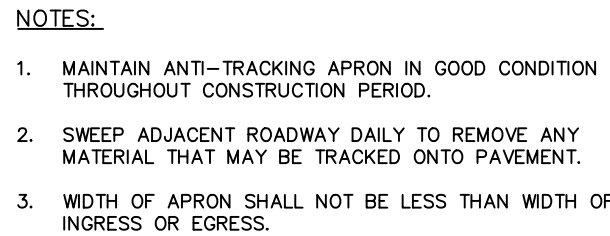
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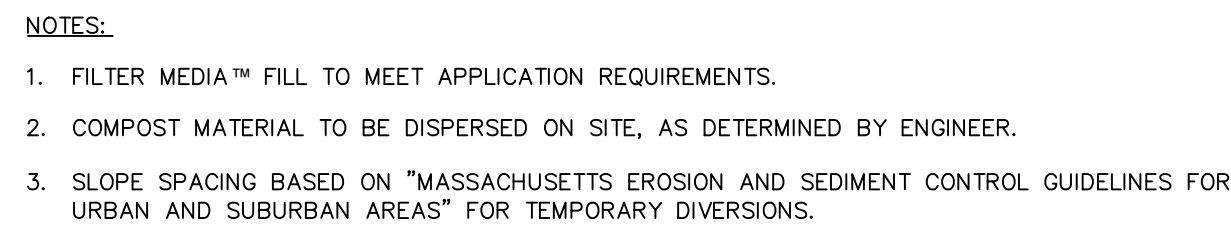
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SL-101



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SCALE: NOT TO SCALE



SCALE: NOT TO SCALE

JHD	MS
JHD	MS
SIGNER	REVIEW

SCALE: _____

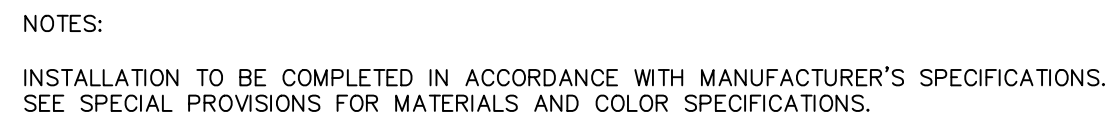
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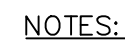
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MASSACHUSETTS

PROJ. No.: 20191061.T10
DATE: 1/8/2021

CD-501



SCALE: NOT TO SCALE



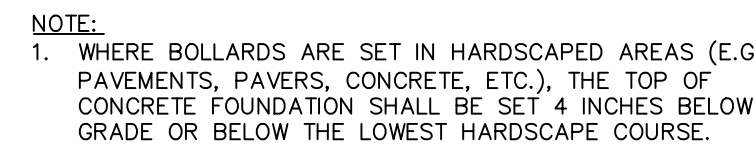
1. 1/2 INCH EXPANSION JOINT AND FILLER EVERY 30 FEET.
2. 1/2 INCH EXPANSION JOINT WHEN CURB IS ADJACENT TO CONCRETE SIDEWALK.

SCALE: NOT TO SCALE



- NOTES:
1. PROVIDE DEEP DUMMY JOINT EVERY 5' (1/3 DEPTH OF SLAB)
 2. REPLACE 1/4" EXPANSION JOINT IF EXISTING JOINT FALLS WITHIN RECONSTRUCTION.
 3. PROVIDE JOINT SEALANT FOR EXPANSION JOINTS.
 4. SIDEWALKS ARE TO BE 4" DEPTH AND DRIVEWAY APRON TO BE 6" DEPTH.

SCALE: NOT TO SCALE

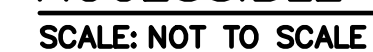


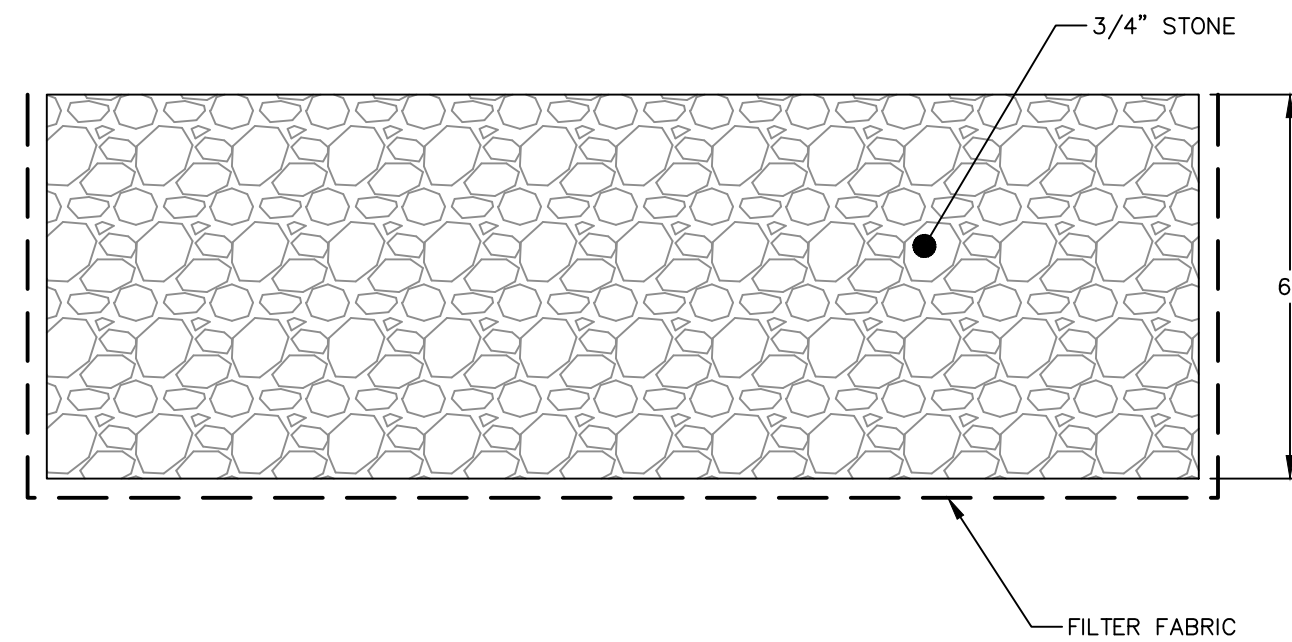
SCALE: NOT TO SCALE



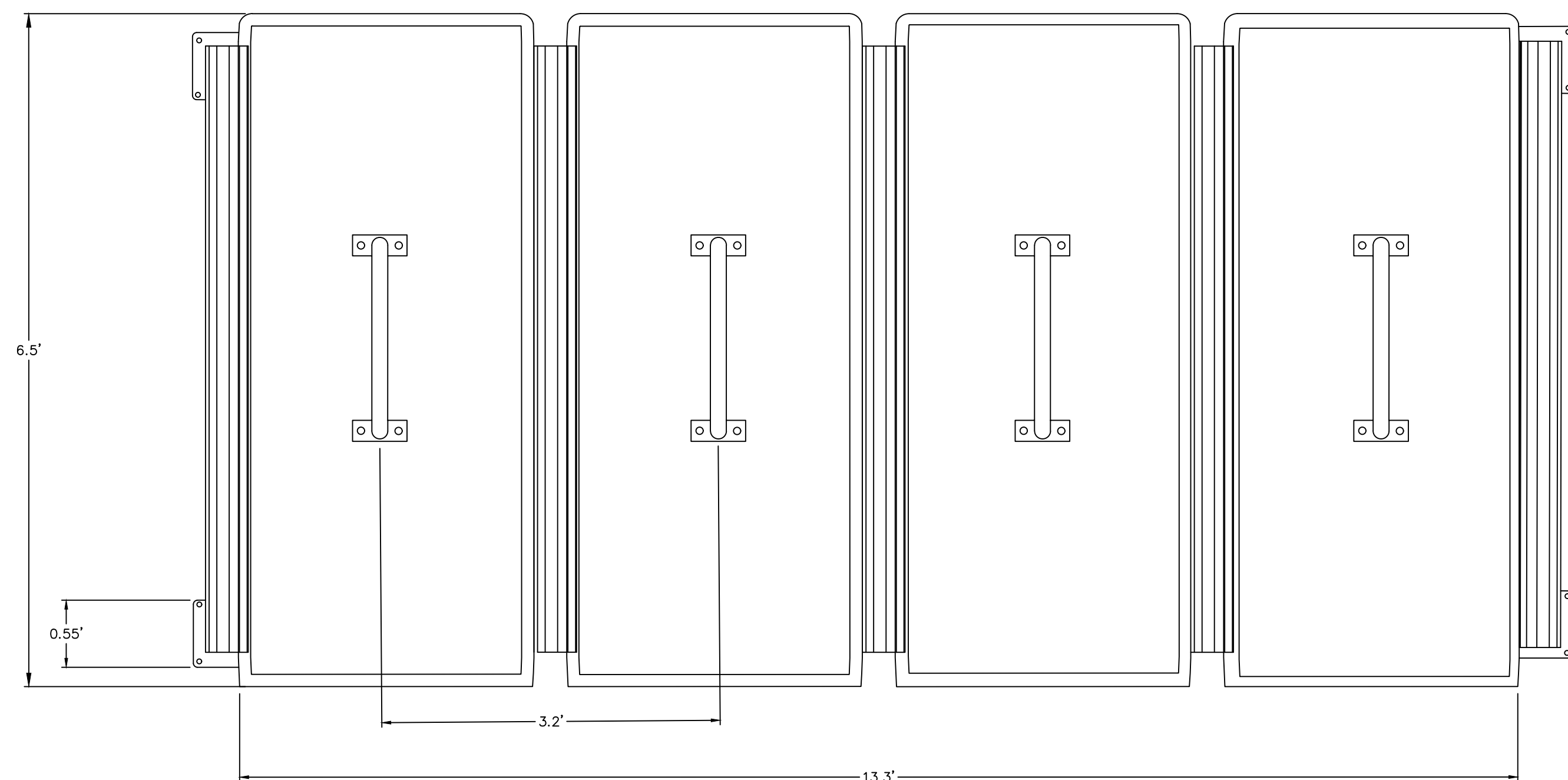
1. 1 INCH DEEP BEVELED JOINT AT TOP AND FACE OF CURB EVERY 10 FEET.
2. 1/2 INCH EXPANSION JOINT AND FILLER EVERY 30 FEET.
3. 1/2 INCH EXPANSION JOINT AND FILLER WHEN CURB IS ADJACENT TO CONCRETE SIDEWALK.

SCALE: NOT TO SCALE

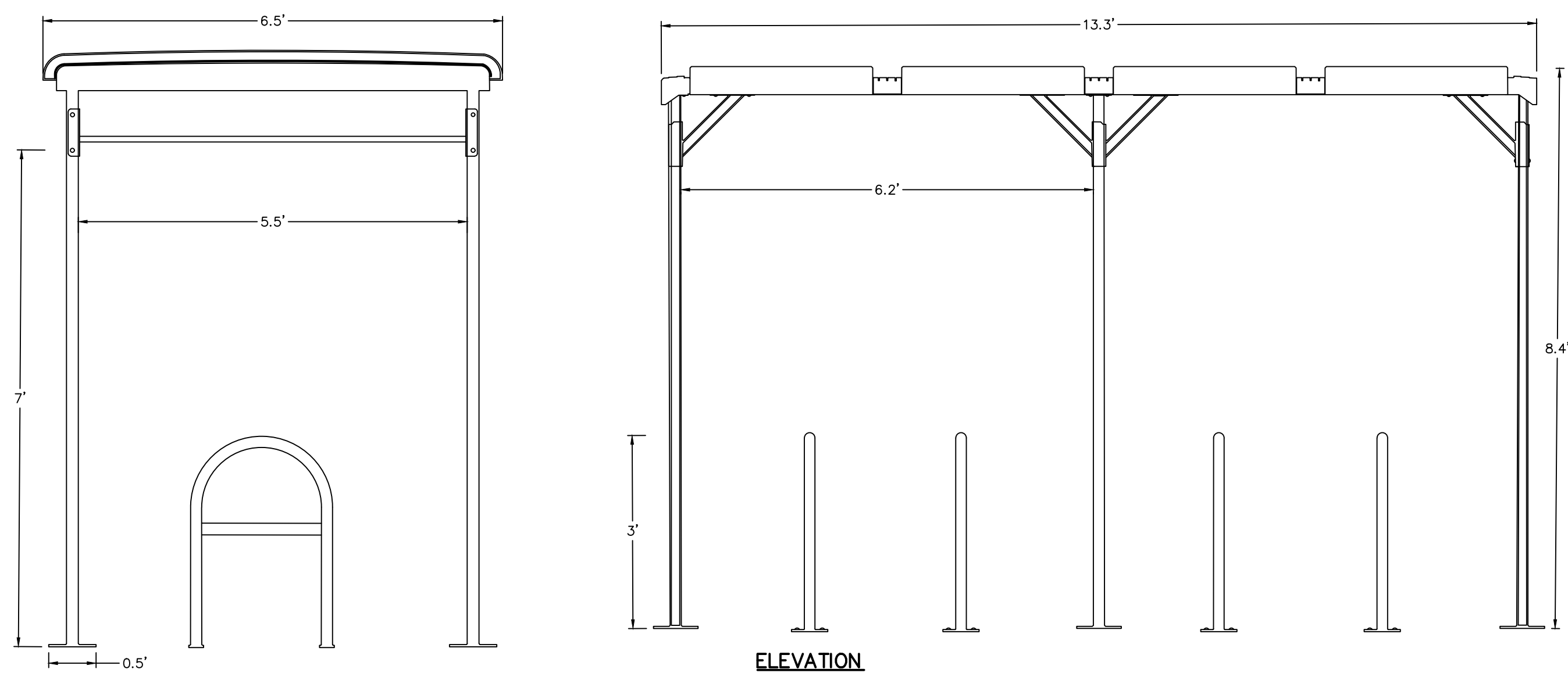
CD-502



DECORATIVE CRUSHED STONE
SCALE: NOT TO SCALE

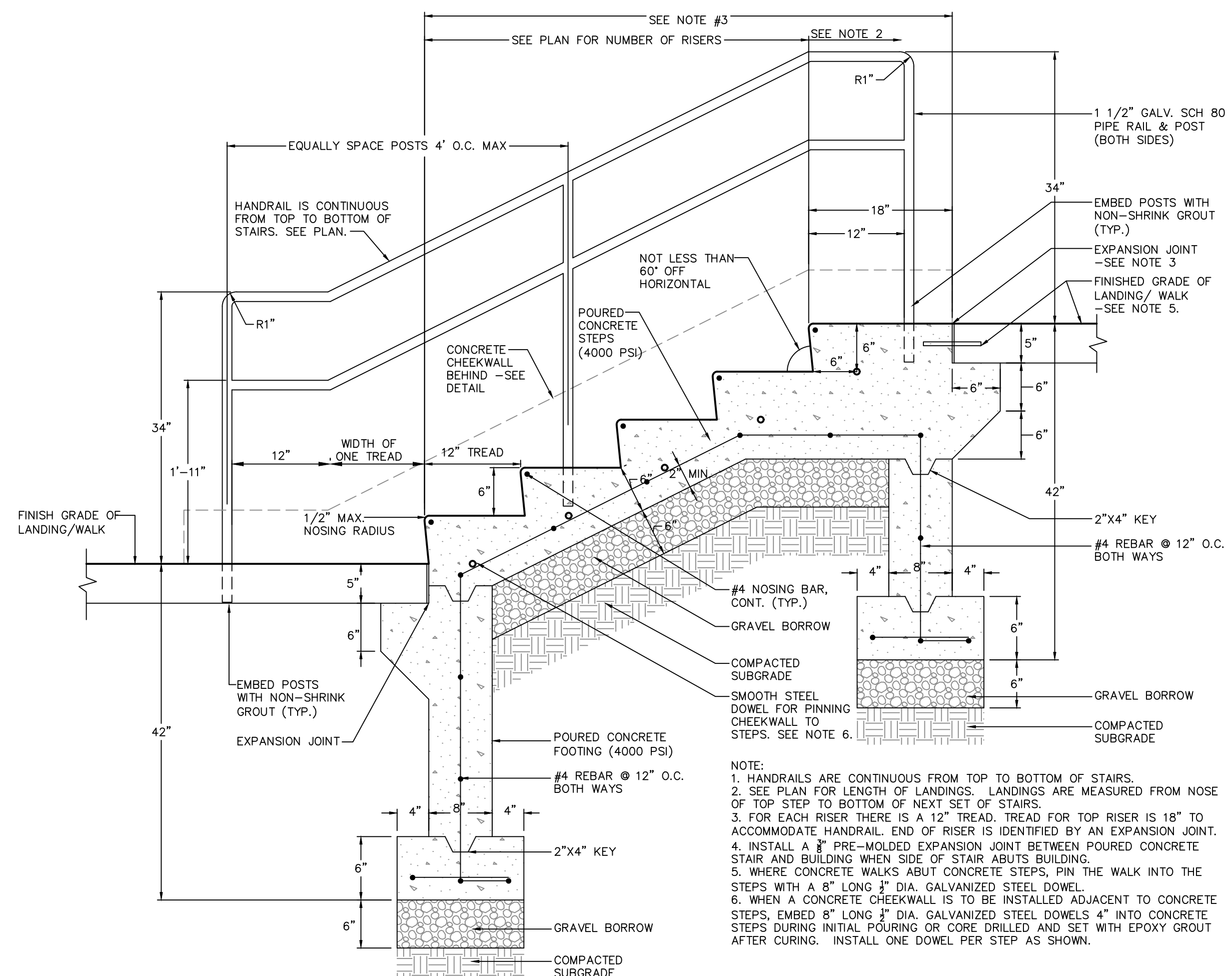
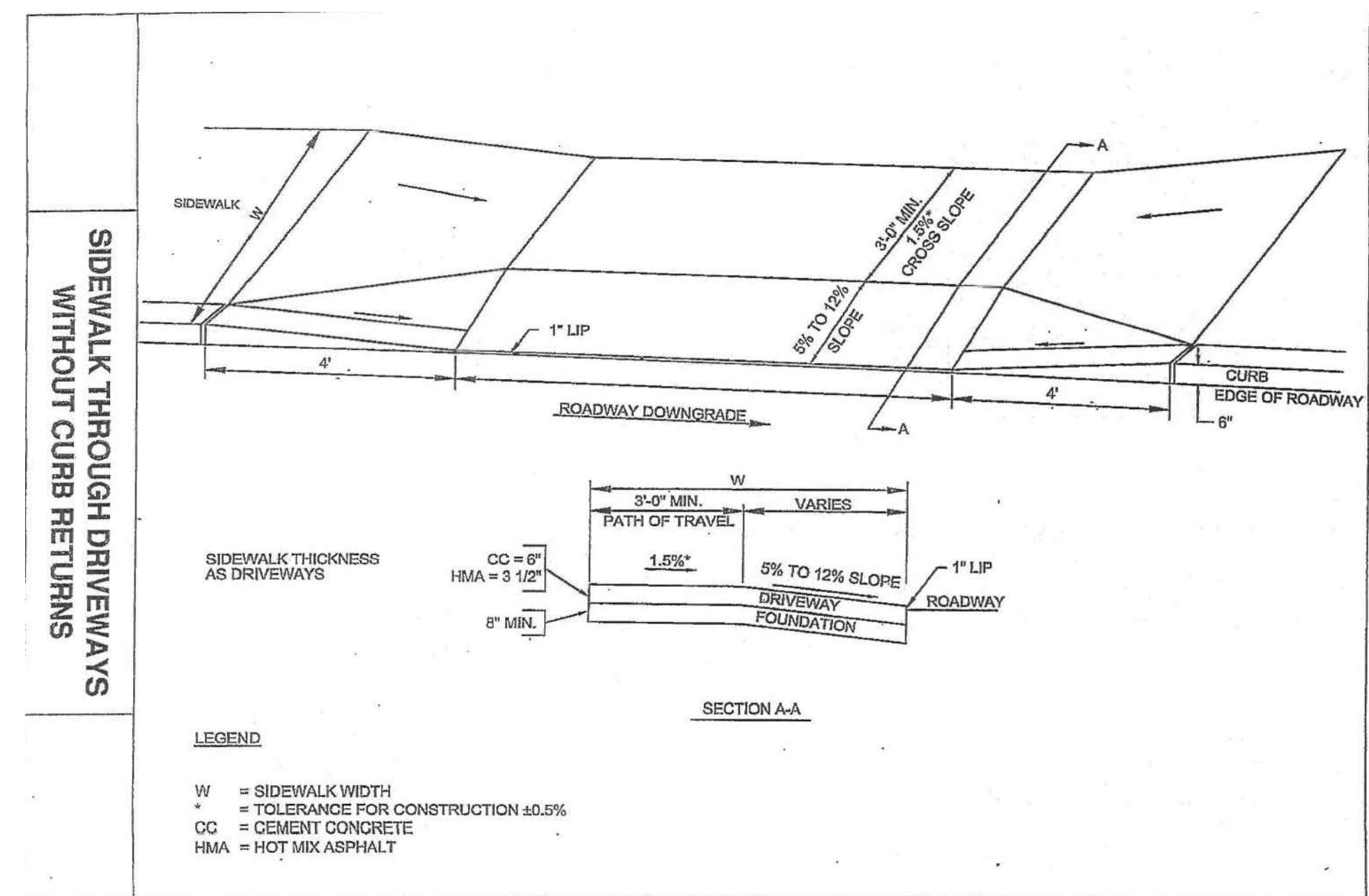


PLAN VIEW

ELEVATION

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

BIKE RACK
SCALE: NOT TO SCALE



CONCRETE STEPS
SCALE: NOT TO SCALE

[illegible]

SCALE.

HORIZ.: N.T.S.

VERT.:


DATUM:

HORIZ.:

VERT.:

0

GRAPHIC SCALE

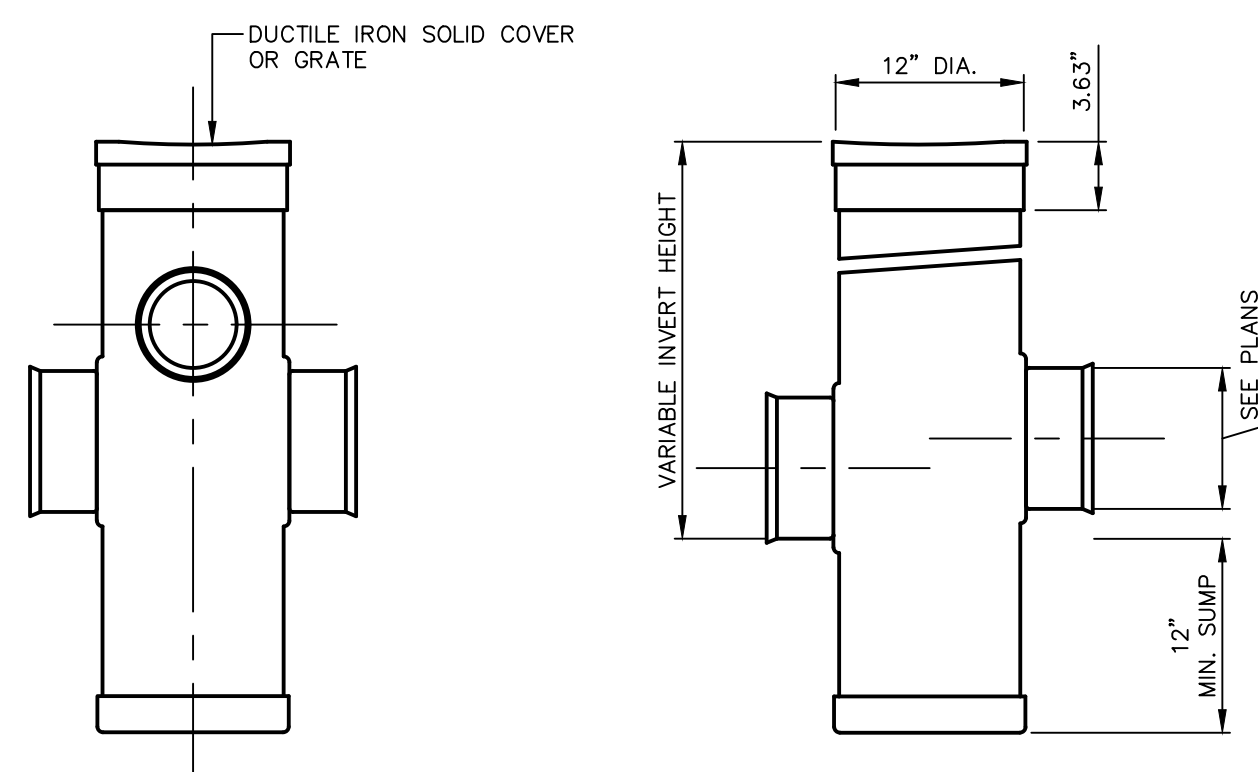


FUSS & O'NEILL
108 MYRTLE STREET, SUITE 502
QUINCY, MA 02271
617.282.4675
www.fandoo.com

NEW BEDFORD MASSACHUSETTS
115 COGGESHALL STREET
SITE DETAILS
ASCEND MASS, LLC

PROJ. No.: 20191061.T10
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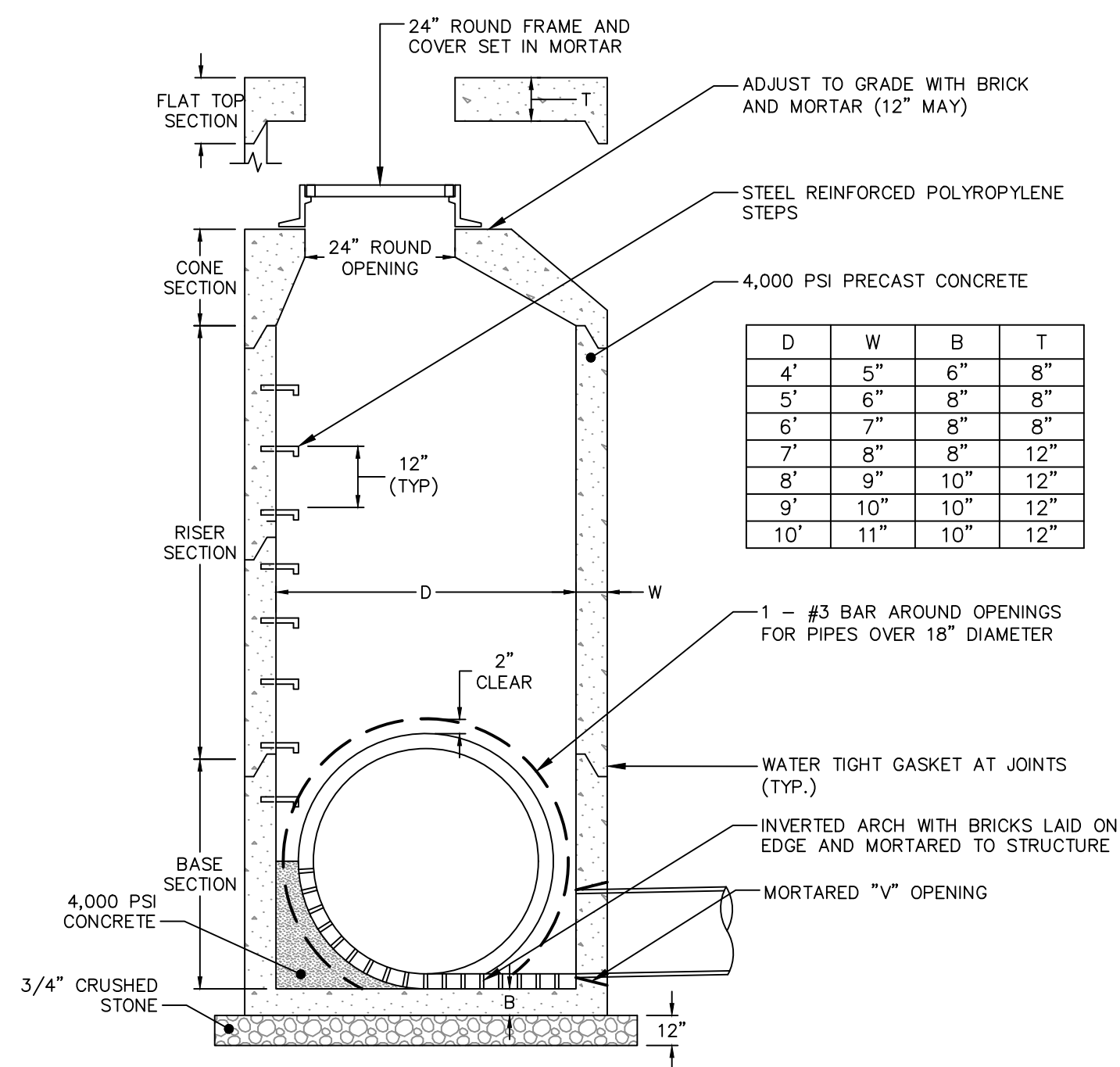
CD-503



NOTE:
GRATES AND SOLID COVERS SHALL BE 12" DIAMETER DROP-IN STYLE.

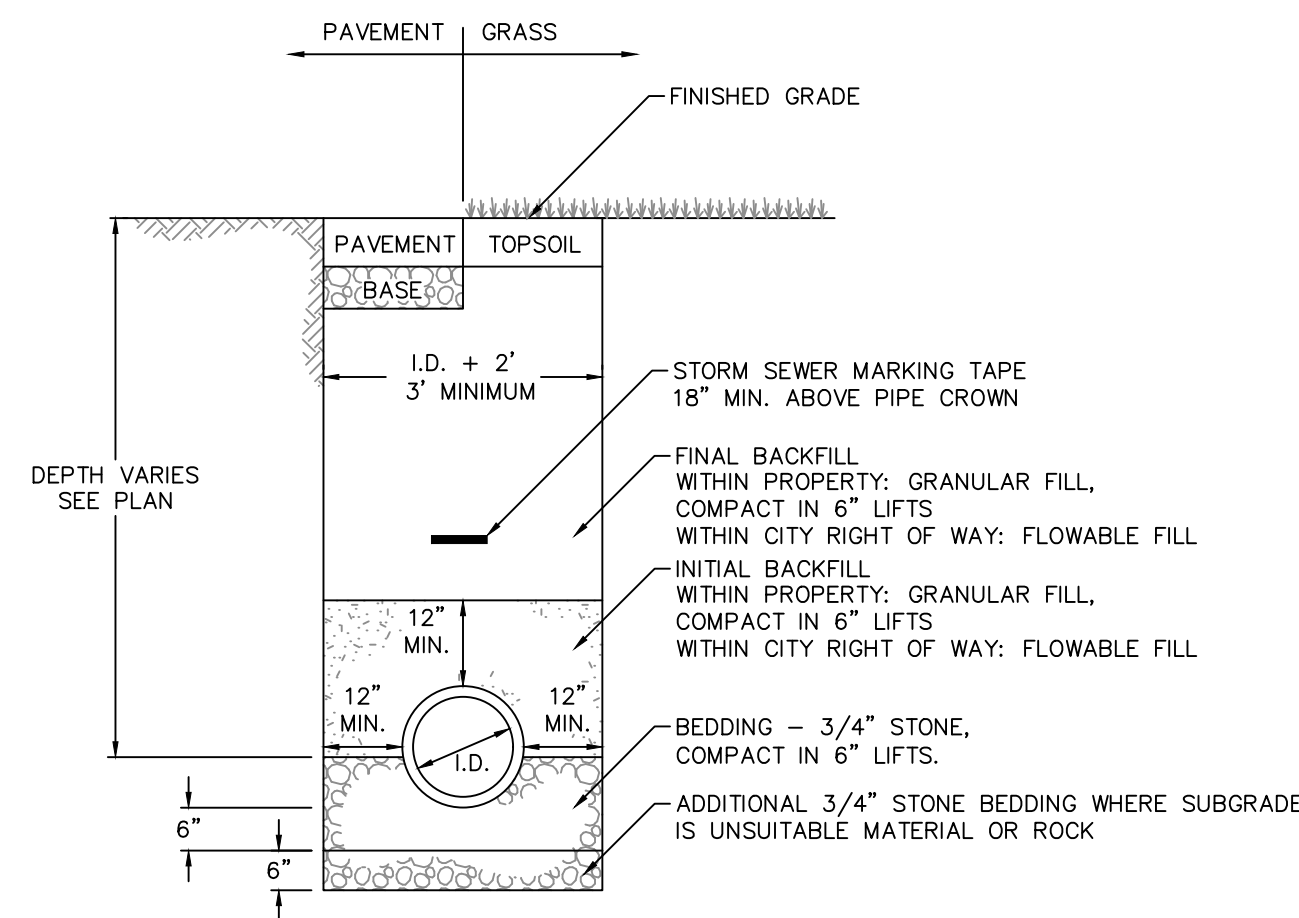
YARD DRAIN

SCALE: NOT TO SCALE



STORM MANHOLE (DMH)

SCALE: NOT TO SCALE



STORM SEWER TRENCH

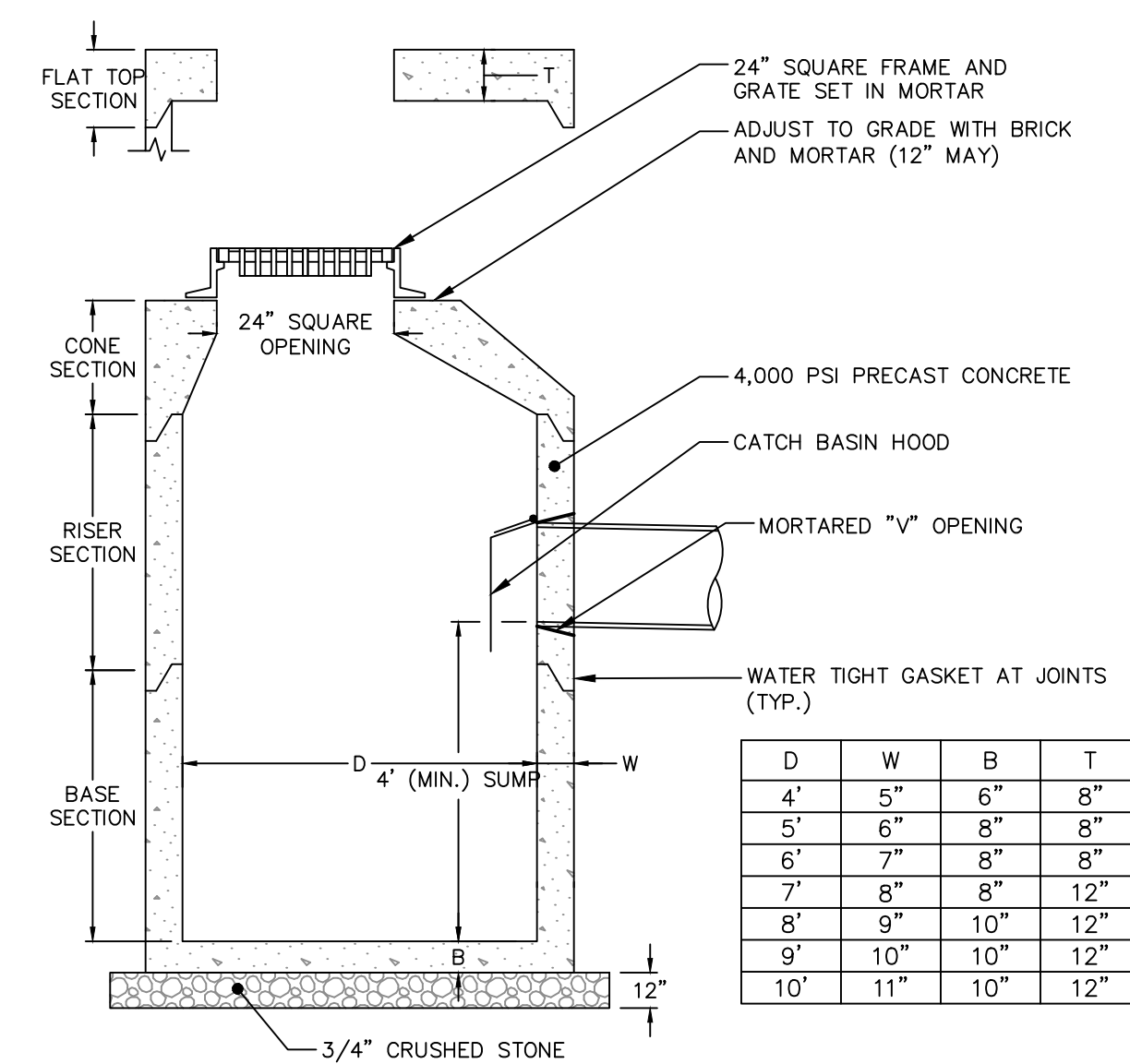
SCALE: NOT TO SCALE

- NOTES

1. UNLESS OTHERWISE NOTED, INTERIOR DIAMETER (D) SHALL BE 4 FEET. AT A MINIMUM, INTERIOR DIAMETER SHALL BE 6" LARGER THAN THE LARGEST DIAMETER PIPE.
2. FRAME AND GRATE SHALL CONFORM TO MASSACHUSETTS DEPARTMENT OF TRANSPORTATION CONSTRUCTION STANDARD DETAILS:
 - 2.1. CATCH BASINS
 - 2.1.1. E204.2.0 WHERE ADJACENT TO CURBS.
 - 2.1.2. E201.6.0 IN OTHER AREAS.
 - 2.1.3. GRATES SHALL COMPLY WITH E201.10.0 EXCEPT THAT THE OPENINGS SHALL BE 1.5"-2" SQUARE.
 - 2.2. MANHOLES
 - 2.2.1. E202.6.0 AND E202.8.0.
 - 2.2.2. MANHOLE COVERS SHALL HAVE "DRAIN" CAST INTO THE COVER.
3. CATCH BASIN HOODS SHALL CONFORM CONFORM TO MASSACHUSETTS DEPARTMENT OF TRANSPORTATION CONSTRUCTION STANDARD DETAILS E201.12.0.
4. STEPS SHALL CONFORM TO ASTM C478.
5. STRUCTURES SHALL BE DESIGNED FOR HS-20 LOADING.
6. REINFORCING STEEL SHALL CONFORM TO ASTM A185.
7. WATERTIGHT GASKET JOINTS SHALL BE BUTYL RESIN CONFORMING TO ASTM C990.
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: NOT TO SCALE



PRECAST CONCRETE CATCH BASIN (CB)

SCALE: NOT TO SCALE


No.	Date	Description	JHD	JHD	WS
No.	Date	Description	JHD	JHD	Reviewer
2.	3/31/2021	RESPONSE TO CITY STAFF COMMENTS		JHD	WS
1.	3/12/2021	RESPONSE TO CITY STAFF COMMENTS		JHD	WS

SCALE:

HORIZ.:	N.T.S.
VERT.:	
/DATE:	
HORIZ.:	
VERT.:	

0

GRAPHIC SCALE

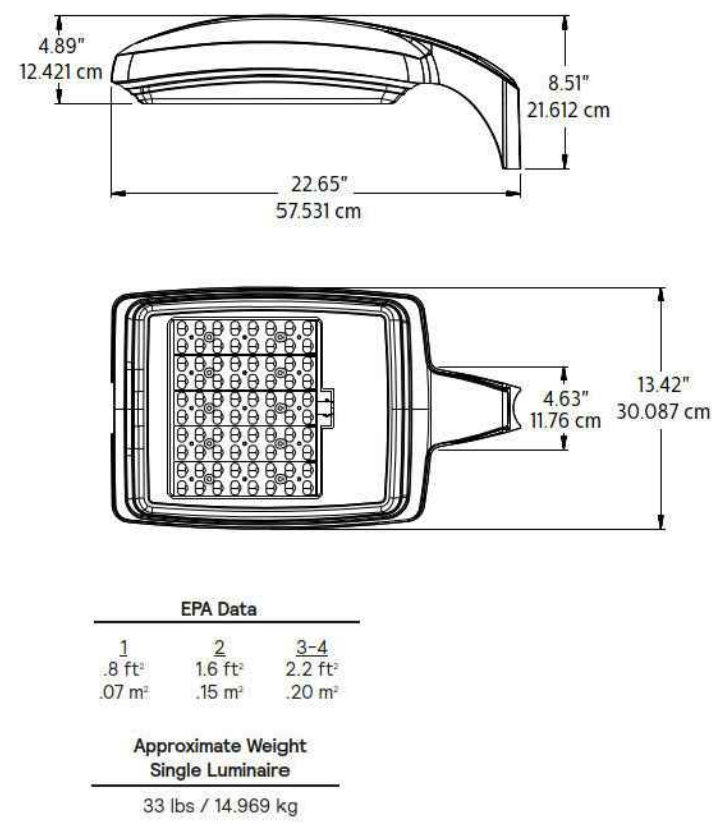
ASCEND MASS, LLC	 FUSS & O'NEILL 108 MYRTLE STREET, SUITE 502 QUINCY, MA 02371 617.282.4675 www.fandof.com
STORMWATER MANAGEMENT DETAILS	
115 COGGESHALL STREET	
NEW BEDFORD	MASSACHUSETTS

PROJ. No.: 20191061.T10
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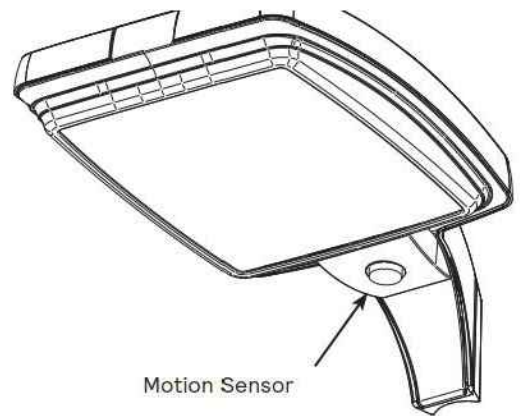
CD-504

Gullwing G13 LED area luminaire, small

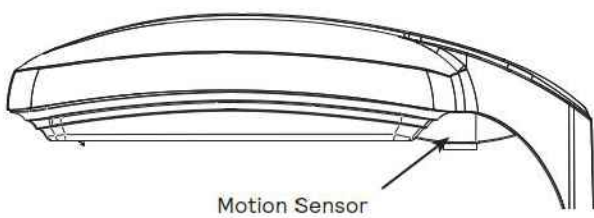
Dimensions and EPA



GL13-MRI or GL13-APD-MRI Units



Motion Sensor



Motion Sensor

Technical Data

Ordering Code	Total LEDs	LED Current (mA)	Average System Watts ¹	Color Temp.	Type 2		Type 3	
					Lumen Output ^{2,3,4}	BUG Rating	Lumen Output ^{2,3,4}	BUG Rating
70LA-6435	64	350	70	4000K	6652	95 B2-U0-G1	6750	95 B1-U0-G2
85LA-8035	80	350	86	4000K	8064	95 B2-U0-G1	8173	95 B1-U0-G2
105LA-6453	64	530	101	4000K	9870	97 B2-U0-G2	9385	93 B2-U0-G2

Ordering Code	Total LEDs	LED Current (mA)	Average System Watts ¹	Color Temp.	Type 4		Type 5	
					Lumen Output ^{2,3,4}	BUG Rating	Lumen Output ^{2,3,4}	BUG Rating
70LA-6435	64	350	70	4000K	6731	96 B1-U0-G2	6667	95 B3-U0-G1
85LA-8035	80	350	86	4000K	8027	94 B1-U0-G2	8025	93 B3-U0-G2
105LA-6453	64	530	101	4000K	9386	93 B2-U0-G2	9109	90 B3-U0-G2

¹ Wattage may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input.
² Actual wattage may vary by an additional +/- 10% due to actual input voltage.
³ Contact Outdoorlighting applications@philips.com for values not listed or if approximate estimates are required for design purposes.
⁴ LED array feature LEDs that provide from 90 to 100 lumens per watt when operated at 350 mA. Lumen values based on tests performed in compliance with IESNA LM-79.

Gullwing_GL13_LED 03/19 page 2 of 5

LIGHTING FIXTURE C

SCALE: NOT TO SCALE

101L Sconce LED

Wall Mount

Luminaire Accessories (order separately)

Mounting accessories

Wall Mount
WS Wall Mounted Box for Surface Conduit

System accessories

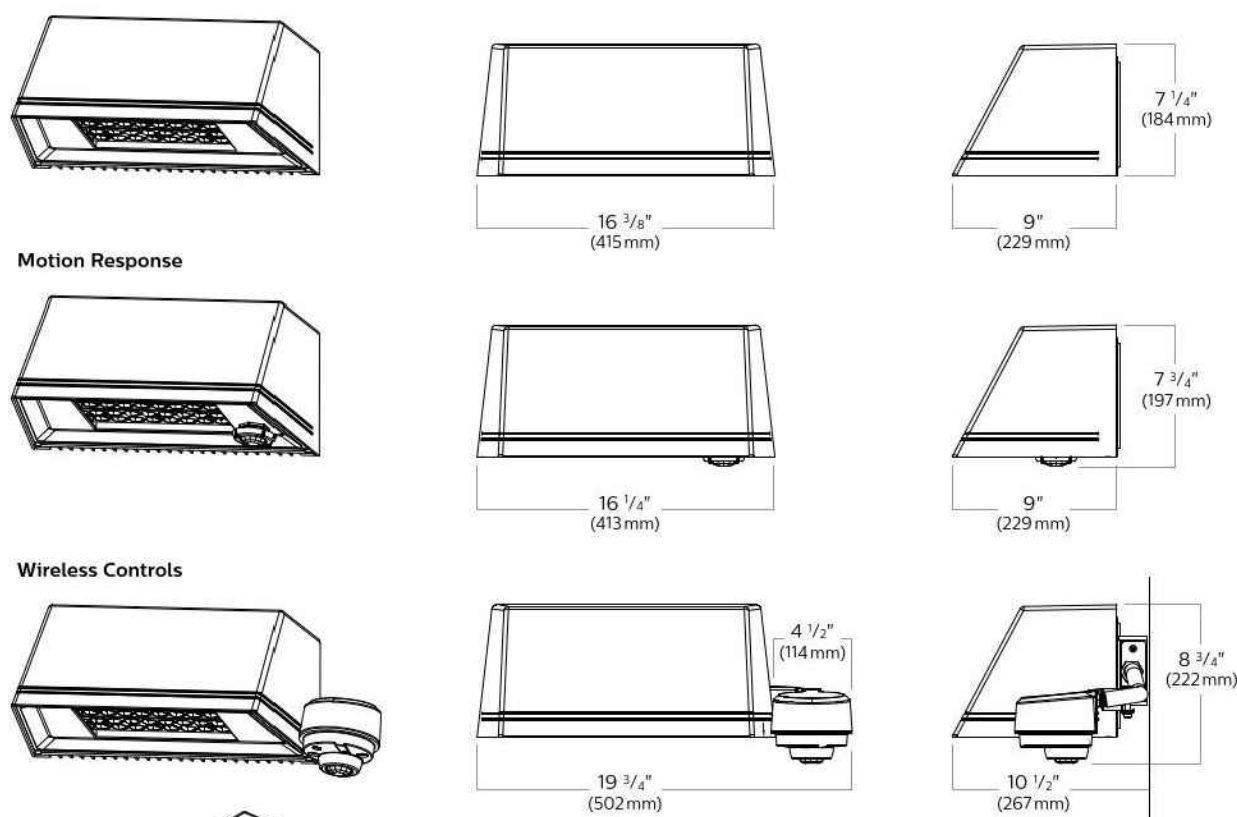
Wireless system remote mount module
LLCR2-(F) #2 lens - specify finish in place of (F)
LLCR3-(F) #3 lens - specify finish in place of (F)

Central Remote Motion Response
(used connected to SiteWise main panel)

MS2-A-FVR-3
MS2-A-FVR-7

Wireless system remote controller accessory
Wireless system offers a remote radio/sensor module that allows to be connected to a Linelight system (sold by others). Remote module can be mounted to wall or pole with j-box supplied. May be specified by choosing one of two different lenses to accommodate a variety of mounting heights/sensor detection ranges. Must specify option DD on luminaires that are planned to be used with remote mount controllers. See page 4 for Wireless system details.

Dimensions



Luminaire Weights	
LED Wall Sconce 101L	Weight
Luminaire	13.5 lbs
Luminaire - EBPC (EM battery pack)	17.0 lbs
Luminaire - Integrated system controls	16.3 lbs

101L 10/18 page 2 of 7

LIGHTING WALL PACK B

SCALE: NOT TO SCALE

PWS PureForm LED wall sconce

wall mount

Luminaire Accessories (order separately)

Mounting Accessories

Wall Mount
PWS-WS-G2 Wall Mounted Box for Surface Conduit Painted Black

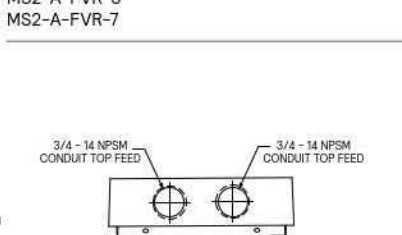
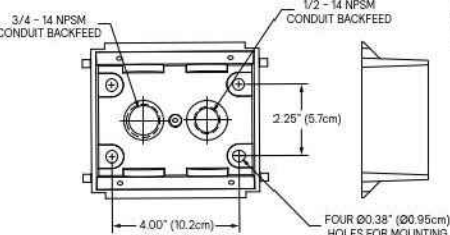
System accessories

Wireless system remote mount module
LLCR2-(F) #2 lens - specify finish in place of (F)
LLCR3-(F) #3 lens - specify finish in place of (F)

Central Remote Motion Response
(used connected to SiteWise main panel)

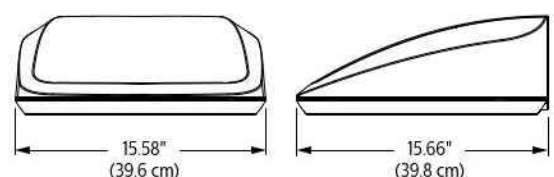
MS2-A-FVR-3
MS2-A-FVR-7

Wireless system remote controller accessory
Wireless system offers a remote radio/sensor module that allows connection to a Linelight system (sold by others). Remote module can be mounted to wall or pole with j-box supplied. May be specified by choosing one of two different lenses to accommodate a variety of mounting heights/sensor detection ranges. Must specify option DD on luminaires that are planned to be used with remote mount controllers.

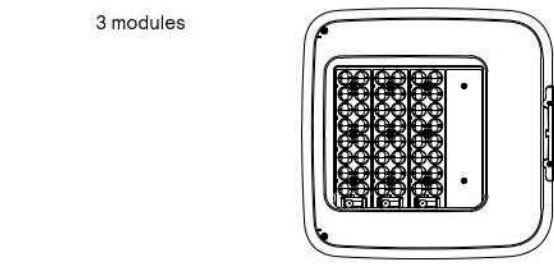
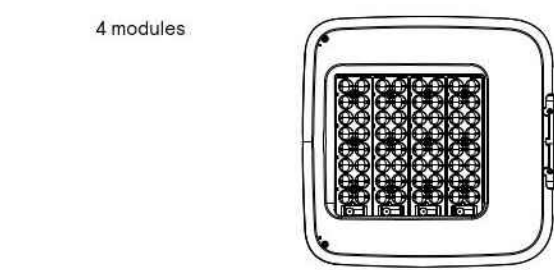
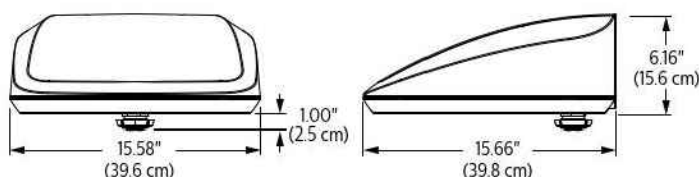


Dimensions

Standard Luminaire



Motion Response and Wireless System

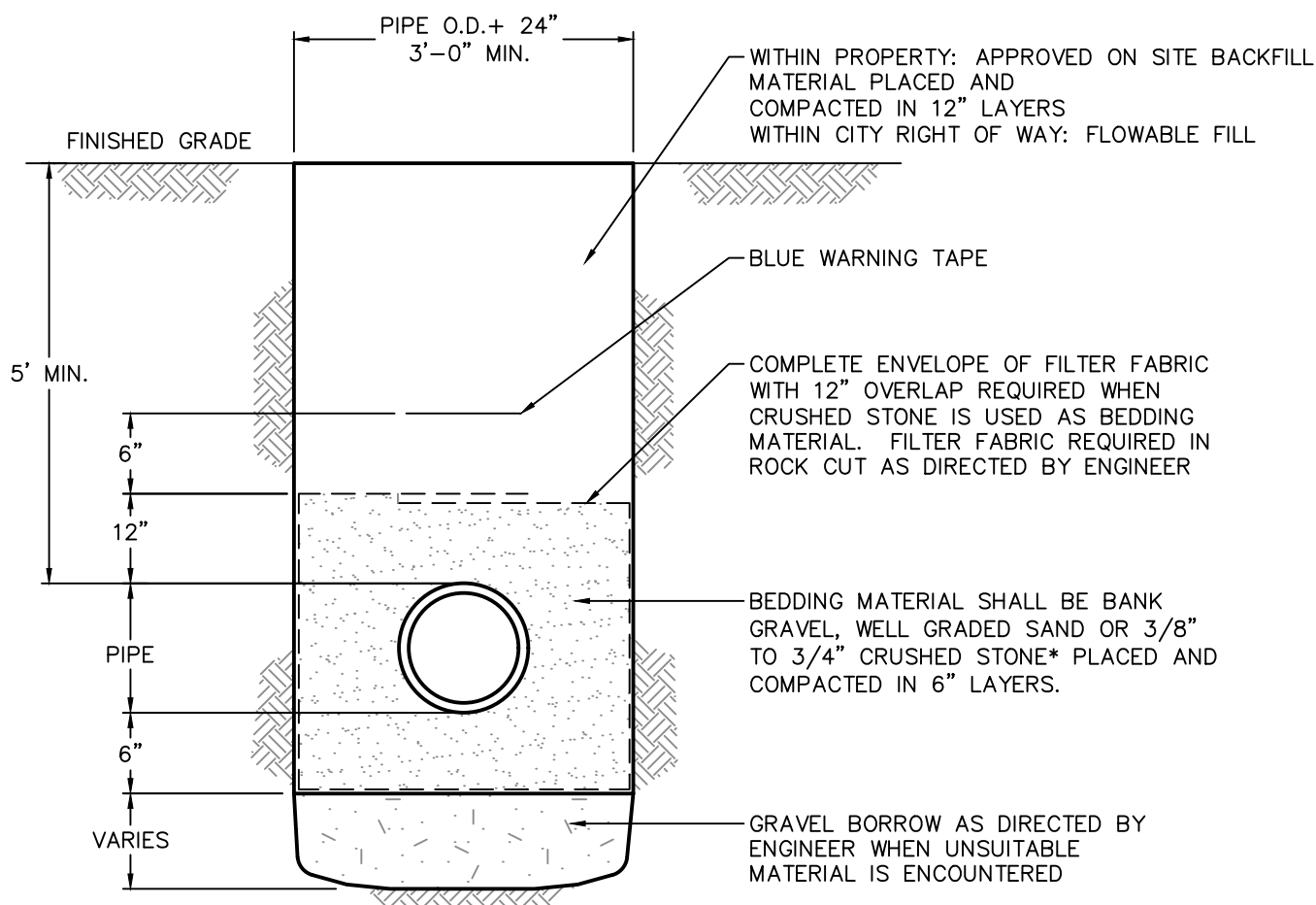


Luminaire Weights	
PureForm LED wall sconces PWS	Weight
Luminaire	24 lbs
Luminaire - EBPC (EM battery pack)	27 lbs

PWS_PureForm_wall_sconce 05/20 page 2 of 6

LIGHTING WALL PACK A

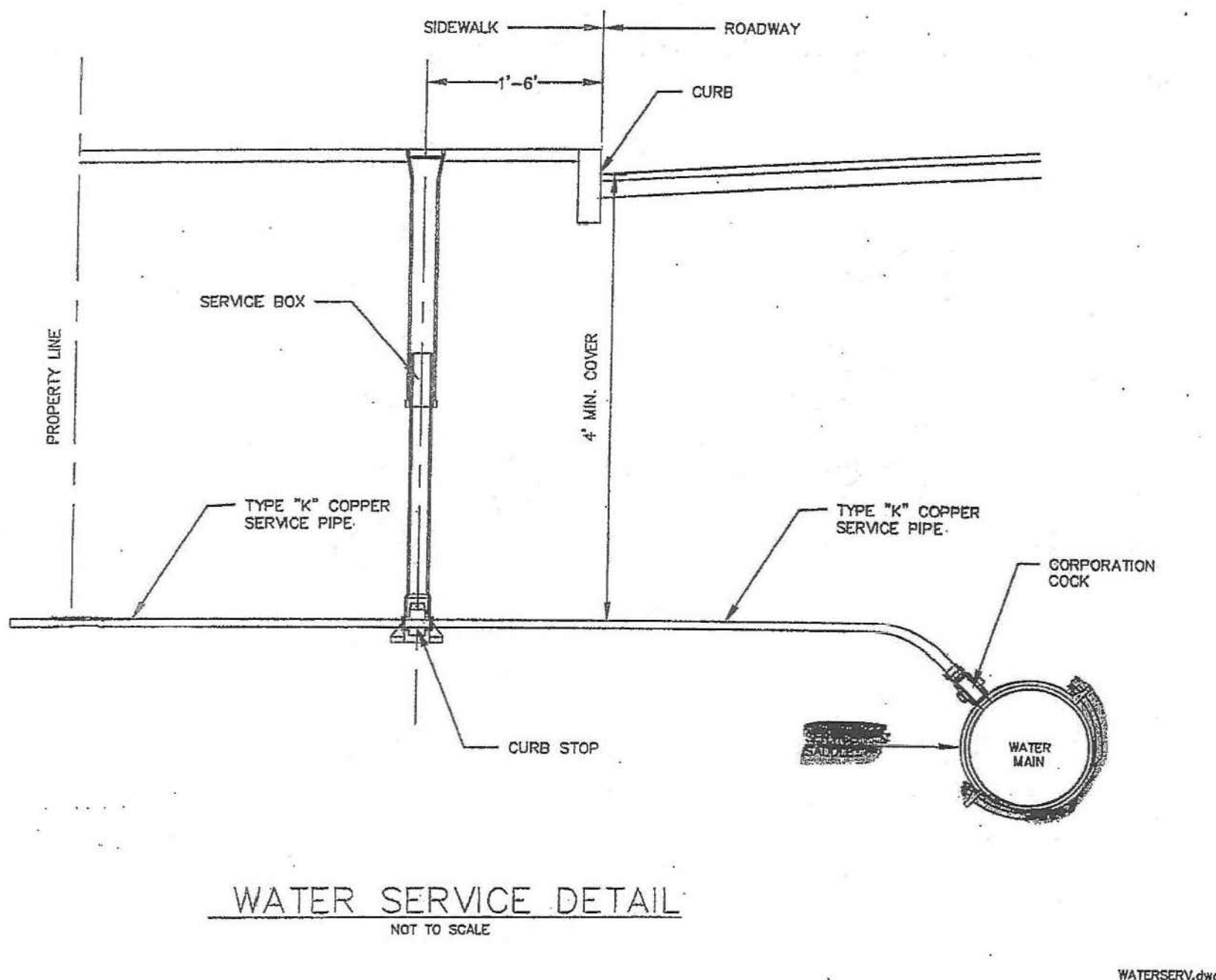
SCALE: NOT TO SCALE



*CRUSHED STONE SHALL BE USED IN HIGH GROUNDWATER CONDITIONS AS DIRECTED BY THE ENGINEER.

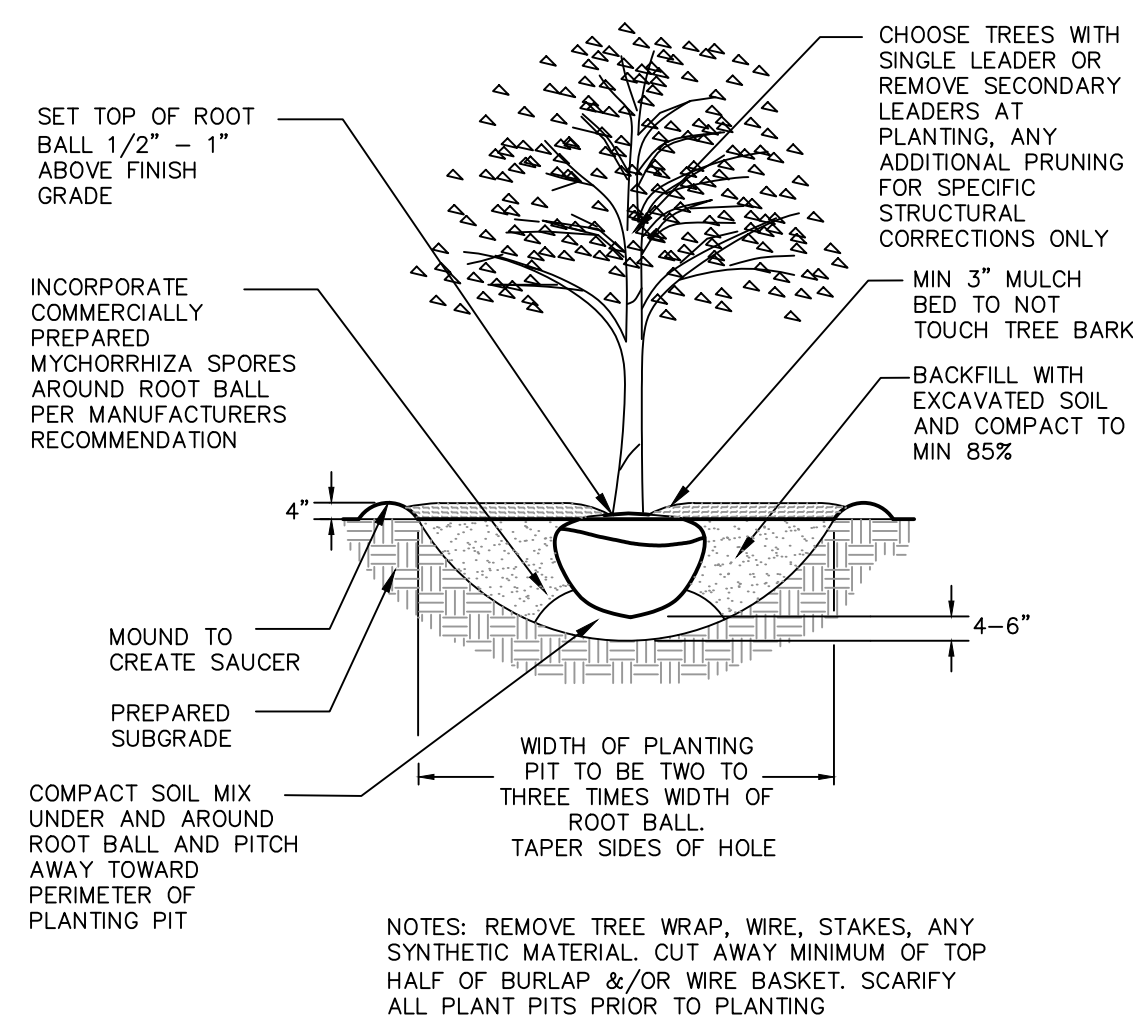
WATER SERVICE TRENCH

SCALE: NOT TO SCALE



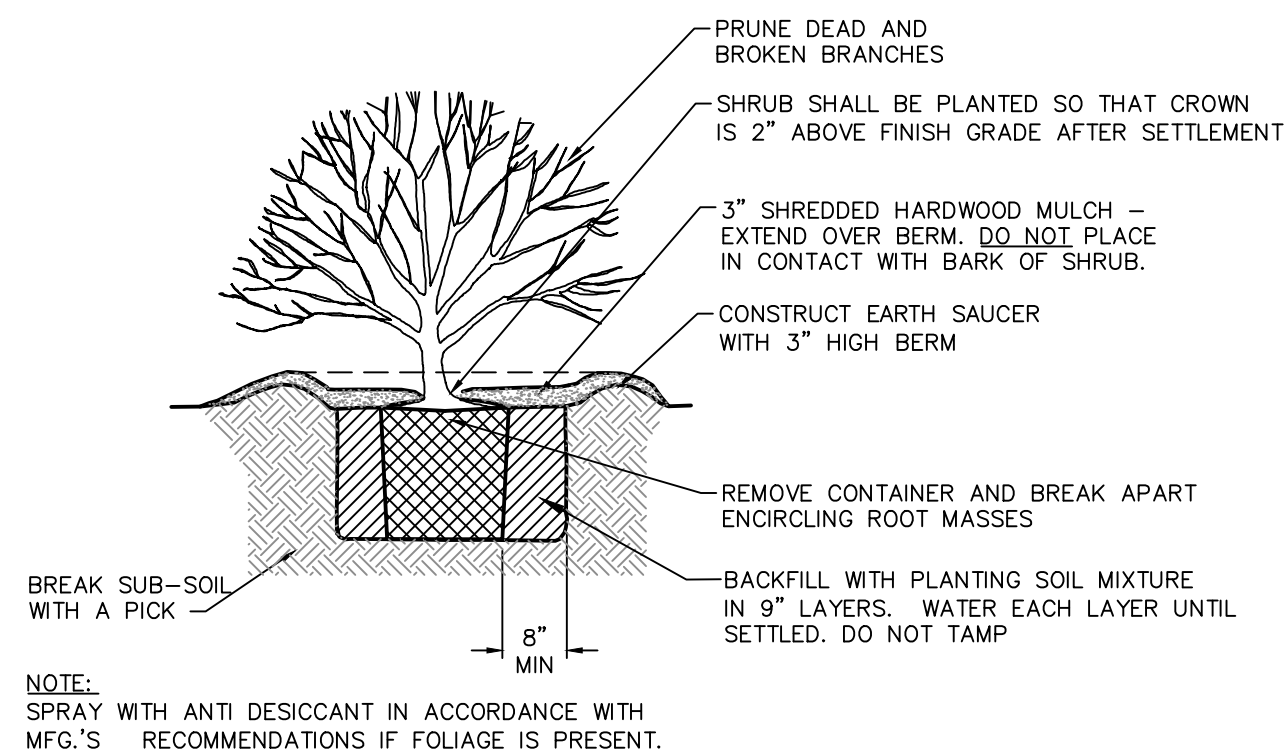
WATER SERVICE DETAIL
NOT TO SCALE

WATERSERV.dwg



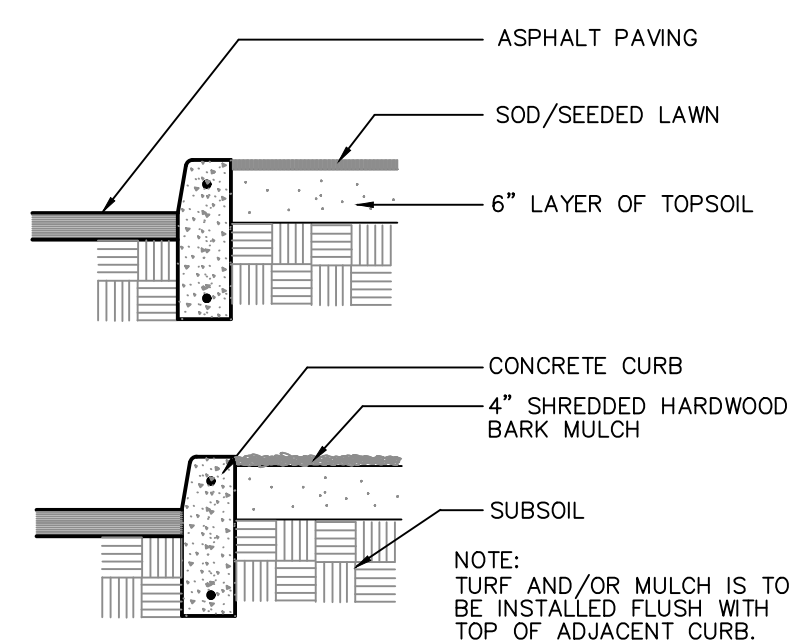
TREE PLANTING

SCALE: NOT TO SCALE



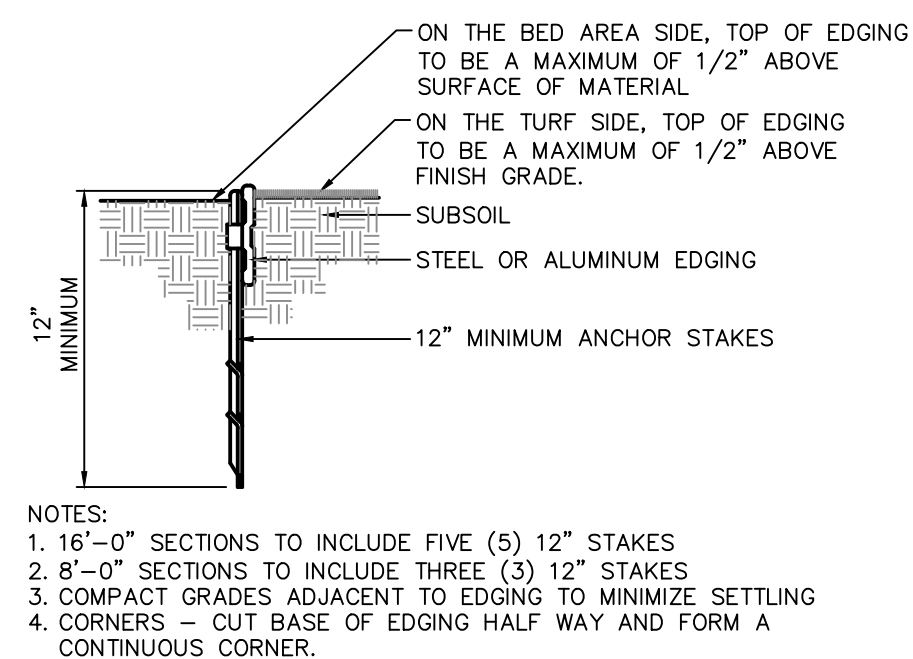
SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS

SCALE: NOT TO SCALE



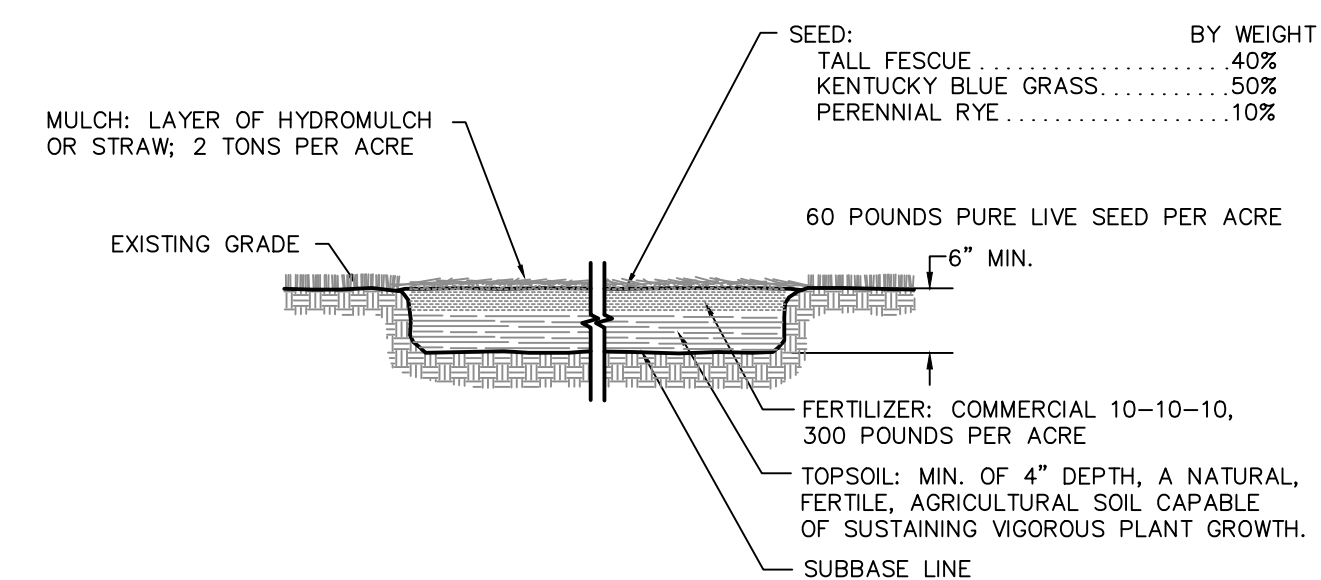
SOD /SHREDDED HARDWOOD BARK MULCH

SCALE: NOT TO SCALE



LANDSCAPE BED EDGING

SCALE: NOT TO SCALE



TOPSOIL, FERTILIZER, SEED & MULCH

SCALE: NOT TO SCALE