

Town of Provincetown
Planning Board
Town Hall
Provincetown, MA 02657

FINDINGS AND DECISION OF THE PLANNING BOARD

August 23, 2018

Case Nos.: FY18-34 and FY18-35

Applicant: Anne Nagle, 711 Atlantic Ave., C/O Verdant Medical, Boston, MA 02111

Owner: Klaus Peter Steuermer, PO Box 10, Provincetown, MA 02657

Property: 44 Captain Bertie's Way, Provincetown, MA 02657

Assessor's ID: Map 8-2 Parcel 28

Registry: Book 11890, Page 84

The Town of Provincetown Planning Board (Board) hereby approves the application of Anne Nagle (Applicant) for a Special Permit for Use under the Town of Provincetown Zoning By-laws (By-laws) Article 2, Section 2440(b)(14) and Administrative Site Plan Review under Article 4, Section 4010 for the construction of a +/- 3800 square-foot Marijuana Establishment, Retail on the site of an existing automobile repair facility (Project). This decision is rendered pursuant to a vote of the Board on July 26, 2018.

The application for the Project was received on May 15, 2018. Board members David Abramson, Steven Baker, Ryan Campbell, John Golden and Brandon Quesnell sat on the case. On June 28, 2018 the Board opened the public hearing, the Applicant presented the Project, testimony was taken, changes and additional materials were requested, and the Board continued the public hearing to its regularly scheduled meeting on July 26, 2018.

At the continued public hearing on July 26, 2018 the Board was presented with additional information, closed the public hearing, deliberated, and voted to approve the Project with David Abramson, Steven Baker, Ryan Campbell, John Golden, and Brandon Quesnell in favor. The motion required 4 votes in favor, thus the motion passed and the Project was thereby approved.

FINDINGS

The Board finds as follows:

1. The Property is currently developed with a +/-2200 square-foot automobile repair facility.
2. The Project as proposed consists of the demolition of the existing automobile repair facility and construction of a +/- 3800 square-foot Marijuana Establishment in accordance with the following plan sets:

- *Site Plan, Proposed RMD, 44 Capt. Bertie's Way, Provincetown, Mass., prepared by Hayes Engineering Inc., consisting of 6 sheets, dated 5/11/2018, revised 7/12/2018*

- *Landscape Plan in Provincetown, Mass.*, prepared by Hayes Engineering, Inc., dated 7/15/2018
 - *Figure 1 Lighting Plan*, unattributed, dated 7/13/2018
 - Sheet A1.1.1: *First and Second Floor Plan*, prepared by Glidden Spina + Partners, dated 6/6/2018
 - Sheets A3.0.1 and A3.0.2: *Exterior Elevations*, prepared by Glidden Spina + Partners, dated 7/17/2018
 - Traffic Impact Assessment (including trip reduction measures), prepared by Hayes Engineering, Inc., dated January 29, 2018, revised June 11, 2018
 - Storm Water Management Report (including operations and maintenance measures), prepared by Hayes Engineering, Inc., dated May 11, 2018
3. The Project was reviewed on the Special Permit review criteria as listed in Section 5300 of the By-laws and the Site Plan Review review criteria as listed in Section 4035 of the By-laws.
 4. The Board found that the location is appropriate for the proposed use. The Board required, and the Applicant incorporated, the following changes to the original application to ensure the Project would meet the applicable review criteria:
 - The site drive be relocated to the west side of the property so as not to conflict with traffic exiting George's Path;
 - A greater landscape buffer be provided on the east side of the property;
 - A handicap accessible route into the site be provided for those not arriving by car;
 - Details be provided on the proposed bike rack location;
 - Plantings be native and drought-resistant;
 - Exterior elevations and details on materials and fenestration be provided; and
 - The location of the proposed generator and propane tanks be detailed.
 5. The Project as modified fully conforms to the By-laws and the review criteria therein.
 6. The Board approved the Project subject to the conditions herein.

CONDITIONS

The Board approves the Project subject to the following conditions:

1. The Project shall be constructed and maintained in accordance with the plans and other documents referenced herein.
2. The applicant shall provide a directional "entrance" sign at the easterly corner of the site drive's intersection with Captain Bertie's Way as allowed under the By-laws to prevent vehicles passing the drive.
3. All fuel tanks at the site shall be underground in a location accessible from the site drive or parking area. All fueling shall occur from areas internal to the site.
4. Routine testing of the generator shall occur between the hours of noon and 4:00PM on weekdays so as to be least impactful to abutters.
5. Doors and windows for the building shall provide adequate security for the use. Prior to issuance of a Building Permit for the project, detailed specifications on doors and windows shall be submitted for review and approval by Town staff and incorporated by reference into the decision.
6. Bicycle parking for no less than 14 bicycles shall be provided on-site. Bicycle racks shall be of "post and ring" or "inverted u" type.

7. Local delivery of retail product to customers and/or on-site consumption shall not be allowed at the site without modification of this Special Permit.

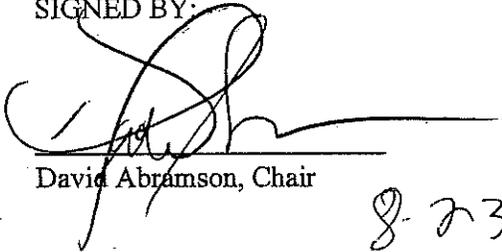
This Special Permit shall lapse twenty-four (24) months from the date of filing with the Provincetown Town Clerk (plus such time as may be required to pursue or await the determination of an appeal referred to in MGL Chapter 40A, Section 17), if a substantial use thereof or construction has not commenced.

MOTIONS

The Town of Provincetown Planning Board voted to approve, with conditions, the Special Permit for application number FY18-34 and the Site Plan Review for application number FY18-35 based on the findings set forth above on July 26, 2018. The motion passed.

Motion: Ryan Campbell Second: Steven Baker Vote: 5-0-0

SIGNED BY:



David Abramson, Chair

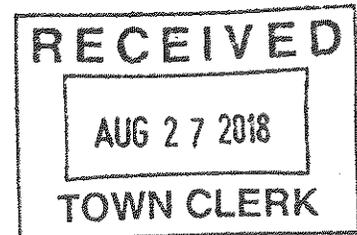
8-23-2018

DATE OF FILING:

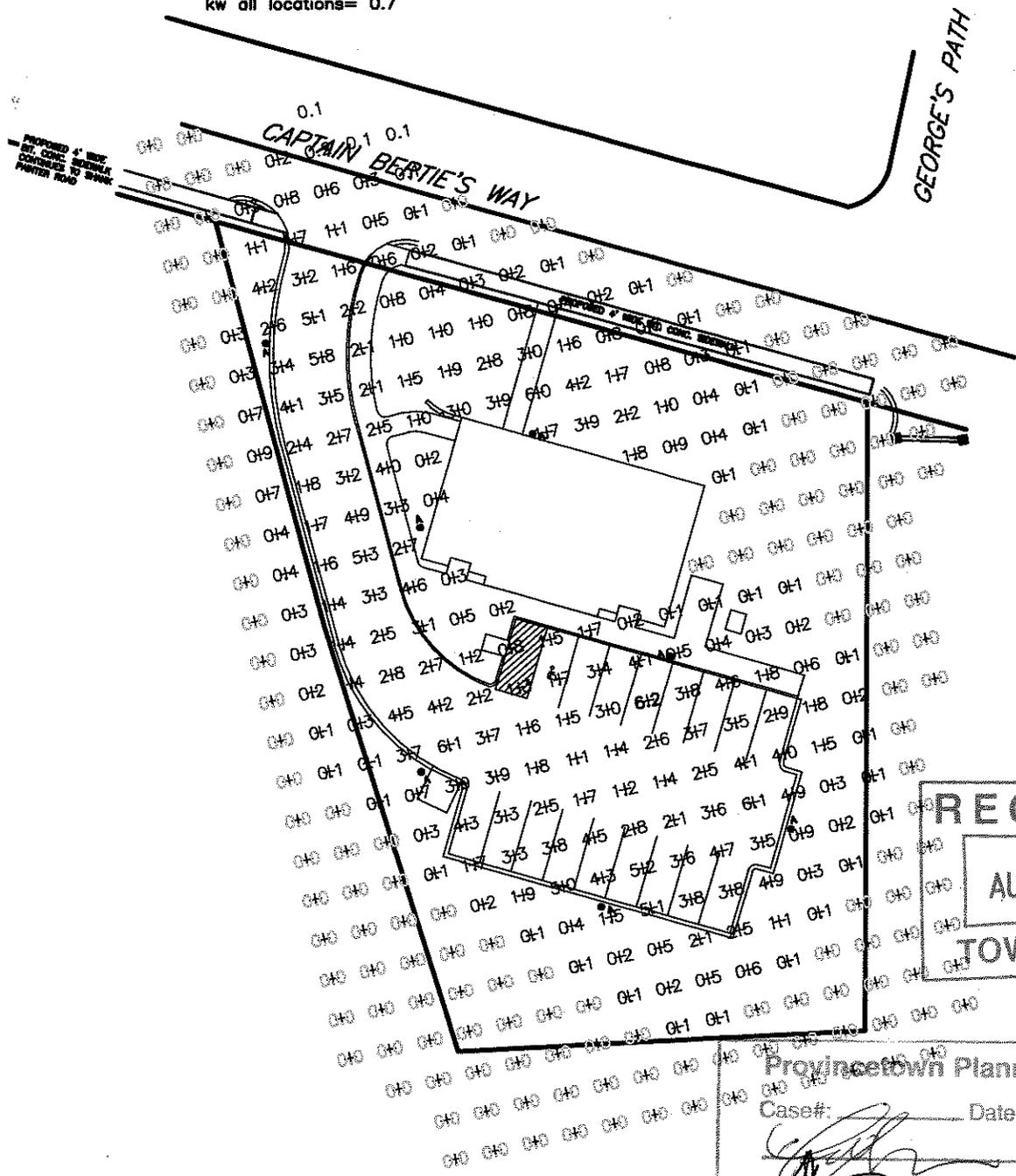
A copy of this application will be on file in the Town Clerk's Office as well as the Department of Community Development.

The Special Permit issued hereunder shall not be valid until recorded at the Barnstable County Registry of Deeds as provided in MGL Chapter 40A.

Any appeal of this decision of the Planning Board can be made only to the Court and must be made pursuant to MGL Chapter 40A, Section 17, as amended, and must be filed within 20 days after the date of filing of the decision with the Town Clerk.



EATON - STREETWORKS (FORMER COOPER LIGHTING) UTLD-AF24-100-D-U-T3-HSS
 INNOVATIONS CENTER(G1) test report no. P239676
 lamp(s): XXX
 candela file 'UTLD-AF24-100-D-U-T3-HSS.ies'
 24 lamp(s) per luminaire, photometry is absolute
 Light Loss Factor = 0.850, watts per luminaire = 96
 mounting height= 12 ft
 number locations= 7, number luminaires= 7
 kw all locations= 0.7

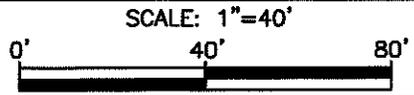


RECEIVED
 AUG 27 2018
 TOWN CLERK

Provincetown Planning Board
 Case#: _____ Date: _____

**FIGURE 1
 LIGHTING PLAN**

PROPOSED RME
 44 CAPTAIN BERTIE'S WAY
 PROVINCETOWN, MASS.



SOURCE:



7/13/18

N:\PTN1\SPP44captainBertiesR2.dwg, 7/16/2018 7:59:35 AM, TC



1 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
SCALE: 1/4"=1'-0"

13'-0" T.O. ROOF LINE

18'-0" T.O. WINDOW SILL

12'-0" T.O. 2ND FLOOR SLAB

0'-0" T.O. GROUND LEVEL

13'-0" T.O. ROOF LINE

18'-0" T.O. WINDOW SILL

12'-0" T.O. 2ND FLOOR SLAB

0'-0" T.O. SLAB

0'-0" T.O. GROUND LEVEL

GENERAL NOTES

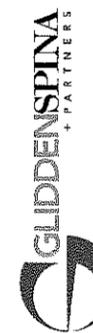
PROPOSED ELEV KEYNOTES

- A ALUMINUM FRAMED WOOD/GLASS DOOR
- B GALVANIZED HOLLOW METAL DOOR
- C CONCRETE BASE WITH TEXTURE FINISH
- D STONE CLADDING
- E ALUMINUM FRAME FIXED WINDOW WITH GRAY TINT
- F WOOD FASCIA WITH SMOOTH FINISH
- G SHOU SUG BAN WOOD CLADDING (SEE)
- H ALUMINUM FRAME WINDOW
- I WALL MOUNTED SCOOGE
- J LOWER
- K STONE BAND
- L EXTERIOR SIDING
- M ARCHITECTURAL ASPHALT SHINGLE
- N DECORATIVE TRIM WITH STUCCO FINISH
- O WALL MOUNTED LIGHT FIXTURE

RECEIVED
AUG 27 2018
TOWN CLERK

Provincetown Planning Board
Case#: _____ Date: _____

207 SIXTH STREET
WEST PALM BEACH, FLORIDA 33401
ph: 561.884.8844 • gliddenspina.com
FL LIC #A0200299



Architecture - Interior Design
Keith M. Spina # 91353648

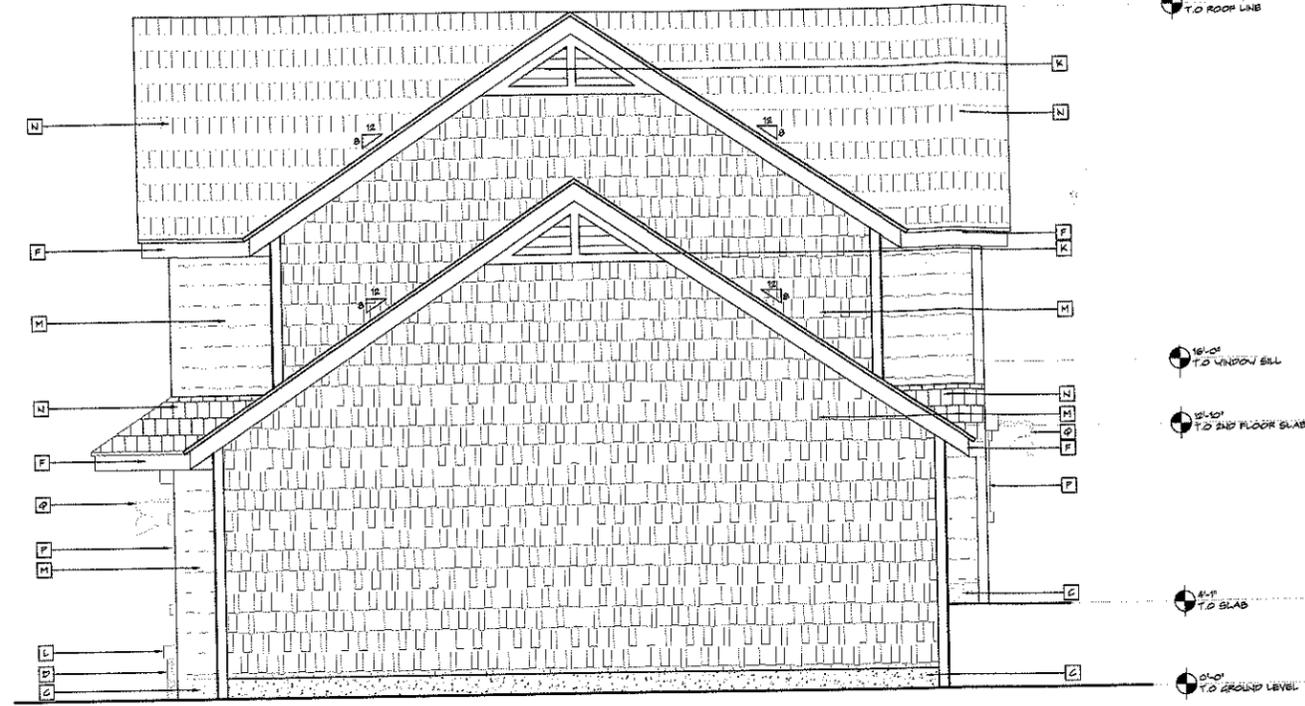
New Construction for:
Verdant Medical, INC
44 Captain Bertie's Way
Provincetown, Massachusetts

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF GLIDDEN SPINA + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF GLIDDEN SPINA + PARTNERS, INC. ALL RIGHTS RESERVED.

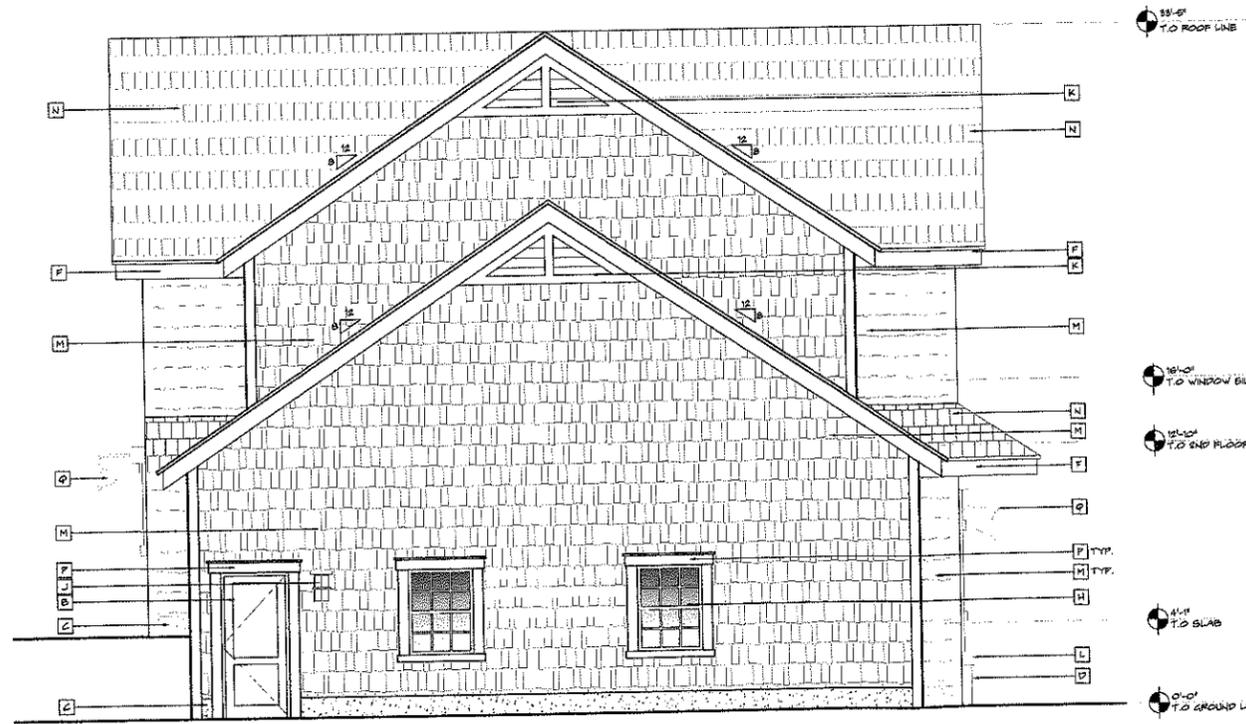
Revisions:	
Project no:	18026
Date:	07.17.18
Drawn by:	MAR
Project Architect:	MJR

EXTERIOR ELEVATION

A3.0.1



1 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"

GENERAL NOTES

PROPOSED ELEV KEYNOTES

- A ALUMINUM FRAMED WOOD/GLASS DOOR
- B GALVANIZED HOLLOW METAL DOOR
- C CONCRETE BASE WITH TEXTURE FINISH
- D STONE CLADDING
- E ALUMINUM FRAME FINED WINDOW WITH GRAY TINT.
- F WOOD FASCIA WITH SMOOTH FINISH.
- G SHOU BUG BAN WOOD CLADDING [2021]
- H ALUMINUM FRAME WINDOW
- I WALL MOUNTED SCORCE
- J LOUNGER
- K STONE BAND
- L EXTERIOR SIDING
- M ARCHITECTURAL ASPHALT SHINGLE
- N DECORATIVE TRIM WITH STUCCO FINISH
- O WALL MOUNTED LIGHT FIXTURE

207 SIXTH STREET
WEST PALM BEACH, FLORIDA 33401
ph: 561.684.6844 • gliddenspina.com
FLIC # 1A0000279



Architecture • Interior Design
Regen M. Spina • 90585848

New Construction for:
Verdant Medical, INC
44 Captain Bertie's Way
Provincetown, Massachusetts

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Revisions:

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Project no: 18025
Date: 07.17.18
Drawn by: MAR
Project Architect: MR

EXTERIOR ELEVATIONS
A3.0.2

Landscape Plan in PROVINCETOWN, MASS.

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

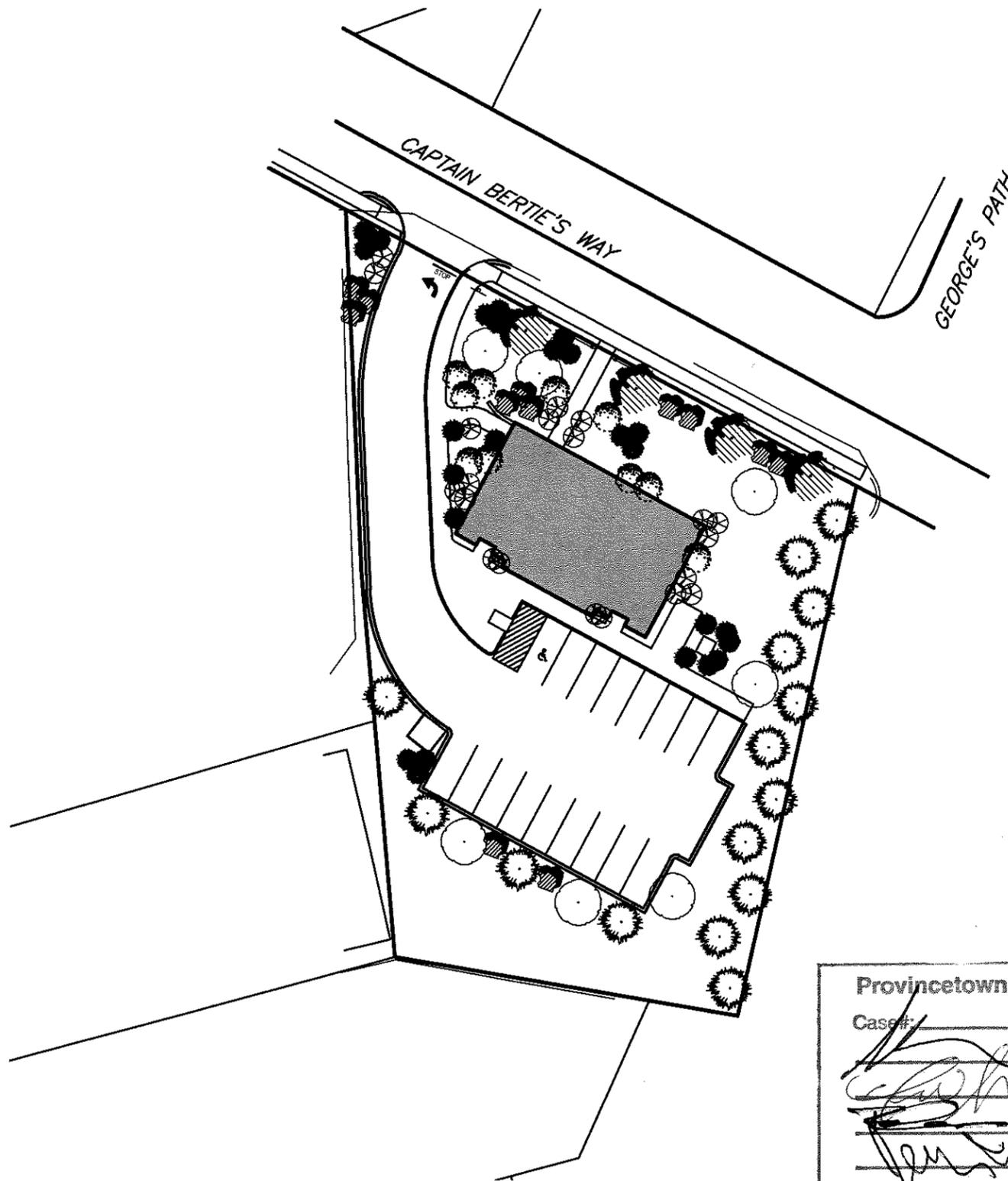
Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Hayes

Scale: 1" = 40'



July 15, 2018



Provincetown Planning Board
Case #: _____ Date: _____

PLANT SCHEDULE					
QTY.	KEY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES:					
8	BP		BETULA POPULIFOLIA	GRAY BIRCH	2" Ø
4	NS		NYSSA SYLVATICA	BLACK TUPELO	2" Ø
15	JV		JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	4" Ø
SHRUBS:					
12	MP		MYRICA PENNSYLVANICA	BAYBERRY	5 gal.
10	IV		ILEX VERTICILLATA	COMMON WINTERBERRY	3 gal.
20	CA		CLETHRA ALNIFOLIA	COASTAL SWEET PEPPERBUSH	3 gal.
GRASSES:					
25	VP		VACCINUM PALLIDUM	LITTLE BLUESTEM GRASS	3 gal.



No. 55R CAPTAIN BERTIE'S WAY
MAP 8 BLOCK 2 LOT 1
N/F MENDES, PAUL C. ET UX
ZONE RES 3, RESIDENTIAL 3
ZONE GC, GENERAL COMMERCIAL

No. 2 GEORGE'S PATH
MAP 8 BLOCK 2 LOT 39-00A
N/F FAIDELL, BRIAN R. ET AL
MAP 8 BLOCK 2 LOT 39-00B
N/F LALLY, THOMAS L. ET AL

No. 45 CAPTAIN BERTIE'S WAY
MAP 8 BLOCK 2 LOT 2
N/F MENDES, PAUL C. ET UX

No. 85 SHANK PAINTER ROAD
MAP 7 BLOCK 3 LOT 23
N/F BAY OCEAN PROPERTIES, LLC

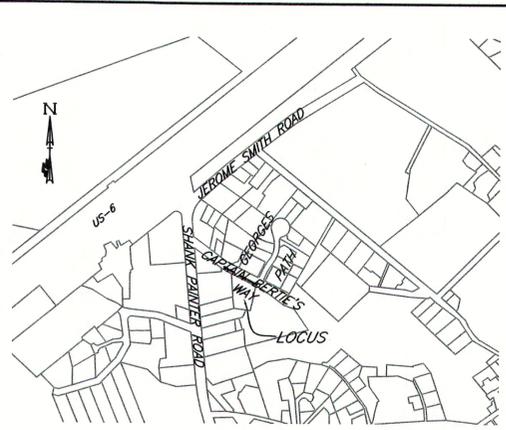
LOT 8A
22,983± sf.
(0.53± acres)

No. 83 SHANK PAINTER ROAD
MAP 7 BLOCK 3 LOT 23-B-00A
N/F 83 SHANK PAINTER REALTY TRUST UNIT A

No. 83 SHANK PAINTER ROAD
MAP 7 BLOCK 3 LOT 23-B-00B
N/F CHR 83 SPR, LLC

No. 81 SHANK PAINTER ROAD
MAP 7 BLOCK 3 LOT 23-C-001
N/F HARVARD ASSOCIATES, INC.
MAP 7 BLOCK 3 LOT 23-C-002
N/F MAVEUX, PATRICK
MAP 7 BLOCK 3 LOT 23-C-003 & 004
N/F BUDDIE NOMINEE TRUST

No. 24 CAPTAIN BERTIE'S WAY
MAP 7 BLOCK 4 LOT 77-1-00A
N/F WASHINGTON, JENNIE M
MAP 7 BLOCK 4 LOT 77-1-00B
N/F LANE, GLEN A
MAP 7 BLOCK 4 LOT 77-1-00C
N/F HALMI, CHRISTIAN T.
MAP 7 BLOCK 4 LOT 77-1-00D
N/F FERREIRA, HELENA I.
MAP 7 BLOCK 4 LOT 77-1-00E
N/F TARVERS, CHRISTINA
MAP 7 BLOCK 4 LOT 77-1-00F
N/F REAR REALTY TRUST
MAP 7 BLOCK 4 LOT 77-1-00G
N/F MAHONEY, JAMES
MAP 7 BLOCK 4 LOT 77-1-00H
N/F BENVENUTI, ROBERT J.
MAP 7 BLOCK 4 LOT 77-1-00I
N/F WHALEN, BRIAN E.
MAP 7 BLOCK 4 LOT 77-1-00J
N/F 24 CAPTAIN BERTIES WAY, LLC
MAP 7 BLOCK 4 LOT 77-1-00K
N/F HATFIELD, DONALD D.
MAP 7 BLOCK 4 LOT 77-1-00L
N/F THOMMEN, DAVID K.
MAP 7 BLOCK 4 LOT 77-1-00M
N/F MCKERDIE, WILLIAM A.
MAP 7 BLOCK 4 LOT 77-1-00N
N/F KEEGAN, PEGGY
MAP 7 BLOCK 4 LOT 77-1-00O
N/F CHANNELL, STEPHEN K.
MAP 7 BLOCK 4 LOT 77-1-00P
N/F ATHINEOS, ELIZABETH S.
MAP 7 BLOCK 4 LOT 77-1-00Q
N/F BEAUCHAMP, CATHERINE
MAP 7 BLOCK 4 LOT 77-1-00R
N/F GLENN WAMBOLT 2011 TRUST
MAP 7 BLOCK 4 LOT 77-1-00S
N/F ANTHONY R M GRASSO REVOCABLE TRUST
MAP 7 BLOCK 4 LOT 77-1-00U
N/F GOULD, JEFFREY R.



LOCUS
SCALE: 1"=500'

LOCUS PARCEL INFORMATION:

ASSESSOR'S MAP 3 BLOCK 2 LOT 28
No. 44 CAPTAIN BERTIE'S WAY
OWNER: KLAUS PETER STUERMER
BARSTABLE COUNTY REGISTRY OF DEEDS (BCRD)
DEED - BOOK 11890 PAGE 83
PLAN REFERENCE - PALN BOOK 545 PLAN 79

THE PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A OR V) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25001 C0112J; EFFECTIVE DATE: 7/16/2014.

SHEET INDEX	
PLAN TITLE	SHEET DESIGNATION
EXISTING CONDITIONS	C1
LAYOUT	C2
GRADING AND DRAINAGE	C3
UTILITIES	C4
LANDSCAPING	C5
DETAILS	C6

Prepared For:

APPLICANT
VERDANT MEDICAL, INC.
ANNE NAGLE
33 BROADWAY
HANOVER, MASS. 02339
405.590.8929

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Warefield, MA 01890
Ph: 781.246.2900
Fax: 781.246.7596
www.hayeseng.com

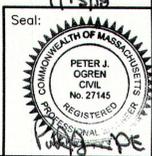
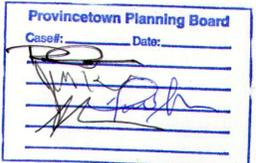
Design By: AMC
Drawn By: AMC
Checked By: PJO
Project File: PTN-0001
Comp. No: PTN1
 Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

No.	Revision	Date
10		
9		
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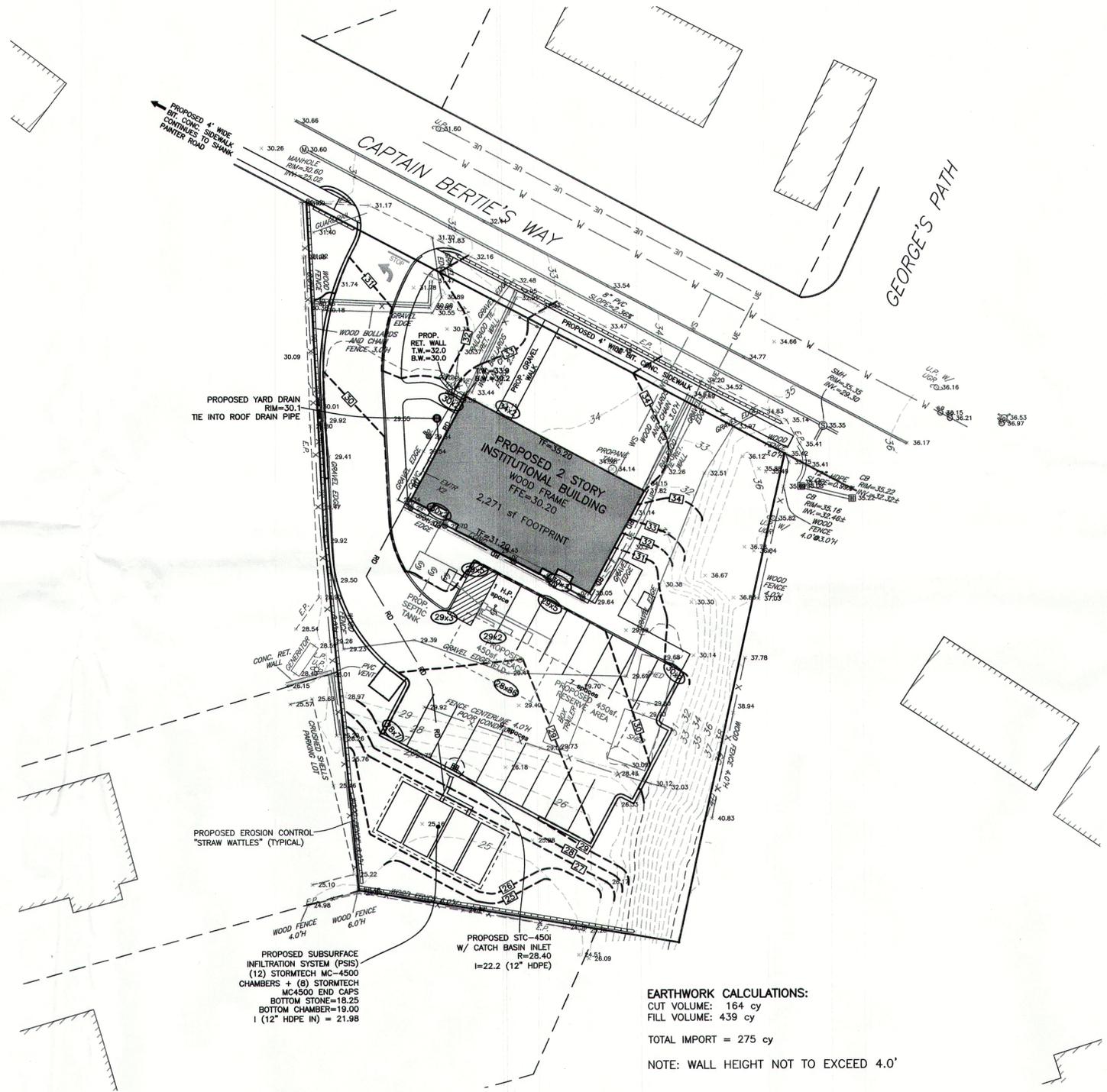
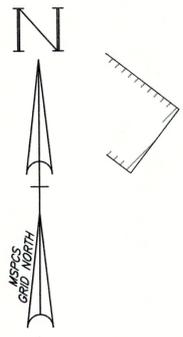
Scale: 1"=20'
0' 10' 20' 40'
Date: May 11, 2018

Drawing Title:

SITE PLAN
PROPOSED RMD
44 CAPT. BERTIE'S WAY
PROVINCETOWN, MASS.



Drawing No.:
C1
EXISTING CONDITIONS
SHEET 1 OF 6



EARTHWORK CALCULATIONS:
 CUT VOLUME: 164 cy
 FILL VOLUME: 439 cy
 TOTAL IMPORT = 275 cy
 NOTE: WALL HEIGHT NOT TO EXCEED 4.0'

PROPOSED SUBSURFACE INFILTRATION SYSTEM (PSIS)
 (12) STORMTECH MC-4500 CHAMBERS + (8) STORMTECH MC4500 END CAPS
 BOTTOM STONE=18.25
 BOTTOM CHAMBER=19.00
 1 (12" HDPE IN) = 21.98

PROPOSED EROSION CONTROL "STRAW WATTLES" (TYPICAL)

WOOD FENCE 4.0'H
 WOOD FENCE 6.0'H

PROPOSED STC-4501 W/ CATCH BASIN INLET
 R=28.40
 I=22.2 (12" HDPE)

Prepared For:
 APPLICANT
 VERDANT MEDICAL, INC.
 ANNE NAGLE
 33 BROADWAY
 HANOVER, MASS. 02339
 405.590.8929

Prepared By:

 Hayes Engineering, Inc.
 100 Main Street
 Waverlet, MA 01880
 Ph: 781.246.2900
 Fax: 781.246.7596
 www.hayeseng.com

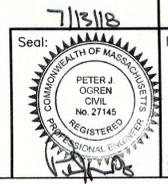
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No.	Revision	Comments	Date
10			
9			
8			
7			
6			
5			
4			
3			
2			
1	Planning Board	Comments	7/13/2018

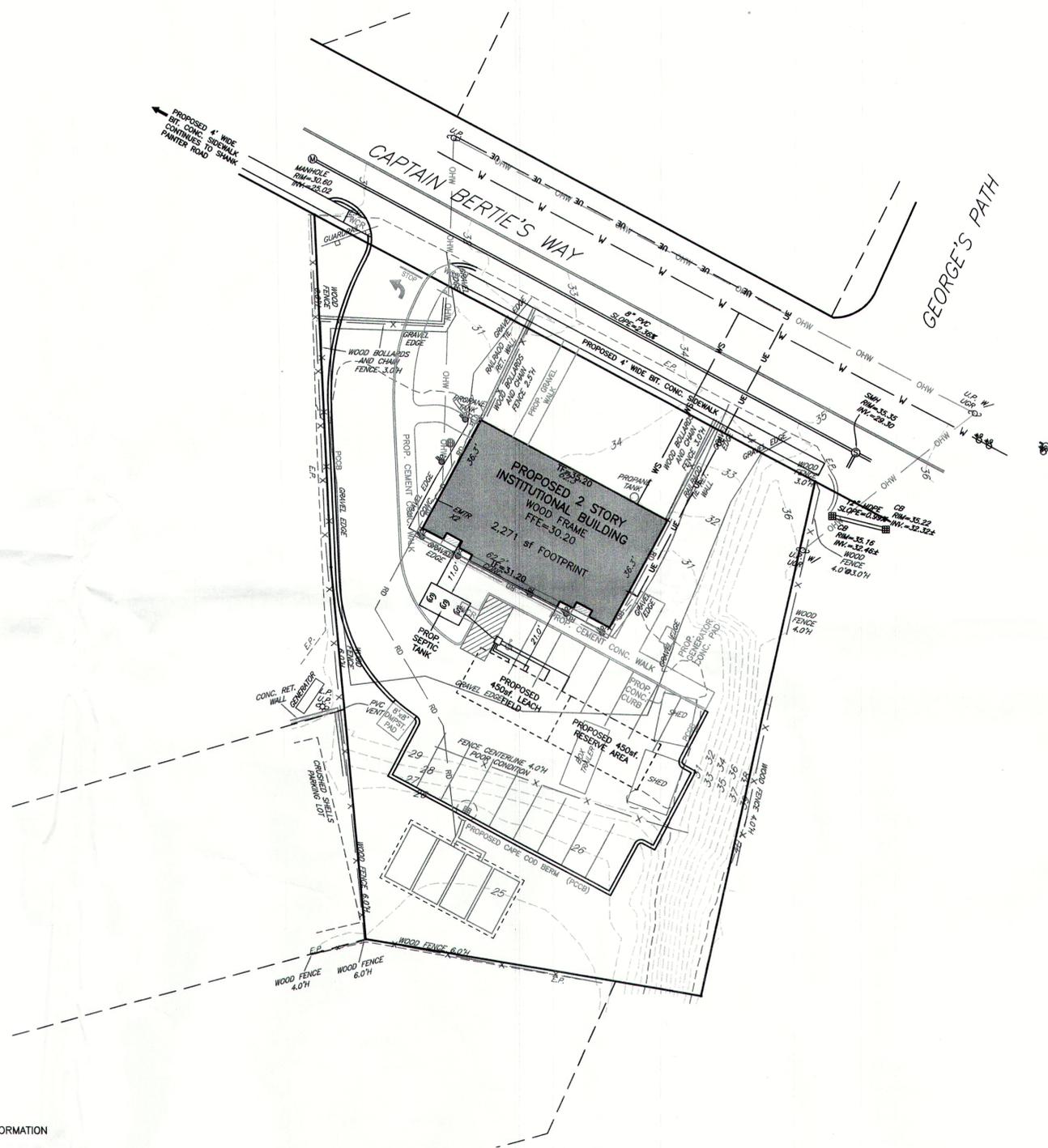
Scale: 1"=20'

 Date: May 11, 2018

Drawing Title:
 SITE PLAN
 PROPOSED RMD
 44 CAPT. BERTIE'S WAY
 PROVINCETOWN, MASS.



Drawing No.:
C3
 GRADING & DRAINAGE
 SHEET 3 OF 6

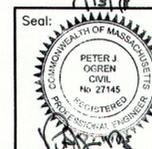


CONTRACTORS UTILITY NOTES:

- 1) 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.
- 2) 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.
- 3) THE CONTRACTORS ARE RESPONSIBLE FOR CONTACTING DIG SAFE AT (800) 322-4844 PRIOR TO THE START OF ANY CONSTRUCTION.

SANITARY SEPTIC SYSTEM NOTE:

SEPTIC SYSTEM DESIGN SUBJECT TO APPROVAL BY TOWN OF PROVINCETOWN BOARD OF HEALTH.



Prepared For:
APPLICANT
 VERDANT MEDICAL, INC.
 ANNE NAGLE
 33 BROADWAY
 HANOVER, MASS. 02339
 405.590.8929

Prepared By:

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 603 Salem Street
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 Fax: 781.246.7596
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No.	Revision	Comments	Date
10			
9			
8			
7			
6			
5			
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2			
1		Planning Board Comments	7/12/2018

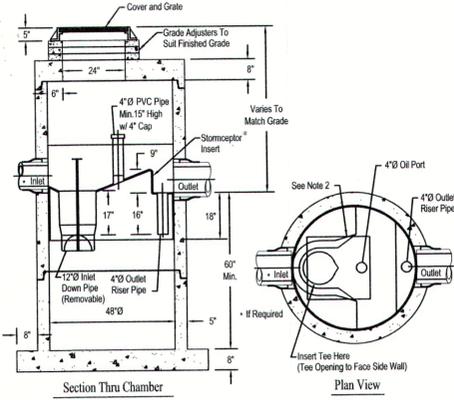
Scale: 1" = 20'

 Date: May 11, 2018

Drawing Title:
**SITE PLAN
 PROPOSED RMD
 44 CAPT. BERTIE'S WAY
 PROVINCETOWN, MASS.**

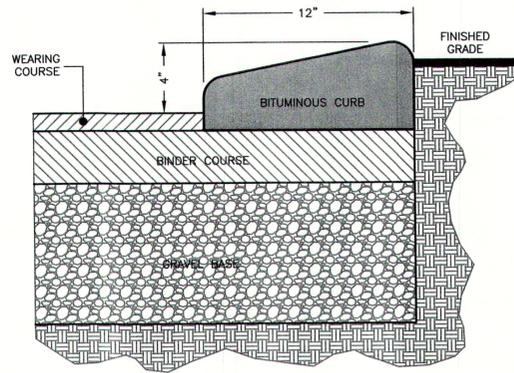
Drawing No.:
**C4
 UTILITIES**
 SHEET 4 OF 6

STC 450i Precast Concrete Stormceptor (450 U.S. Gallon Capacity)

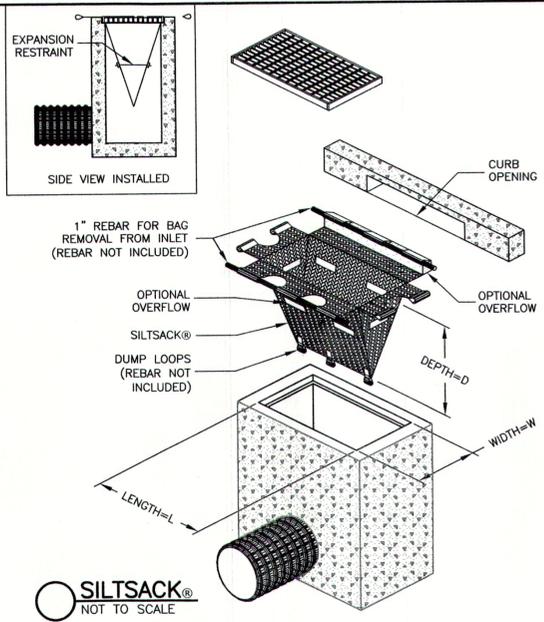


- Notes:
- The Use Of Flexible Connection is Recommended at the Inlet and Outlet Where Applicable.
 - The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
 - The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
 - Contact a Concrete Pipe Division representative for further details not listed on this drawing.

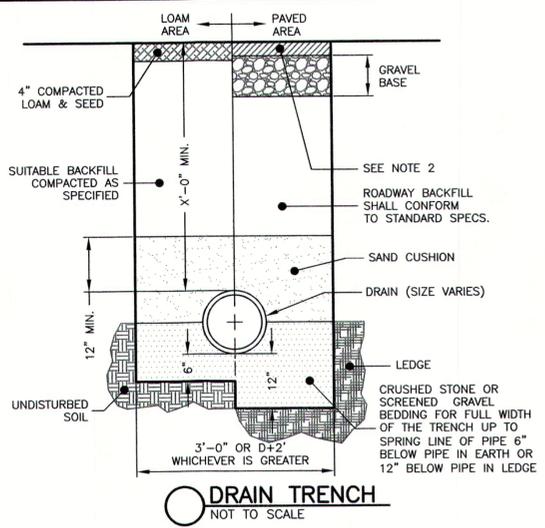
STORMCEPTOR STC 450i NOT TO SCALE



CAPE COD CURB NOT TO SCALE

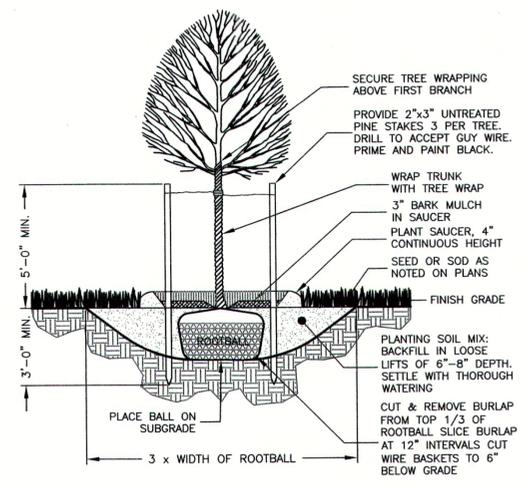


SILTSACK® NOT TO SCALE



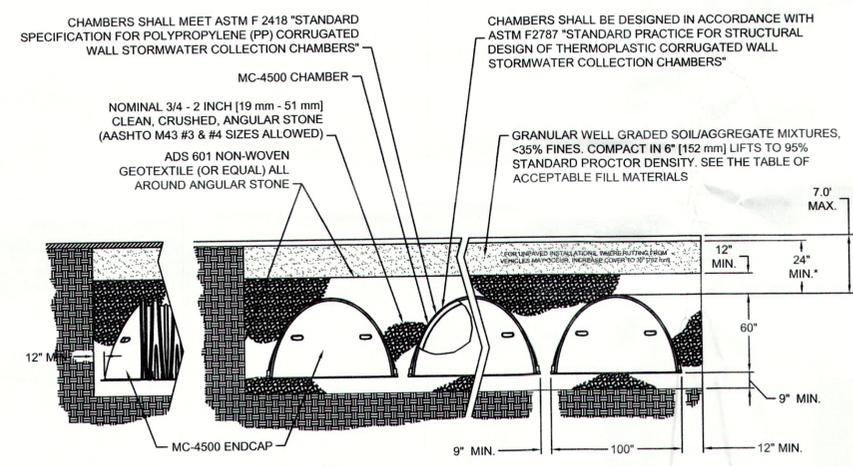
DRAIN TRENCH NOT TO SCALE

- NOTES:
- ALL MATERIAL SHALL CONFORM TO CITY/TOWN OF DEPARTMENT OF PUBLIC WORKS.
 - NEW ROADWAY CONSTRUCTION SHALL CONFORM TO CITY/TOWN SPECIFICATIONS.
 - IN LIEU OF THE 12" GRAVEL COURSE AND 9" OF CRUSHED GRAVEL, 18" OF CRUSHED GRAVEL OR RECLAIMED STABILIZED BASE MAY BE USED AS A BASE FOR THE PAVEMENT REPAIR.
 - MATERIAL SHALL BE REPLACED IN KIND WHENEVER POSSIBLE.
 - A MINIMUM 2" CUTBACK IS REQUIRED AT THE TOP OF THE TRENCH WALL OVER UNDISTURBED MATERIAL.



DECIDUOUS TREE PLANTING NOT TO SCALE

- NOTE:
- TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT DID TO NURSERY OR FIELD GRADE.



MC-4500 TYPICAL CROSS-SECTION NOT TO SCALE

CHAMBERS SHALL MEET ASTM F 2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"

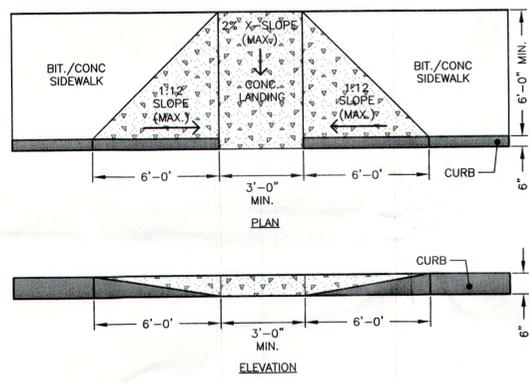
CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"

NOMINAL 3/4 - 2 INCH [19 mm - 51 mm] CLEAN, CRUSHED, ANGULAR STONE (AASHTO M43 #3 & #4 SIZES ALLOWED)

ADS 601 NON-WOVEN GEOTEXTILE (OR EQUAL) ALL AROUND ANGULAR STONE

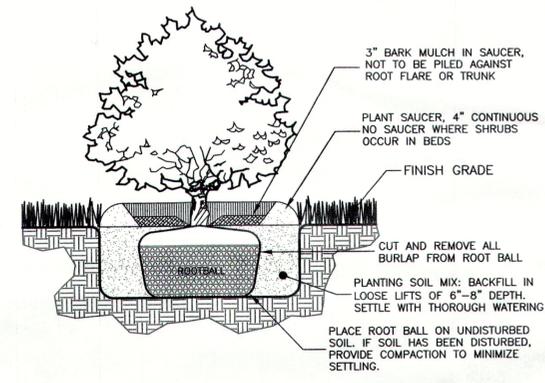
GRANULAR WELL GRADED SOIL/AGGREGATE MIXTURES, <35% FINES. COMPACT IN 6" [152 mm] LIFTS TO 95% STANDARD PROCTOR DENSITY. SEE THE TABLE OF ACCEPTABLE FILL MATERIALS

PERIMETER STONE MUST ALWAYS BE BROUGHT UP EVENLY WITH BACKFILL OF BED. PERIMETER STONE MUST EXTEND HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH STRAIGHT OR SLOPED SIDEWALLS.



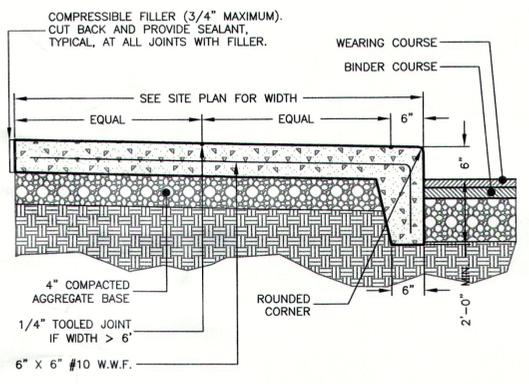
WHEELCHAIR RAMP NOT TO SCALE

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



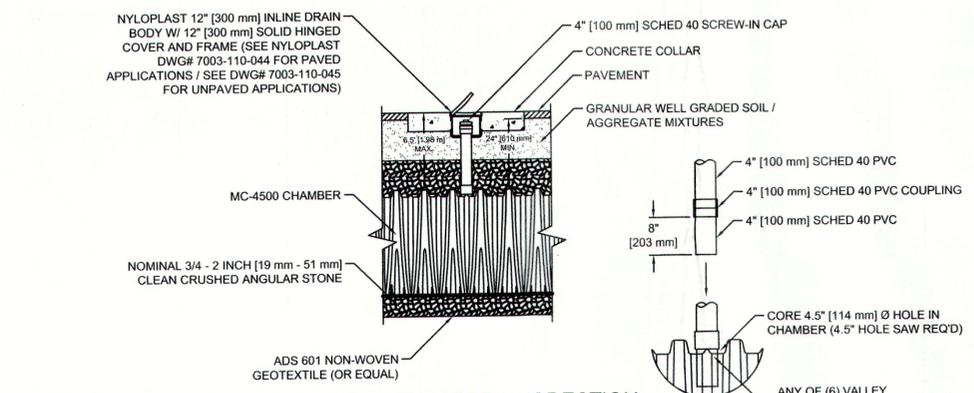
SHRUB PLANTING NOT TO SCALE

- NOTES:
- SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT DID TO NURSERY OR FIELD GRADE.
 - WHERE SHRUBS OCCUR IN PLANT BED GROUPINGS, PROVIDE A 12" DEEP MINIMUM CONTINUOUS LOAM BED.

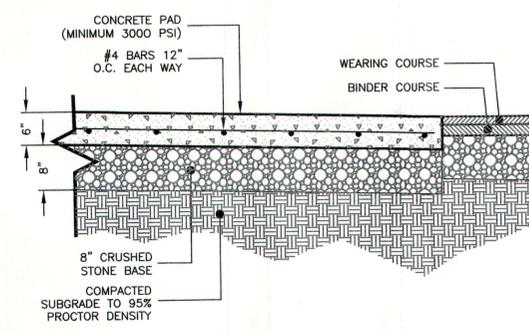


CONCRETE SIDEWALK (BUILDING PERIMETER) NOT TO SCALE

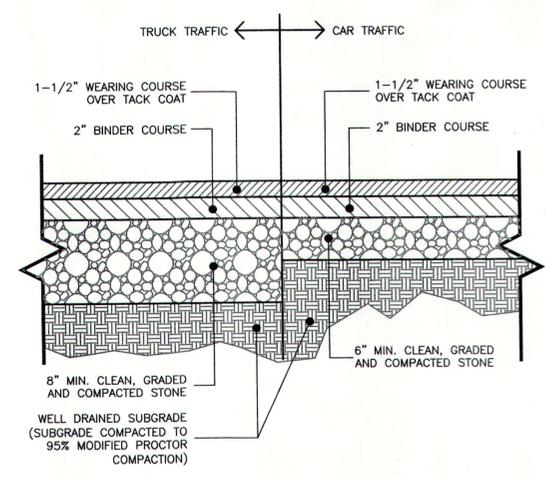
- NOTES:
- INSPECTION PORTS MAY BE CONNECTED THROUGH ANY OF (6) CHAMBER CORRUGATION VALLEYS
 - ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.



MC-4500 INSPECTION PORT DETAIL NOT TO SCALE

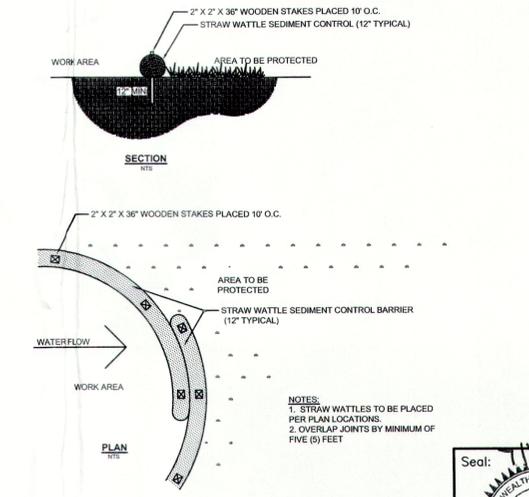


DUMPSTER PAD NOT TO SCALE



PAVEMENT SECTION NOT TO SCALE

- NOTE:
- THIS PAVEMENT SECTION DETAIL REFLECTS MINIMUM REQUIREMENTS. ENGINEER TO DETERMINE DESIGN BASED ON GEOTECHNICAL DATA.



STRAW WATTLE SEDIMENT CONTROL NOT TO SCALE

- NOTES:
- STRAW WATTLES TO BE PLACED PER PLAN LOCATIONS.
 - OVERLAP JOINTS WITH MINIMUM OF FIVE (5) FEET

Prepared For:
 APPLICANT
 VERDANT MEDICAL, INC.
 ANNE NAGLE
 33 BROADWAY
 WATERVILLE, MA 01880
 TEL: 781.246.2596
 FAX: 781.246.2596
 WWW.HAYESINC.COM

Prepared By:
 Hayes Engineering, Inc.
 603 Salem Street
 Waterfield, MA 01880
 Tel: 781.246.2596
 Fax: 781.246.2596
 www.hayeseng.com

Design By: AMC
 Drawn By: AMC
 Checked By: PJO
 Project File: PTN-0001
 Comp. No: PTN1
 Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

No.	Revision	Date
10		
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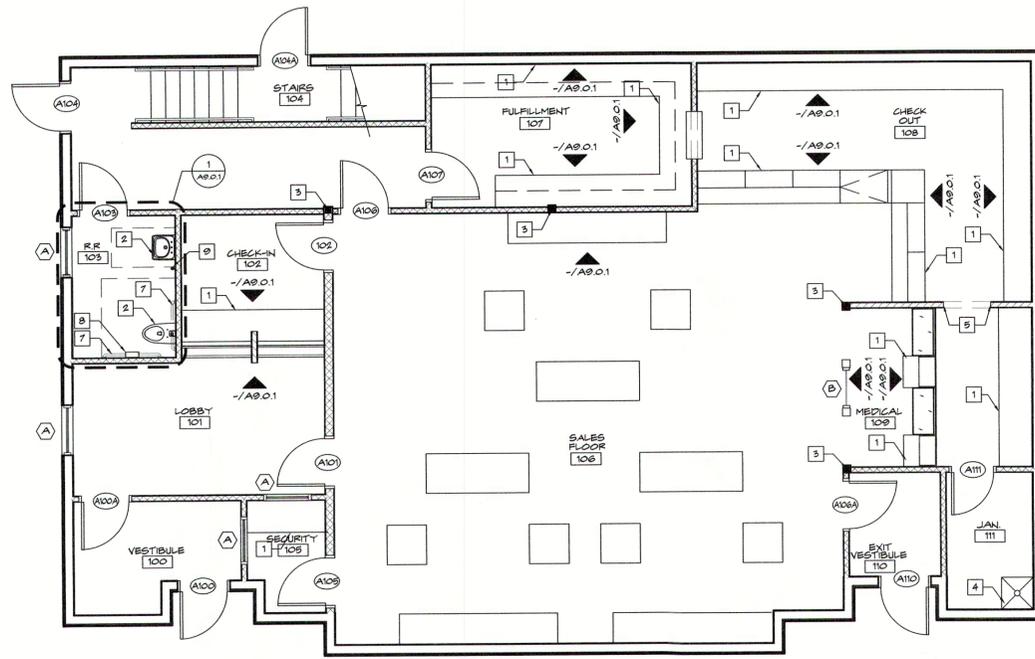
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 0' 10' 20' 40'

Date: May 11, 2018

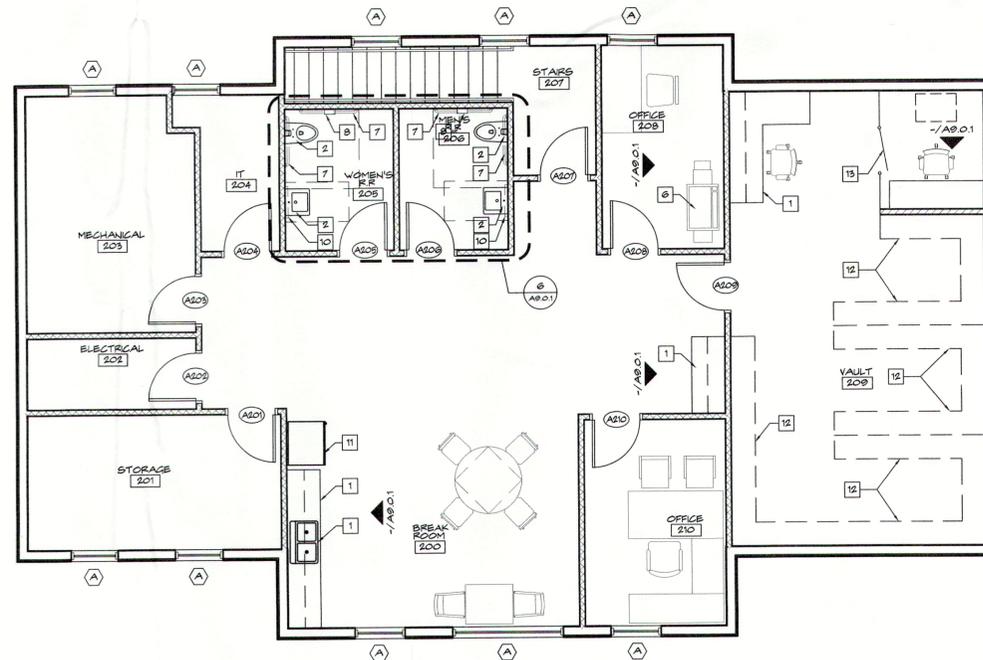
Drawing Title:
 SITE PLAN
 PROPOSED RMD
 44 CAPT. BERTIE'S WAY
 PROVINCETOWN, MASS.

Drawing No.:
 C6
 DETAILS
 SHEET 6 OF 6





1 FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



1 SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

PLAN GENERAL NOTES

- EXTERIOR PLAN DIMENSIONS FOR WALLS ARE MEASURED TO FACE OF STUD OR FACE OF BLOCK.
- INTERIOR PLAN DIMENSIONS ARE MEASURED TO FACE OF BLOCK OR FACE OF STUD.
- INTERIOR DOORS ARE LOCATED 4" OFF PERPENDICULAR WALL UNLESS OTHERWISE NOTED.
- ALL WALLS REPRESENTED IN GRAYSCALE DENOTES EXISTING TO REMAIN.
- FIELD VERIFY ALL EXISTING WALLS TO REMAIN AND EXISTING COLUMNS BEFORE CONSTRUCTION BEGINS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

SYMBOL LEGEND

- ROOM NAME AND NUMBER
- DOOR NUMBER - SEE DOOR TYPES AND SCHEDULE SHEET A-7.0.1
- WINDOW TYPE - SEE A-8.0.1
- INTERIOR ELEVATION - SEE A-9.0.1 THRU A-9.0.5
- SEMI RECESSED FIRE EXTINGUISHER CABINET

WALL LEGEND

- NEW WOOD WALL - SEE X/A-XXX
- NEW FRAME PARTITION - SEE X/A-XXX
- SOUND PARTITION WALL TO EXTEND TO UNDERSIDE OF THE DECK ABOVE - SEE DETAIL X/AXX

KEY NOTES

- NEW BUILT-IN CABINETS - SEE INTERIOR ELEVATIONS AND FINISH SPECIFICATIONS G.C. TO PROVIDE FIRE RETARDANT WOOD BLOCKING AT WALL AS REQUIRED.
- NEW PLUMBING FIXTURE - SEE PLUMBING DRAWINGS.
- STRUCTURAL STEEL COLUMN TO BE BOXED OUT WITH [10].
- NEW MOPSNK PROVIDED BY G.C. W/FRP UP TO 8'-0" AFF. - SEE PLUMB.
- GYP. BD. OPENING - SEE REF. CEILING PLAN.
- COVER BY TENANT - G.C. TO PROVIDE POWER / DATA & VERIFY DIMS.
- NEW GRAB BARS BY G.C. - BOBRICK.
- NEW TOILET PAPER DISPENSER BY G.C. - BOBRICK.
- NEW SOAP DISPENSER BY G.C. - BOBRICK.
- NEW MIRROR BY G.C. W/ WOOD TRIM, FRAME ALUM. - SEE INT. ELEV.
- NEW REFRIGERATOR PROVIDED BY OTHERS.
- HEAVY DUTY DOUBLE STANDARD & BRACKETS. SYM TO KV 85-185, 18" DEEP SHELVES.
- LOCKABLE SWING DOOR AND METAL CAGE.



New Construction for:
Verdant Medical, INC
44 Captain Bertie's Way
Provincetown, Massachusetts

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Revisions:

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Project no:	18026
Date:	06.06.18
Drawn by:	MAR
Project Architect:	MR

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A1.1.1