



February 17, 2021

Mr. William Ambrosino, Chair  
Mendon Planning Board  
Attn: Gail L. Wellman  
18 Main Street  
Mendon, MA 01756

Via email: GWellman@mendon.ma.gov

Reference: Submission of Application for Special Permit and Site Plan Approval  
Noble Manna, Inc.  
47 Milford Street – Mendon, Massachusetts  
WDA JN-1074.02

Dear Mr. Ambrosino and Members of the Planning Board:

On behalf of our client, Noble Manna, Inc., we are submitting herewith applications for a Special Permit and Site Plan Approval as well as supporting information for a proposed Marijuana Dispensary to be located at 47 Milford Street in Mendon.

Please find the following materials enclosed with the application:

1. Cover Letter with Site and Project Description
2. Application for Special Permit and Site Plan Approval (Form N – two copies)
3. Copy of Deed associated with the property
4. Community Host Benefit Agreement
5. Certificate of Good Standing
6. Certified Abutters List
7. Check for \$2,000 Special Permit Application Fee
8. Check for Legal Advertising Fee and Site Plan Approval Fee will be submitted once amount is determined by Town
9. Eight (8) copies of the Site Plans
10. Eight (8) copies of the Architectural Plans
11. Copy of Variance Decision

#### EXISTING CONDITIONS

The property is located at 47 Milford Street and contains approximately 4.5 acres, and a 7,500 sf building (formerly Taylor Rental) with a paved parking area and bituminous concrete grindings pad, the pad has been utilized for storage trailers. The property is zoned General Business and Residential (variance granted by Town to allow Commercial use) with approximately 360' of frontage along Milford Street (Route 16).

The property is bounded to the north, south and east by other business and single-family development, to the west by a storage unit business and the Mendon Twin drive-in theater. No portions of the site are within the FEMA Special Flood Hazard Area A (aka Zone A; "100-year flood zone"), as shown on the Flood Insurance Rate Map for the Town of Mendon, Map Number 25027C1031E, dated July 4, 2011. No portion of the property, or directly abutting the parcel is located within a designated area of priority habitat of rare species, wildlife or vernal pools, according to the Natural Heritage Atlas, valid from August 2017.

Soils mapped by the NRCS are predominately Chatfield-Hollis-Rock outcrop (map unit 102C) and Canton fine sandy loam (map unit 422B). Elevations in this area range from a high elevation of 326' ± at the road entrance to a low of approximately 290' at the southerly corner of the site.

An intermittent stream is located along the northeast/easterly property boundary and bisects the site to the south. A narrow wetland fringe (previously delineated by others) borders along this intermittent stream. Upland vegetation is comprised mainly of oak, pine, maple, hickory, witch hazel, greenbrier, multiflora rose and miscellaneous field weeds and grasses. Wetland vegetation is mainly comprised of red maple, elderberry, silky dogwood, gray dogwood, arrowwood and sensitive fern.

#### **PROPOSED CONDITIONS**

The project generally entails the renovation of a portion of a vacant Taylor Rental store which includes the interior fit out of 2,544 sf of the total 7,500 sf building as a marijuana dispensary. The applicant proposes to perform demolition of the interior (northerly) portion of the existing structure. The southerly 4,956 sf of the existing building will remain as is and be used in the future for storage or manufacturing.

Proposed site work includes improved reconfiguration of the access driveway using the existing driveway curb cut, painted parking spaces, walkways, fencing, new site lighting, landscape restoration and landscape plantings.

Fifteen (15) total parking spaces, including one ADA accessible space, will be provided in the parking area on the south side of the building. These spaces are sufficient to meet the Code requirements for the new marijuana facility and the remaining warehouse space. The parking area will be screened with new plantings. Separate building access/egress walkways are provided for staff, visitors, and deliveries. A proposed delivery pull-up and ramp is located within a secure fenced enclosure on the northwest side of the building. A dumpster location is proposed on the same side of the building. We do not anticipate noise or glare leaving the site other than that of vehicles and their headlights as the property is bordered by vegetation, and screen vegetation will be planted at the street side of the property.

The site will be serviced by the existing septic system and town water. Additional site improvements include landscaping and security lighting. All proposed lighting will conform to the requirements of the Mendon Zoning Bylaws and will be designed to minimize glare or pollution spilling over to adjacent properties.

The Applicant will also file a Notice of Intent application with the Conservation Commission in the near future for work within 100' of the on-site wetland. Architectural plans for the building were prepared by Matthew McGeorge Interiors, Architect and are attached for your review.

Mr. William Ambrosino, Chair  
Mendon Planning Board  
Attn: Gail L. Wellman  
February 17, 2021  
Page 3

In summary, the proposed project is compatible with other small businesses along this section of Milford Street and entails the reuse of an existing abandoned structure that will be brought into compliance with your current regulations.

We thank you in advance for your attention to this application for a Special Permit and Site Plan Approval for the proposed Marijuana Dispensary, and we look forward to presenting the plans to you at an upcoming hearing.

Sincerely,

**WDA DESIGN GROUP, INC.**



Carolyn Burke, RLA  
Senior Landscape Architect

Enclosures: Application and Supporting Materials

cc: Mr. Bruce Spinney, Noble Manna, Inc. - bspinney@noblemanna.com  
Mr. Todd Sullivan, Cannapreneur Partners, LLC - toddsullivan@cannapreneurpartners.com  
Mr. Niall McManus, Valiant - nmcmanus@valiant-america.com  
Mr. Matthew McGeorge - matthew@mcgeorgeai.com

g:\common\1074a\admin\special permit\jn1074.02\001.docx



PLANNING BOARD  
MENDON, MASSACHUSETTS 01756 FORM N

SITE PLAN APPROVAL APPLICATION   X    
SPECIAL PERMIT APPLICATION   X  

To the Mendon Planning Board:

The undersigned desires to submit a Site Plan Review or Special Permit for review as required by Section F.11 of the Town of Mendon Zoning Bylaws.

Applicant's Name Todd Sullivan & Bruce Spinney Company Noble Manna, Inc.

Address 47 Milford Street

Town Mendon State/Zip MA Phone \_\_\_\_\_

Property Location 47 Milford Street, Mendon, MA 01756

Assessor's Map 9 Block \_\_\_\_\_ Lot \_\_\_\_\_ Zoning District GB B RR

Owner's Name Cannapreneur Partners, LLC

Address 110 Turnpike Road, Suite 114

Town Westborough State/Zip MA Phone \_\_\_\_\_

Lienholder/Mortgagee: Name Corner Stone Income Fund, LLC

Address 970 West Broadway Suite 446 Town Jackson State/Zip WY 83002 Phone (774) 696-1706

Applicant's interest: (lease, option to buy, P&S, etc): Holds Host Agreement

This application is for (Circle the applicable paragraph number below)

1. Any new building to be constructed or externally enlarged.
2. Any existing use to be expanded in ground area.
3. Any new use to be established in an existing building.
4. Plan dated February 15, 2021

Summary of work to be done Renovate the interior (northerly) 2,544 sf of this former Taylor Rental store for use as a new Medical Marijuana Dispensary Facility. The remaining 4,956 sf of the building will be used for future storage or warehousing purposes.

Estimated cost \$1.2 Million Starting Date April 15, 2021 Completion Date November 15, 2021

Signature of Applicant

DocuSigned by:  
Bruce Spinney

Date 2/14/2021

Signature of Land Owner

DocuSigned by:  
Todd Sullivan

Date 2/13/2021

Applicant's signature indicates his/her agreement to pay all filing and review costs.



PLANNING BOARD  
MENDON, MASSACHUSETTS 01756 FORM N

SITE PLAN APPROVAL APPLICATION   X    
SPECIAL PERMIT APPLICATION   X  

To the Mendon Planning Board:

The undersigned desires to submit a Site Plan Review or Special Permit for review as required by Section F.11 of the Town of Mendon Zoning Bylaws.

Applicant's Name Todd Sullivan & Bruce Spinney Company Noble Manna, Inc.

Address 47 Milford Street

Town Mendon State/Zip MA Phone \_\_\_\_\_

Property Location 47 Milford Street, Mendon, MA 01756

Assessor's Map 9 Block \_\_\_\_\_ Lot \_\_\_\_\_ Zoning District GB B RR

Owner's Name Cannapreneur Partners, LLC

Address 110 Turnpike Road, Suite 114

Town Westborough State/Zip MA Phone \_\_\_\_\_

Lienholder/Mortgagee: Name Corner Stone Income Fund, LLC

Address 970 West Broadway Town Jackson State/Zip WY 83002 Phone (774) 696-1706  
Suite 446

Applicant's interest: (lease, option to buy, P&S, etc): Holds Host Agreement

This application is for (Circle the applicable paragraph number below)

1. Any new building to be constructed or externally enlarged.
2. Any existing use to be expanded in ground area.
3. Any new use to be established in an existing building.
4. Plan dated February 15, 2021

Summary of work to be done Renovate the interior (northerly) 2,544 sf of this former Taylor Rental store for use as a new Medical Marijuana Dispensary Facility. The remaining 4,956 sf of the building will be used for future storage or warehousing purposes.

Estimated cost \$1.2 Million Starting Date April 15, 2021 Completion Date November 15, 2021

Signature of Applicant

DocuSigned by:  
Bruce Spinney

Date 2/14/2021

Signature of Land Owner

DocuSigned by:  
Todd Sullivan  
DF428D2E13FA5C

Date 2/13/2021

Applicant's signature indicates his/her agreement to pay all filing and review costs.

# Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

---

## Recording Information

Document Number : 165108  
Document Type : DEED  
Recorded Date : December 31, 2020  
Recorded Time : 12:19:01 PM  
  
Recorded Book and Page : 64129 / 203  
Number of Pages(including cover sheet) : 3  
Receipt Number : 1296186  
Recording Fee (including excise) : \$4,988.60

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 12/31/2020 12:19 PM  
Ctrl# 218773 24129 Doc# 00165108  
Fee: \$4,833.60 Cons: \$1,060,000.00  
\*\*\*\*\*

Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

---

QUITCLAIM DEED

**SPINNEY PROPERTIES, LLC**, a limited liability company established and existing under the laws of the Commonwealth of Massachusetts, and having its usual place of business at 47 Milford Street, Mendon, Worcester County, Massachusetts,

for consideration paid, and in consideration of **ONE MILLION AND SIXTY THOUSAND (\$1,060,000.00) DOLLARS**

grants to **CANNAPRENEUR PARTNERS, LLC**, a limited liability company established and existing under the laws of the State of Delaware and duly registered to conduct business in the Commonwealth of Massachusetts, and having its usual place of business at 110 Turnpike Road, Suite 114, Westborough, Massachusetts 01581.

A certain tract or parcel of land situated on the southeasterly side of Milford Street in Mendon, Worcester County, Massachusetts, and being more particularly bounded and described as follows, to wit:

BEGINNING at the most northerly corner of the premises at a survey marker in the southeasterly line of said Street and at land now or formerly of Manuel G. Taxiera, Jr. et ux., which marker is 44.09 feet S. 37° 34' 13" W. from a plug in a stone bound.

THENCE S. 49° 38' 19" E. by last mentioned land 524.10 feet to a survey marker;

THENCE S. 40° 22' 03" W., 24.13 feet;

THENCE S. 15° 22' 53" W., 35.39 feet;

THENCE S. 07° 42' 58" W., 55.50 feet to a drill hole at the corner of stone walls;

THENCE S. 39° 55' 00" W., 155.31 feet to a drill hole in a stone wall;

THENCE S. 46° 27' 04" W., 50.84 feet to a drill hole at the intersection of stone walls;

THENCE S. 47° 40' 29" W., 36.53 feet to a drill hole in a stone wall, the last six courses bounding by land of one Rosetti;

THENCE N. 51° 01' 56" W., 95.89 feet to a drill hole in a stone wall;

THENCE N. 55° 14' 14" W., 125.01 feet to a drill hold in a stone wall;

THENCE N. 51° 48' 28" W., 88.48 feet to a drill hole in a stone wall;

47 Milford Street, Mendon, MA 01756

THENCE N. 55° 50' 57" W., 69.12 feet to a drill hole in a stone wall;

THENCE N. 45° 53' 26" W., 165.56 feet to a stake in the southeasterly line of said Street, which stake is 4.79 feet distant S. 45° 53' 26" E. from a stone bound;

THENCE N. 37° 34' 13" E. by the southeasterly line of said Street, 360.00 feet to the point of beginning.

Subject to an easement by Paul Bracci to Commonwealth of Massachusetts by instrument dated March 17, 1922 and recorded with Worcester District Registry of Deeds, Book 2267, Page 336, an easement by Leopoldo Bracci et ux to New England Power Construction Company dated May 1, 1929, recorded with said Deeds, Book 2496, Page 5, and easements created under Clauses 1, 2 and 3 of the will of Giuditta Bracci, Worcester County Probate Court Case No. 156179, so far as now in force or applicable.

The above premises are shown on Subdivision Plan of Land in Mendon, Mass. Property of Manuel G. Taxiera, Jr. Scale 1" = 40' May 26, 1969 Schofield Brothers, Inc., Registered Land Surveyors, 121 East Main Street, Milford, Mass. Offices in Framingham, Milford & Nantucket, recorded with said Deeds, Plan Book 334, Plan 29.

The Grantor is not classified for the current taxable year as a corporation for federal income tax purposes, and as such, no corporate tax lien waiver is required for this deed.

BEING the same premises conveyed to Spinney Properties, LLC by deed of Louis J. Realty, LLC dated October 14, 2014, and recorded at the Worcester District Registry of Deeds in Book 52873, Page 344.

In witness whereof, the said Spinney Properties, LLC has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name by Bruce Warren Spinney, III, Manager, hereto duly authorized this 30th day of December, 2020.

SPINNEY PROPERTIES, LLC

By [Signature]  
Bruce Warren Spinney III, Manager

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 30th day of December, 2020, before me, the undersigned notary public, personally appeared Bruce Warren Spinney, III as Manager of Spinney Properties, LLC, proved to me through satisfactory evidence of identification, which was x photographic identification with signature issued by a federal or state governmental agency, \_\_\_ oath or affirmation of a credible witness, \_\_\_ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



MATTHEW J. PELOQUIN  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires April 16, 2021

[Signature]  
Matthew J. Peloquin, Notary Public  
My Commission Expires: April 16, 2021



**TOWN OF MENDON AND NOBLE MANNA, INC.  
COMMUNITY HOST BENEFIT AGREEMENT FOR  
NON-MEDICAL MARIJUANA  
RETAIL FACILITY**

This Community Host Benefit Agreement (the "Agreement") is entered into this \_\_\_<sup>th</sup> day of May, 2020, by and between the Town of Mendon, a Massachusetts municipal corporation, located at 20 Main St, Mendon, MA 01756 (the "Town"), acting by and through its Board of Selectmen, in reliance upon all of the representations made herein, and Noble Manna, Inc. "Company"), a Massachusetts corporation with an address of record of 47 Milford Street, Mendon, MA 01756 (collectively the "Parties").

**WHEREAS**, the Commonwealth of Massachusetts has permitted the legal cultivation, processing, sale and use of marijuana for non-medical purposes through M.G.L. c. 94G and implementing regulations of the Cannabis Control Commission ("CCC") at 935 CMR 500.000 *et seq.* ("CCC Regulations"); and

**WHEREAS**, the Company proposes to locate and operate a Non-Medical Marijuana retail facility at 47 Milford Street, Mendon, Massachusetts (the "Facility") in accordance with the Regulations issued by the CCC;

**WHEREAS** the Parties agree that the site at 47 Milford Street, Mendon, Massachusetts shall be considered the "area" in which the Facility is located and shall extend no further than the property boundaries of the portion of such premises/site that is leased or owned by the Company; and

**WHEREAS**, when permitted to do so by law, the Company wishes to operate and use the Facility for non-medical marijuana retailing/sales, as authorized by M.G.L. c. 94G if such operation is authorized and permitted by the Town, and the Town does not oppose such operation if lawful, authorized and permitted; and

**WHEREAS**, the proposed Facility is located in a zoning district that allows such use by right or by local permitting; and

**WHEREAS**, the Company shall provide certain benefits to the Town as provided for herein in the event that it receives the necessary licenses from the Commission, or such other state licensing or monitoring authority, as the case may be, and open and operates a lawful, authorized and permitted non-medical marijuana retail Facility in the Town; and

**WHEREAS**, the Company's representations are intended to induce reliance on the part

of the Town to whom the representation is made and in fact the Company has made a promise which the Company should reasonably expect to induce action or forbearance of a definite and substantial character on the part of the Town, including but not limited to the negotiation of this Agreement but excluding any zoning or permitting relief; and

**WHEREAS**, the acts or omissions by the Town are in reasonable reliance on the representations and said promises and said representations and promises have induced such action or forbearance on the part of the Town; and

**WHEREAS**, the detriment to the Town as a consequence of the act or omission is fairly and adequately remediated by the enclosed provisions and only compliance or enforcement of the same can avoid an injustice and, therefore, enforcement would be necessary; and

**WHEREAS**, the Company anticipates that the Town will incur additional expenses and impacts on the Town's road and other infrastructure systems, law enforcement, fire protection services, inspectional services, permitting and consulting services and public health, as well as unforeseen impacts, both quantifiable and unquantifiable on the Town; and

**WHEREAS**, the promises laid out in this document are indeed a true measure of the remedy needed to compensate the Town for the detriment incurred and the impact cost as a result of the Town's acts and omissions in reliance on the promises contemplated by the parties; and

**WHEREAS**, the Company and the Town understand that the promises contained herein are intended to commit the Company and the Town to the same.

**NOW THEREFORE**, in consideration of the mutual promises and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows, in accordance with G.L. c. 94G §3(d):

- a. The Company agrees to pay an annual impact fee to the Town, in the amounts and under the terms provided herein ("Impact Fee"). The Treasurer of the Town shall hold the Impact Fee, pursuant to and consistent with G.L. c. 94G §3(d). The purpose of the Impact Fee is to alleviate the impacts from the siting of the Facility within the Town. The Parties have reviewed the various costs and impacts to the Town of the siting and operation of the Facility. After review, the Parties agree that the Impact

Fee listed herein is directly proportional and reasonably related to the costs and other impacts imposed upon the Town by the siting and operation of the Facility; and the Company agrees to waive any claim that the Impact Fee specified in this Agreement is not a true measure of the costs and other impacts experienced by the Town. The Parties agree that siting this and similar facilities can have costs and impacts including, but not limited to, a) the need to promote a positive perception of the Town to other residents, visitors and businesses, b) an increased impact on the health and security of its Citizens, c) an increased impact on the roads and public services of the Town, d) increased administrative and compliance costs, e) increased regulatory, police and inspectional services. Therefore, the parties agree that it is appropriate to use any Impact Fee or other funds paid hereunder to combat blight and other economic issues facing the Town; to support substance abuse education, prevention, treatment, and housing; to repair or improve the Town's infrastructure and utility services; to increase public health, police and safety services; administrative, regulatory, inspectional and compliance services; legal fees and costs incurred in connection with the Company (except as otherwise provided for herein); and all other costs incurred in connection with the recited impacts. This Impact Fee has been calculated without reference to legal fees associated with the negotiation, drafting and execution of this Agreement.

- b. The Company shall cooperate in supplying relevant documentation requested by the Town as to itemization of any impact of siting the Facility within ten (10) business days upon the Town's request.

2. Term: The term of this Agreement shall begin on the date in which the Final License required to authorize sales of non-medical marijuana at the Facility is issued by the CCC or other regulatory authority (the "Commencement Date"), and shall terminate on:

- a. Any date in which any CCC or local license or permit is revoked, rescinded or expires without having been renewed; or
- b. Upon an Event of Default including any period set forth herein to cure, as hereinafter defined in this Agreement, and termination by the Town; or
- c. Upon termination by the Company pursuant to Paragraph 13 hereof provided all payments due hereunder have been made.

- d. Regardless of the reason for termination, upon termination the next Annual Payment (as defined within this Agreement), abated pro rata to the date of termination, shall be paid to the Town by the Company (the "Final Annual Payment"). The Company shall pay the Final Annual Payment to the Town within thirty (30) days after the date of termination.
  - e. The Agreement shall continue until termination even if payment of the Annual Fee ceases pursuant to requirement of law. The Parties acknowledge that the terms of G.L. c. 94G §3(d) apply to this Agreement.
3. The term "Gross Sales" shall mean the grand total of all sales transactions without any deductions included in the figure. This definition shall include, but not be limited to sales, including all retail sales and wholesale sales, to any other person or entity of non-medical marijuana, marijuana infused products, marijuana accessories, and any other products that facilitate the use of marijuana, such as vaporizers, and as further defined in G.L. c. 94G §1 *et seq.*, and any other merchandise or product sold by the Company from or through the Facility ("Goods").
4. The Company shall make an annual Community Impact Payment, pursuant to G.L. c. 94G, § 3 to the Town in the following amounts:
- a. Three (3%) Percent of Gross Sales, calculated for the twelve (12) month period following the Commencement Date and each anniversary thereof (the "Annual Payment"). Parties agree that this fee is reasonably related to the costs imposed upon the Town by the operation of the Facility.
  - b. Unless the company requests a different payment, schedule set forth in this agreement, the first Annual Payment shall be due within 30 days of the one-year anniversary of the Commencement Date. Thereafter, the Company shall make the Annual Payment in equal quarterly installments every three months, with each payment due on the 30<sup>th</sup> day following the end of the three-month period. At the option of the Company, the due date may be amended once, by written request, to align with its fiscal or tax quarterly filing obligations for ease of administration, but such amendment shall not change the total amount due.
  - c. To the extent that the Annual Payment is limited by the law of the Commonwealth of Massachusetts at the time the Annual Payment is due to an amount less than that specified in this Agreement, the Annual Payment shall be decreased to the maximum amount permissible.

- d. If the Legislature raises the current three percent (3%) maximum amount of Community Impact Payment that a marijuana retailer/distributor/wholesaler may pay to a community pursuant to G.L. c 94G, § 3(d), the Company shall pay a Community Impact Payment based on the highest percentage of on-site gross retail sales from the Facility and at such rates as allowed by the Legislature, provided the Town demonstrates to the Company that such highest percentage is warranted.
  - e. The Company shall be required to make the Annual Payment for a five-year period commencing on the Commencement Date. At the conclusion of this five-year period, the Parties shall enter into a new agreement as to the amount of the Community Impact Fee, in accordance with the provisions of G.L. c. 94G, which may be adjusted to reflect the anticipated impact based on prior experience.
5. This Agreement and promises are contingent on the Company obtaining a Final License from the CCC to authorize sales of non-medical marijuana at the Facility, and the Town's promises also are contingent on the Company's operation of a lawful, authorized and permitted Facility within the Town.
6. If it at any time the Company operates as a non-profit organization, the Company agrees that it will pay all personal property taxes that would otherwise be assessed if the Company was a for-profit non-manufacturing business organization for the property owned or used by the Company (hereinafter known as the "Full Personal Property Tax") unless the Company supplies sufficient identifying information on the owners of all personal property used by the Company and the Town collects the Full Personal Property Taxes from that entity. In no event shall the Company apply for a reduction or elimination of property taxes due to the Company's not-for-profit or other status.
7. If it at any time operates as a non-profit organization, the Company agrees that it will pay all real property taxes for the property owned or used by the Company to site the Facility that would otherwise be assessed if the Company was a for-profit, nonagricultural business organization owning the real-estate in which the Facility is sited (hereinafter known as the "Full Real Estate Tax"). However, the Company will not be responsible if the Company supplies sufficient identifying information on the owners of all real property used by the Company and the Town collects the Full Real

Estate Tax from that entity or is otherwise capable of placing a lien in an amount equal to the Full Real-Estate Tax plus interest and penalties on the real estate for the nonpayment of the real estate taxes. In no event shall the Company apply for a reduction or elimination of property taxes due to the Company's not-for-profit or other status.

8. The Company agrees that jobs created at the Facility will be made available to Town of Mendon residents. To the extent consistent with federal and state law and regulations, the Company shall give preference to residents of the Town who otherwise meet the qualifications for employment at the Facility and will make every effort in a legal and non-discriminatory manner to give priority to local qualified businesses, suppliers, contractors, builders and vendors in the provision of goods and services called for the construction, maintenance and continued operation of the Facility.
9. This Agreement does not affect, limit, or control the authority of any Town department, including boards and commissions, to carry out their respective duties in deciding whether to issue or deny any necessary local permits or licenses, required under the laws of the Commonwealth, the Mendon Zoning Ordinance, the Board of Health or any other applicable laws and regulations. By entering into this Agreement, the Town is not required to issue such permits or licenses. The Company acknowledges that it is subject to a special permit or site plan review including façade improvements and screening of the Facility.
10. The terms of this Agreement will not constitute a waiver of the Town's regulatory authority or of the Company's applicant responsibilities not otherwise addressed by this Agreement. This Agreement does not affect, limit, or control the authority of any Town departments, including boards and commissions, to issue fees, fines and penalties. This Agreement does not affect, limit, or control the authority of the Town to levy taxes, whether authorized by any current or future regulation, act or statute or any amendment which may be enacted thereto, and any amounts specified above as Impact Fees, gifts or grants, including but not limited to in Paragraphs 4, shall not constitute taxes or be creditable thereto.
11. Events of Default: The Company shall be deemed to have committed an event of default if any of the following occur:
  - a. the Company fails to obtain, and maintain in good standing, all necessary local licenses and permits, and such failure remains uncured for sixty (60)

days following written notice from the Town;

- b. the Company ceases to operate a Facility in the Town;
- c. the Company fails to make Community Impact Payments to the Town as required under this Agreement, and such failure remains uncured for Thirty (30) days following written notice from the Town;
- d. CCC revokes the Company's license or denies the Company's application for renewal of its license (as provided in the CCC Regulations), provided that the Company is able to exercise all available remedies to re-establish good standing with the CCC.

12. Termination by the Company: The Company may terminate this Agreement Ninety (90) days after cessation of operations of any Facility within the Town. The Company shall provide notice to the Town that it is ceasing to operate a Facility in the Town and/or it is relocating to another facility outside of the Town at least ninety (90) days prior to the cessation or relocation of operations. If the Company terminates this Agreement the Final Annual Payment (as defined within this Agreement) shall be paid to the Town by the Company. The Company shall pay the Final Annual Payment to the Town within sixty (60) days following the date of termination. In addition, if the Company terminates this Agreement prior to the third anniversary of the Commencement Date of this Agreement, the Company shall pay to the Town as liquidated damages an amount equal to \$10,000 in consideration of the expenditure of resources by the Town in negotiating this Agreement.

13. If the Town terminates this Agreement the Company shall:

- a. not be relieved of liability due under this contract until the Company discontinues operation of the Facility in Mendon; provided that, once the Company does discontinue operation of the Facility in any event, it shall have no further obligations under Paragraphs 4 of this Agreement, except that it shall remain required to pay to the Town the Final Annual Payment as set forth above in Paragraph 2;
- b. secure the real estate and personal property owned or used at the time of Default or Termination whichever is earlier, at its sole expense in such a manner so as not to permit waste to occur to the property;

- c. pay all amounts due and reasonably anticipated to be due under this agreement through and until Company discontinues operation of the Facility in Mendon and otherwise in accordance with this Agreement;
  - d. provide the Town with adequate security, as decided in the Town's discretion, for amounts due and reasonably anticipated to be due under this agreement; and
  - e. cease and desist operations immediately after the expiration of the Thirty (30) or Sixty (60) Day notice periods, respectively, provided for in paragraph 12, unless otherwise ordered by the Town Administrator.
  - f. Unless the Company ceases all operations within the Town, enter into a new Community Host Agreement acceptable to the Town which is consistent with the then existing law.
14. In the event that the Company desires to relocate the Facility within the Town of Mendon, as a condition precedent thereof it must obtain approval of the new location by the Town.
15. The Company agrees to provide paid police coverage for the purposes of traffic and crowd management during hours of operation, as deemed necessary by the Chief of Police.
16. The parties may execute a subsequent memo clarifying the application of the terminology of this agreement to non-medical marijuana activities.
17. **Non-Medical Marijuana:** The Company, its successors, and assigns hereby agrees that it shall not engage in cultivating, selling or processing marijuana and marijuana products within the Town as a Marijuana Establishment as defined in M.G.L. c. 94G §1 ("Non-Medical Use"), unless and until the Company is permitted therefore by law and by the Town through any procedure the Town may require. The parties have entered into this Agreement with the presumption, that this Agreement shall serve as an acceptable host agreement for a non-medical marijuana retailer. In order for the Company to operate the Facility as a Marijuana Transporter, a Marijuana Cultivator, a Marijuana Manufacturer, or under any other type of marijuana license issued by the CCC, in recognition that the impacts may be greater, the Company must enter into a new Community Host Agreement with the Town as required by M.G.L. c. 94G §3(d) and comply with all local ordinances.



18. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the Commonwealth of Massachusetts, and the Company submits to the jurisdiction of the Worcester Superior Court for the adjudication of disputes arising out of this Agreement. Furthermore, in the event of litigation between the Town and the Company, neither party shall contest the validity of this agreement, and will stipulate that this agreement shall be enforced as a valid legally binding contract requiring the Company to pay an Impact Fee and/or to make the gift or grant and that this obligation is supported by valuable consideration, or, at the Town's option, that the Town is also entitled to enforcement under a theory known as detrimental reliance which is also identified commonly as promissory estoppel.
19. Any and all notices, or other communications required or permitted under this Agreement shall be in writing and delivery by hand or by registered or certified mail, postage prepaid, return receipt requested, to the parties at the following addresses (and such notice shall be deemed given when so delivered by hand, and if mailed, when deposited with the registered or certified mail service):

The Town:                    Kimberly Newman  
Town Administrator  
Mendon Town Hall  
20 Main St  
Mendon, MA 01756

Company:                    Noble Manna, Inc.  
Bruce W. Spinney, III, President  
1093 Main Street  
Holden, Massachusetts 01520

20. The Company shall not assign, sublet, or otherwise transfer this Agreement, in whole or in part, without the prior written consent of the Town, and shall not assign any of the moneys payable under this Agreement, except by and with the written consent of the Town. The Town will not unreasonably withhold such consent. In the event that the Company sells all or substantially all of its assets then the Company will also assign the obligations under this Agreement to the purchasing entity.
21. The Company shall indemnify, defend, and hold the Town harmless from an against any and all claims, demands, liabilities, actions, causes of action, defenses, proceedings and/or costs and expenses, including attorney's fees, brought against the Town, their agents, departments, officials, employees, insurers and/or successors, by

any third party arising from or relating to the development of the Property and/or Facility. Such indemnification shall include, but shall not be limited to, all reasonable fees and costs of attorneys and consultants of the Town's choosing. The Company agrees that, within thirty (30) days of its receipt of written notice by the Town, the Company shall reimburse the Town for any and all costs and fees incurred in defending itself under this paragraph.

22. The Parties agree that the Town is entitled to collect revenue from the Company pursuant to this Agreement and will collect 3% of the tax imposed on the Company pursuant to Section 13 of Chapter 55 of the Acts of 2017, as codified in G.L. c. 64N, § 3.
23. This Agreement is binding upon the Parties hereto, their successors, assigns and legal representatives.
24. In the event that the Company defaults on its obligations under this Agreement, the financial condition of the Company is in question, or there exists the likelihood that the Company is intending to leave the Town, the Company shall convey a security interest in the assets of the Company, to the extent allowed by law, in an amount acceptable to the Town and sufficient to secure the outstanding balance and amounts which are reasonably anticipated to become due.
25. If a suit, action or other proceeding of any nature whatsoever is instituted in connection with any controversy arising out of this Agreement, or to interpret or enforce any rights under this Agreement or the Laws of the Commonwealth of Massachusetts, the Town shall be entitled to an award of attorney's fees in the event it prevails.
26. The Company shall comply with all laws, rules, regulations, and orders applicable to the Facility; such provisions being incorporated herein by reference, and shall be responsible for obtaining all necessary licenses, permits and approvals required for the performance of such work.
27. If any term or condition of this Agreement, or any application thereof, shall to any extent be held invalid, illegal, or unenforceable by a court of competent jurisdiction, the offending provision shall be amended only so much as necessary to comply with the law and the validity, legality, and enforceability of the remaining terms and conditions of this Agreement shall not be deemed affected thereby unless one or both parties would be substantially or materially prejudiced.

28. This Agreement, including all documents incorporated herein by reference, constitutes the entire integrated Agreement between the Company and the Town with respect to the matters described.
29. This Agreement supersedes all prior Agreements, negotiations, and representations, either written or oral regarding a non-medical marijuana cultivation and processing facility between the parties, and it shall not be modified or amended except by a written document executed by the parties hereto.
30. Each of the parties acknowledges that it has been advised by counsel, or had the opportunity to be advised by counsel, in the drafting, negotiation, execution, and delivery of this Agreement, and has actively participated in the drafting, negotiation, execution and delivery of this Agreement. In no event will any provision of this Agreement be construed for or against either party as a result of such party having drafted all or any portion hereof.
31. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one in the same Agreement.
32. The Company shall coordinate with the Mendon Police Department and the Mendon Fire Department in the development and implementation of security measures, as required pursuant to applicable regulations and otherwise, including determining the placement of exterior security cameras. The Company will maintain a cooperative relationship with the Mendon Police Department, including but not limited to, periodic meetings upon the Mendon Police Department's request to review operational concerns and communication to Mendon Police Department of any suspicious activities on the site.
33. The Company shall submit financial records to the Town within thirty (30) days after payment of the Annual Payment with a certification of sales with respect to each such payment. The Company shall maintain its books, financial records, and other compilations of data pertaining to the requirements of this Agreement in accordance with standard accounting practices and any applicable regulations or guidelines of the Commission. All records shall be kept for a period of at least seven (7) years. During the term of this Agreement and for three (3) years following termination of this Agreement, the Town shall have the right to examine, audit and copy (at its sole cost and expense), those parts of the Company's books and financial records which relate to the determination of the required Annual Payment and to the Company's compliance with this Agreement. Such examinations may be made upon not less than

thirty (30) days prior written notice from the Town and shall occur only during normal business hours at such place where said books, financial records and accounts are maintained. The Town's examination, copying or audit of such records shall be conducted in such manner as not to interfere with the Company's normal business activities.

34. In addition to any funds specified herein, the Company will annually donate funds to local community initiatives in the Town in such amounts as it determines from time to time, with a target goal of \$3,000 in donations per year. The use and distribution of all donated funds shall be determined by a community initiatives committee ("Committee"). Unless otherwise agreed by the Parties, the Committee shall be comprised of five (5) people. The Board of Selectmen shall appoint three (3) residents of the Town, and the Company shall appoint two (2) employees to the Committee.
35. The Company agrees to provide man hours annually, to be provided by the Facility's management and employees, to participate in community meetings and community service activities, including but not limited to: community educational programs and drug abuse prevention, senior assistance, community clean up or veteran's assistance within the Town.

[The remainder of this page is intentionally left blank, signature pages to follow]

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

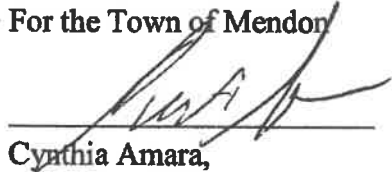
Town of Mendon



Kimberly Newman

Town Administrator

For the Town of Mendon



Cynthia Amara,

Approved as to legal form:

Town Counsel

COMPANY:

Noble Manna INC.

By: \_\_\_\_\_

Bruce W. Spinney, III,  
President

Title: \_\_\_\_\_

State of \_\_\_\_\_

County of \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned notary public personally appeared \_\_\_\_\_ of \_\_\_\_\_. and proved to me through satisfactory evidence of identification being [  ] Driver's license or other state or federal government document bearing a photographic image; [  ] Oath of affirmation of credible witness known to me who knows the above signatory, or [  ] My own personal knowledge of the identity of the signatory, to be the person whose name is signed above; and acknowledged to me that he/she signed the foregoing document voluntarily for its stated purpose.

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



*The Commonwealth of Massachusetts*  
*Secretary of the Commonwealth*  
*State House, Boston, Massachusetts 02133*

**William Francis Galvin**  
Secretary of the  
Commonwealth

Date: October 08, 2020

To Whom It May Concern :

I hereby certify that according to the records of this office,  
**NOBLE MANNA, INC.**

is a domestic corporation organized on **October 01, 2019** , under the General Laws of the Commonwealth of Massachusetts. I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156D section 14.21 for said corporation's dissolution; that articles of dissolution have not been filed by said corporation; that, said corporation has filed all annual reports, and paid all fees with respect to such reports, and so far as appears of record said corporation has legal existence and is in good standing with this office.



In testimony of which,  
I have hereunto affixed the  
Great Seal of the Commonwealth  
on the date first above written.

*William Francis Galvin*

Secretary of the Commonwealth

Certificate Number: 20100177880

Verify this Certificate at: <http://corp.sec.state.ma.us/CorpWeb/Certificates/Verify.aspx>

Processed by: Bod

\$28



**TOWN OF MENDON**  
**BOARD OF ASSESSORS**  
20 Main Street  
MENDON, MA 01756  
508-473-2738  
508-478-8241 (Fax)  
e-mail: assessor@mendonma.gov

**REQUEST FOR ABUTTERS**

Date: 01/27/2021

Name: Todd Sullivan

Company: Cannapreneur partners

Address: 47 Milford St Mendon MA 01756

Phone Number: 774-696-1706 Email address: todsullivan@cannapreneurpartners.com

Owner of Subject Property: Todd Sullivan CANNAPRENEUR PARTNERS LLC  
110 TURNPIKE R SUITE 114  
WESTBOROUGH 01581

Map: 9 Street Code: 177 Parcel: 47 12/31/20

Number of feet from subject required: 500' 64129 203  
(if left blank, 300' will be utilized)

Check here for mailing labels Number of sets: 4

Board for which abutters are requested: \_\_\_\_\_

Fees: \$1.00 per name on the abutters list - \$1.00 per sheet of labels

**\*The Board of Assessors reserves 10 working days to provide all certified lists of abutters. This list is valid for 30 days from the date of certification.**





**TOWN OF MENDON**  
**BOARD OF ASSESSORS**  
20 MAIN STREET  
MENDON, MA 01756  
508-473-2738  
508-478-8241 (Fax)  
e-mail: [assessor@mendonma.gov](mailto:assessor@mendonma.gov)

January 28, 2021

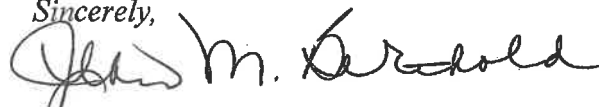
*PROPERTY LOCATION(S): 47 Milford Street  
Mendon, Massachusetts  
Assessor's Map #9-177-47*

*PROPERTY OWNER(S): Cannapreneur Partners LLC*

*OWNER(S) ADDRESS: 110 Turnpike Road  
Suite 114  
Westborough, MA 01581*

*RECORDED: Worcester Registry of Deeds  
December 31, 2020  
Book #64129  
Page #203*

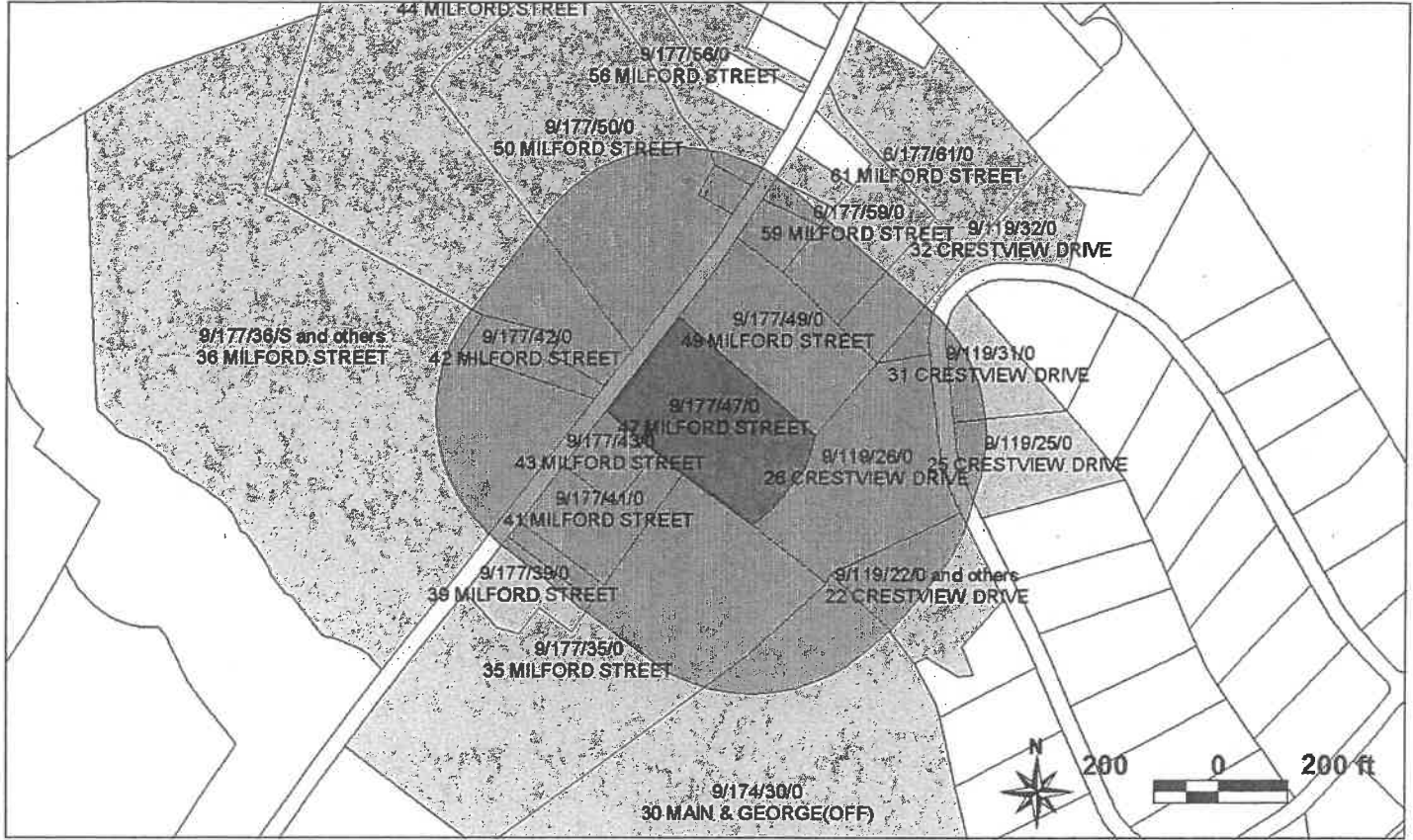
*The attached 500' abutter's list is true and accurate to the best of our knowledge.*

*Sincerely,*  
  
Jan M. Berthold, MAA  
Principal Assessor

*Attachment*

TOWN OF MENDON, MA  
 BOARD OF ASSESSORS  
 20 Main Street, Mendon, MA 01756

Abutters List Within 500 feet of Parcel 9/177/47/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
3224	6-177-59-0-R	YATES SUSAN M (ESTATE) & RICHARD WHEELWRIGHT	59 MILFORD STREET	59 MILFORD STREET	MENDON	MA	01756
211	6-177-61-0-R	RUA ELAINE A	61 MILFORD STREET	61 MILFORD STREET	MENDON	MA	01756-0108
488	9-119-22-0-R	PUCHOVSKY MILOSH T & DEBORAH A	22 CRESTVIEW DRIVE	22 CRESTVIEW DRIVE	MENDON	MA	01756
490	9-119-25-0-R	FAHEY AMY M	25 CRESTVIEW DRIVE	25 CRESTVIEW DRIVE	MENDON	MA	01756
491	9-119-26-0-R	ALFIERI RUSSELL & ELLEN M TRST 26 CRESTVIEW DR REALTY TRUST	26 CRESTVIEW DRIVE	26 CRESTVIEW DRIVE	MENDON	MA	01756
492	9-119-31-0-R	HEALEY MATTHEW J & MARYANN	31 CRESTVIEW DRIVE	31 CRESTVIEW DRIVE	MENDON	MA	01756
493	9-119-32-0-R	VANSLETTE CYNTHIA K	32 CRESTVIEW DRIVE	32 CRESTVIEW DRIVE	MENDON	MA	01756
539	9-139-22-0-R	MASSACHUSETTS ELECTRIC CO C/O PROPERTY TAX DEPARTMENT	22 HARRINGTON STREET	40 SYLVAN ROAD	WALTHAM	MA	02451-2286
547	9-174-30-0-R	TAYLOR LISA VINCENT & SHELLEY D VINCENT IV	30 MAIN & GEORGE(OFF)	2 BLACKSTONE STREET	MENDON	MA	01756
555	9-177-35-0-R	PURPLE POWER LLC	35 MILFORD STREET	P O BOX 277	ALLSTON	MA	02134
556	9-177-36-0-E	TOWN OF MENDON	36 MILFORD STREET	20 MAIN STREET	MENDON	MA	01756
3520	9-177-36-S-R	TOWN OF MENDON C/O BWC MYSTIC RIVER LLC	36 MILFORD STREET	AMERESCO - SHERRIE BROGAN 111 SPEEN ST - STE 410	FRAMINGHAM	MA	01701
557	9-177-39-0-R	ANNA CORPORATION	39 MILFORD STREET	P. O. BOX 553	MILFORD	MA	01757
558	9-177-41-0-R	ANNA CORPORATION	41 MILFORD STREET	P. O. BOX 553	MILFORD	MA	01757
559	9-177-42-0-R	GHELLI ENRICO H & PATRICIA TRUSTEES GHELLI FAMILY RT	42 MILFORD STREET	42 MILFORD STREET	MENDON	MA	01756

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	Zip Cd/Country
560	9-177-43-0-R	WORCESTER COUNTY ELECTRIC CO C/O PROPERTY TAX DEPARTMENT	43 MILFORD STREET	40 SYLVAN ROAD	WALTHAM	MA	02451-2286
561	9-177-44-0-R	MENDON SMC REALTY LLC	44 MILFORD STREET	50 MILFORD STREET	MENDON	MA	01756
562	9-177-47-0-R	CANNAPRENEUR PARTNERS LLC	47 MILFORD STREET	110 TURNPIKE ROAD SUITE 114	WESTBOROUGH	MA	01581
563	9-177-49-0-R	FUNARI GEORGE C TRUSTEE LANDMARK REALTY TRUST II	49 MILFORD STREET	297 BOSTON ROAD	SUTTON	MA	01590
566	9-177-50-0-R	SWEET ROBERT & LAURIE A TRSTES SWEET LIVING TRUST	50 MILFORD STREET	50 MILFORD STREET	MENDON	MA	01756
565	9-177-51-0-R	FUNARI GEORGE C TRUSTEE 51 MILFORD ST REALTY TRUST	51 MILFORD STREET	297 BOSTON ROAD	SUTTON	MA	01590
567	9-177-53-0-R	ROSSETTI ROBERT J C/O ROSSETTI ROBERT A	53 MILFORD STREET	39 VEERY ROAD	ATTLEBORO	MA	02703
568	9-177-54-0-R	MAY LISA M	54 MILFORD STREET	264 SOUTH MAIN STREET	HOPEDALE	MA	01747
569	9-177-55-0-R	GRILLO JAMES J	55 MILFORD STREET	55 MILFORD STREET	MENDON	MA	01756
570	9-177-58-0-R	SPENCE DAVID M & NATALIA	56 MILFORD STREET	56 MILFORD STREET	MENDON	MA	01756

Margaret Bonderenko



2019 00127080

Bk: 61478 Pg: 353

Page: 1 of 3 11/25/2019 10:01 AM WD

# TOWN OF MENDON

TOWN CLERK

Mendon Town Hall

20 Main Street

Mendon, Massachusetts 01756

Telephone: (508)473-1085 Fax: (508)478-8241

## CERTIFICATE OF NO APPEAL

Petitioner: Bruce Spinney  
71 Potter Hill Rd.  
Grafton, MA 01519

Property Owner: Spinney Properties LLC  
47 Milford St.  
Mendon, MA 01756

Property Location: 47 Milford St.  
Mendon, MA 01756

Recorded: Worcester Registry of Deeds  
October 2, 2014  
Book #52873  
Page# 344

This is to certify that the decision dated June 16, 2016 granting a Variance was duly recorded in the Office of the Town Clerk on June 30, 2016.

No Notice of Appeal of such approval was filed within twenty (20) days next which ended on July 20, 2016

A true copy. Attest:

Margaret Bonderenko  
Town Clerk  
July 21, 2016

47 Milford St. Mendon, MA

3/11/16

James P. Carty, Jr. - Chairman  
John Vandersluis  
Patrick Guertin  
Sherry Grant - Alt  
Lawney Tinio - Alt

**Town of Mendon  
20 Main Street  
Mendon, MA 01756**

2016 JUN 30 AM 9: 50

TOWN CLERK  
MENDON, MA

**Notice of Decision  
Bruce Spinney  
47 Milford Street  
Mendon, MA 01756**

**Petition:**

Petition of property owner Bruce Spinney, 71 Potter Hill Road, Grafton, MA 01519 requested relief from the Mendon Zoning Bylaws on Article I, Sec. 1.03 (c) and Table A, which requires residential uses in the residential zone and no extension of the business/retail (GB - General Business Zone) into the residential zone. The Applicant requested a Variance to allow the entire lot to be used for all uses allowed in Table A for business/retail. The lot is located at 47 Milford Street, Mendon, MA. Assessor's Map # 9-177-47.

**Hearing:**

A public meeting was held on June 16, 2016, after advertising, posting of notice and mailing public hearing notices to the abutters. The petitioner verbally expressed his reasoning for applying for the variance. Mr. Spinney stated that he would like to extend the business portion of his property into the residential zone so that he would be able to make better use of the property for all allowable business purposes. There were no abutters present at this public hearing.

**Decision:**

After thorough discussion, John Vandersluis motioned to extend the business/retail portion of the property into the residential zone; as written on the application. Motion was seconded by Lawney Tinio, motioned passed unanimously by the Board and the hearing was closed.

Copies of this decision with relevant plans are to be filed with the Town Clerk per Massachusetts General Laws and the decision is to be recorded with the Worcester Registry of Deeds.

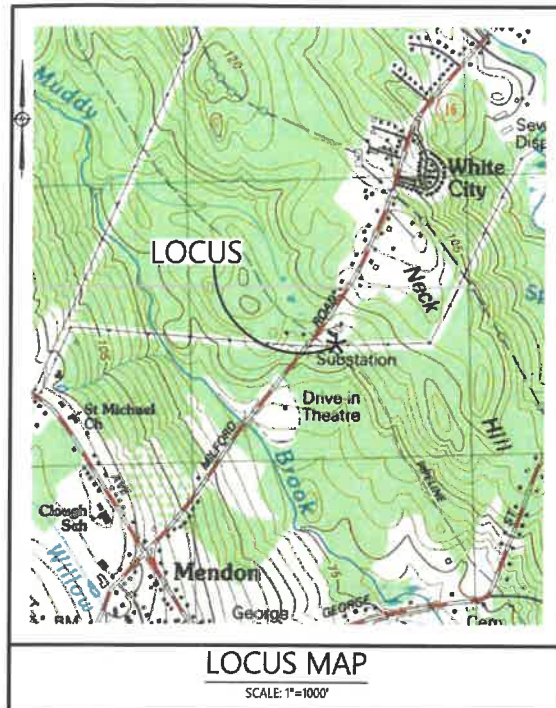
**Appeals:**

Any person aggrieved by this decision may file an appeal with the court pursuant to M.G.L. Chapter 40A Section 17 within 20 days after date decision with Town Clerk.

Certified by:  
Town of Mendon, Massachusetts  
Zoning Board of Appeals



James P. Carty, Jr.  
Chairman



PREPARED BY:



31 EAST MAIN STREET, WESTBOROUGH, MA | 508.366.6592  
WDA-DG.COM

OWNER:

CANNAPRENEUR PARTNERS, LLC  
110 Turnpike Road, Suite 114  
Westborough, MA 01581

PREPARED FOR:

NOBLE MANNA, INC.  
47 Milford Street  
Mendon, MA 01756

---

# SPECIAL PERMIT & SITE PLAN REVIEW SUBMISSION

Pursuant to the Town of Mendon Zoning Bylaws - Article I General, Section 1.06 Provision For Applying For A Special Permit & Article IV Site Plan Review, Section 4.02 Site Plan Review

---

FOR

---

## NOBLE MANNA, INC.

---

47 MILFORD STREET

---

IN

---

## Mendon, Massachusetts (Worcester County)

---

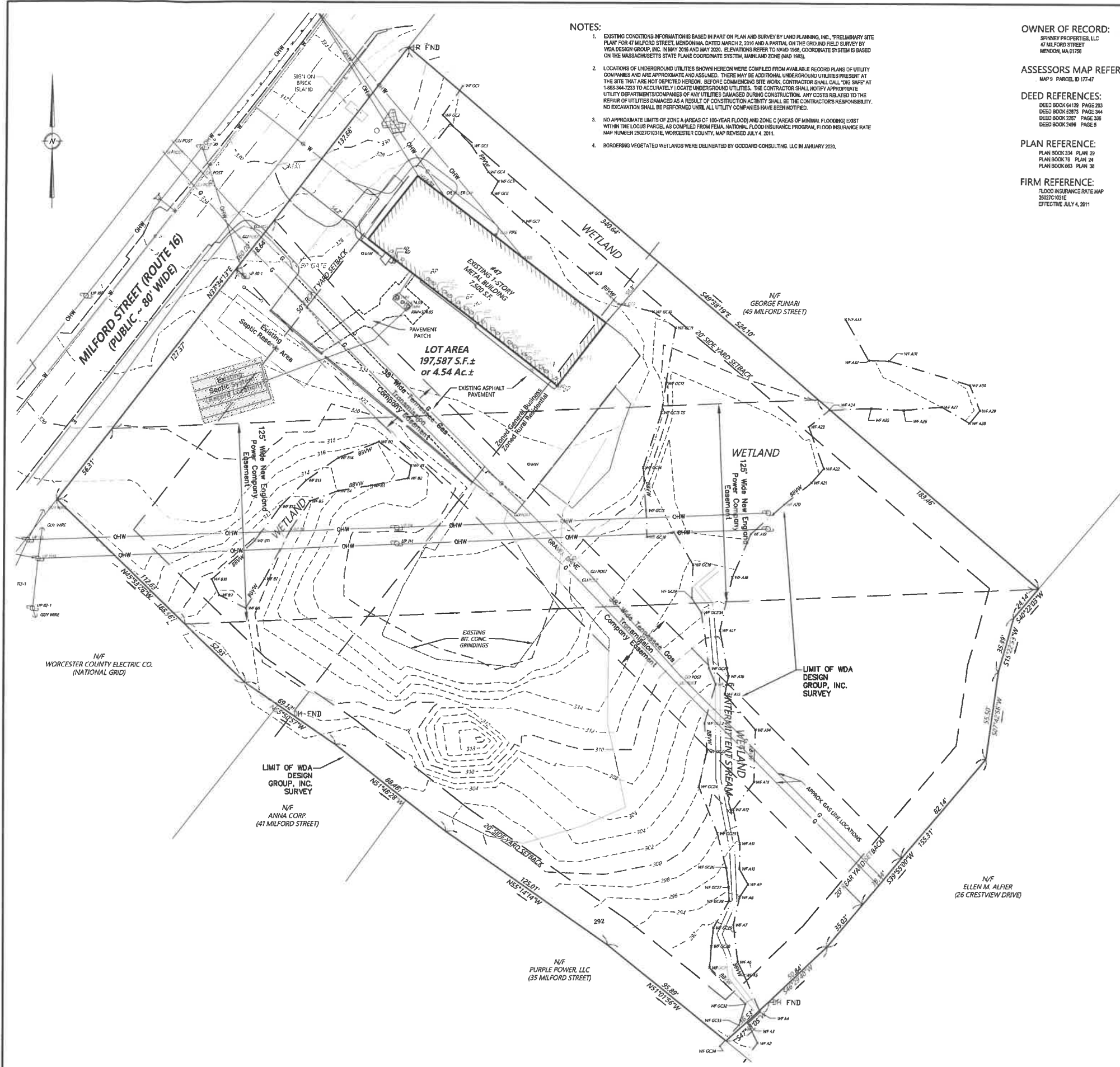
DATE: February 15, 2021 PERMIT SET

---

### SHEET LIST:

---

EC	EXISTING CONDITIONS PLAN
C 1.00	GENERAL NOTES
C 2.00	LAYOUT AND MATERIALS PLAN
C 3.00	PLANTING PLAN
C 4.00	DETAILS



- NOTES:**
- EXISTING CONDITIONS INFORMATION IS BASED IN PART ON PLAN AND SURVEY BY LAND PLANNING, INC. "PRELIMINARY SITE PLAN" FOR 47 MILFORD STREET, MENDON, MA, DATED MARCH 2, 2016 AND A PARTIAL ON THE GROUND FIELD SURVEY BY WDA DESIGN GROUP, INC. IN MAY 2016 AND MAY 2020. ELEVATIONS REFER TO NAVD 1988. COORDINATE SYSTEM IS BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (MARLAND ZONE (AND 1948)).
  - LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORDED PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES PRESENT AT THE SITE THAT ARE NOT DEPICTED HEREON. BEFORE CONSTRUCTION SITE WORK, CONTRACTOR SHALL CALL "811" AT 1-888-384-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY DEPARTMENT/COMPANIES OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
  - NO APPROXIMATE LIMITS OF ZONE A (AREAS OF 100-YEAR FLOOD) AND ZONE C (AREAS OF MINIMAL FLOODING) EXIST WITHIN THE LOCUS PARCEL, AS COMPILED FROM FEMA, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 25027C101E, WORCESTER COUNTY, MAP REVISED JULY 4, 2011.
  - BORDERING VEGETATED WETLANDS WERE DELINEATED BY GODDARD CONSULTING, LLC IN JANUARY 2020.

**OWNER OF RECORD:**  
SPINNEY PROPERTIES, LLC  
47 MILFORD STREET  
MENDON, MA 01756

**ASSESSORS MAP REFERENCE:**  
MAP 9 PARCEL ID 177-47

**DEED REFERENCES:**  
DEED BOOK 64129 PAGE 203  
DEED BOOK 22871 PAGE 344  
DEED BOOK 2287 PAGE 308  
DEED BOOK 2498 PAGE 5

**PLAN REFERENCE:**  
PLAN BOOK 334 PLAN 29  
PLAN BOOK 70 PLAN 24  
PLAN BOOK 683 PLAN 38

**FIRM REFERENCE:**  
FLOOD INSURANCE RATE MAP  
25027C101E  
EFFECTIVE JULY 4, 2011

**ZONING CLASSIFICATIONS:**

**GENERAL BUSINESS (GB)**

MINIMUM LOT AREA: 40,000 S.F.  
MINIMUM LOT FRONTAGE: 200 FEET  
MINIMUM FRONT YARD: 50 FEET  
MINIMUM SIDE YARD: 20 FEET  
MINIMUM REAR YARD: 20 FEET  
MINIMUM LOT DEPTH: 200 FEET  
MAXIMUM BUILDING HEIGHT: 35 FEET  
MAXIMUM BUILDING STOREYS: 2 1/2  
MAXIMUM BLDG. COVERAGE: 30%

**RURAL RESIDENTIAL (RR) (SEE NOTE BELOW)  
(ONE FAMILY AND ALL OTHER)**

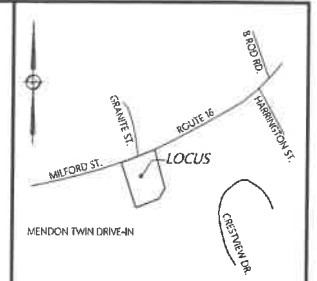
MINIMUM LOT AREA: 60,000 S.F.  
MINIMUM LOT FRONTAGE: 200 FEET  
MINIMUM FRONT YARD: 50 FEET  
MINIMUM SIDE YARD: 20 FEET  
MINIMUM REAR YARD: 20 FEET  
MINIMUM LOT WIDTH: 200 FEET  
MAXIMUM BUILDING HEIGHT: 35 FEET  
MAXIMUM BUILDING STOREYS: 2 1/2

**(TWO FAMILY)**

MINIMUM LOT AREA: 90,000 S.F.  
MINIMUM LOT FRONTAGE: 300 FEET  
MINIMUM FRONT YARD: 50 FEET  
MINIMUM SIDE YARD: 20 FEET  
MINIMUM REAR YARD: 30 FEET  
MINIMUM LOT WIDTH: 200 FEET  
MAXIMUM BUILDING HEIGHT: 35 FEET  
MAXIMUM BUILDING STOREYS: 2 1/2

**NOTE:**

- REFER TO VARIANCE NOTICE OF DECISION DATED JUNE 30, 2016 WHICH ALLOWED BUSINESS USES IN THE RESIDENTIAL ZONE. (BK 61476 / PG 153).



**LOCUS-NTS**

THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF WDA DESIGN GROUP, INC. ITS USE BY THE OWNER FOR OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY FORBIDDEN. DISTRIBUTION IN CONNECTION WITH THIS PROJECT SHALL NOT BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ENGINEER'S RIGHTS.  
©2021, WDA DESIGN GROUP, INC.

REV	DATE	DESCRIPTION	APP'D
A		INITIAL ISSUE	



**PREPARED BY:**

**WDA DESIGN GROUP**

31 EAST MAIN STREET WESTBOROUGH, MA 01581  
WDA-DS-COM

**OWNER:**

**CANNAPRENEUR PARTNERS, LLC**  
110 Turnpike Road, Suite 114  
Westborough, MA 01581

**PREPARED FOR:**

**NOBLE MANNA, INC.**  
47 Milford Street  
Mendon, MA 01756

**TITLE:**

**EXISTING CONDITIONS PLAN**  
47 MILFORD STREET  
Mendon, MA  
(Worcester County)

DATE: 02/15/21	SCALE: 1" = 30'
JOB NO: 1074.02	RSCH. BY: _____
FILE NO: 1074001	FIELD BY: _____
DRAWING NO: 1074002A	CALC. BY: _____
	DWN. BY: BPW/KTS
	CHKD. BY: SPC/KTS
	SHEET: EC-30

**LEGEND:**

DESCRIPTION	EXISTING
BOLLARD POST	BP
BOUNDARY OF BORDERING VEGETATED WETLANDS	BBW
BUILDING	B
CONCRETE PAD	CP
CONTOUR LINE	364
DRAIN LINE	D
DRILL HOLE	DH
EDGE OF PAVEMENT	EOP
EROSION CONTROL BARRIER	ECB
FEET HIGH	FH
FOUND	FND
GAS VALVE/GAS LINE	GV
GLY WIRE	GW
GAS LINE INDICATOR POST	GLI POST
HYDRANT	H
INVERT	INV.
IRON PIPE	IP
IRON ROD	IR
MONITORING WELL	MW
NOT TO SCALE	N.T.S.
NOW OR FORMERLY OVERHEAD WIRE	NF
PLUS OR MINUS	±
POST AND RAIL FENCES	PRF
REINFORCED CONCRETE PIPE	BCP
SEWER MANHOLE/SEWER LINE	S
SIGN	S
SPOT ELEVATION	X 304.50
SQUARE FEET	S.F.
STONE RETAINING WALL	SRW
STONE WALL	SW
TREELINE	T
UTILITY POLE	UP
WATER	W
WATER VALVE/WATER LINE	WV
WATER SHUT OFF	WSO
WELL	W
WETLANDS	W
WETLANDS 100' BUFFER ZONE	WBZ

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED AS A CONSTRUCTION DRAWING BY WATERMAN DESIGN ASSOCIATES, INC.



**LEGEND**

DESCRIPTION	EXISTING	PROPOSED
ACRES	AC	AC
AIR CONDITIONING UNIT	AC	AC
BAY DOOR	BD	BD
BITUMINOUS CONCRETE	BC	BC
BITUMINOUS CONCRETE CURB	BCW	BCW
BITUMINOUS CONCRETE WALKWAY	BCW	BCW
BOLLARD POST	BP	BP
BUILDING	BLDG	BLDG
CALCULATED		CCB
CAPE ODD BERM		CCB
CAST IRON	CI	CI
CATCH BASIN	CB	CB
CEMENT LINED DUCTILE IRON	CD	CD
CHAIN LINK FENCE	CLF	CLF
CONCRETE	CONC.	CONC.
CONCRETE BOUND	CBND	CBND
CONCRETE BOUND W/DRILL HOLE	CBND/DH	CBND/DH
CONCRETE CURB	CC	CC
CONCRETE PAD	CP	CP
CONCRETE RETAINING WALL	CRW	CRW
CONCRETE WALKWAY	CRW	CRW
CONTOUR LINE	150	150
CORRUGATED METAL PIPE	CMP	CMP
CROSSWALK	X-WALK	X-WALK
CURB CUT & RAMP	CCR	CCR
CURB TOP AND BOTTOM ELEVATIONS		
DEED		
DOOR	DOOR	DOOR
DOUBLE CATCH BASIN	DCB	DCB
DRAIN MANHOLE/RAIN LINE	DMH	DMH
DRILL HOLE	DH	DH
DROP INLET	DI	DI
EDGE OF PAVEMENT	EP	EP
ELECTRIC BOX	EB	EB
ELECTRIC HAND HOLE	EHH	EHH
ELECTRIC MANHOLE/ELECTRIC LINE	EMH	EMH
EROSION CONTROL BARRIER	ECB	ECB
FIRE ALARM/FIRE ALARM LINE	FA	FA
FLARED END	FE	FE
FOUND	FD	FD
FOUNDATION DRAIN	FD	FD
GARAGE DOOR	GD	GD
GAS GATE/GAS LINE	GG	GG
GAS METER	GM	GM
GUY POLE	GP	GP
GUY WIRE	GW	GW
HANDICAP ACCESSIBLE PARKING SPACE	HP > 150.25	HP > 150.25
HIGHPOINT	HP	HP
HYDRANT	HYD	HYD
INVERT	INV	INV
IRON PIN	IP	IP
IRON ROD	IR	IR
LIGHT POLE	LP	LP
NOT TO SCALE	N.T.S.	N.T.S.
NOW OR FORMERLY	NF	NF
OVERHANG	OH	OH
OVERHEAD WIRE	OHW	OHW
PLANTING AREA	PA	PA
PLUS OR MINUS	±	±
POLYVINYL CHLORIDE PIPE	PVC	PVC
POST INDICATOR VALVE	PIV	PIV
REINFORCED CONCRETE PIPE	RCP	RCP
ROOF DRAIN	RD	RD
SEWER MANHOLE/SEWER LINE	SMH	SMH
SIGN	S	S
SLOPED GRANITE CURB	SGC	SGC
SPOT ELEVATION	+ 444.50	+ 444.50
SQUARE FEET	SF	SF
STEEL GUARDRAIL	SGR	SGR
STEEL HAND RAIL	SHR	SHR
STOCKADE FENCE	SIF	SIF
STONE BOUND	SBND	SBND
STONE BOUND W/DRILL HOLE	SBND/DH	SBND/DH
STONE RETAINING WALL	STW	STW
TELEPHONE MANHOLE/TELEPHONE LINE	TMH	TMH
TEST PIT	TP	TP
TOP OF STEP/BOTTOM OF STEP	TS/BS	TS/BS
TRANSFORMER	TR	TR
TREELINE	TL	TL
UTILITY POLE	UP	UP
VERTICAL GRANITE CURB	VGC	VGC
WALL LIGHT	WL	WL
WATER COURSE (STREAM, BROOK)	W	W
WATER GATE/WATER LINE	WG	WG
WATER SHUT OFF	WSO	WSO

**SITE PREPARATION AND EROSION / SEDIMENTATION CONTROL NOTES:**

- SEE SHEET C0.00 FOR EXISTING CONDITIONS, REFERENCES.
- LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES PRESENT AT THE SITE. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 PER 230 CMR 99 AND LOCAL MUNICIPAL UTILITY DEPARTMENTS TO ACCURATELY LOCATE UNDERGROUND UTILITIES. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES / DEPARTMENTS OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
  - CONTRACTOR SHALL OBTAIN PERMITS FOR TRENCH EXCAVATION (PER 520 CMR 14).
  - CONTRACTOR SHALL OBTAIN PERMITS FOR DEMOLITION (PER 310 CMR 7 & 18, 19 AND 453 CMR 6) AS APPLICABLE. ALL MATERIALS NOTED FOR REMOVAL OR DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND MUST EITHER BE RECYCLED OR DISPOSED OF OFF SITE ACCORDING TO APPLICABLE REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR DEMOLITION, HAULING AND DISPOSING OF S&B MATERIALS.
  - PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING BETWEEN THE PLANNING BOARD AND/OR ITS AGENT, THE APPLICANT, AND THE CONTRACTOR SHALL BE HELD. THE MEETING SHALL BE SCHEDULED PER TOWN OF MENDON REQUIREMENTS.
  - DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SAFE AND CONVENIENT ACCESS FOR REPRESENTATIVES OF THE TOWN OF MENDON BOARDS AND AGENCIES TO ALL PARTS OF THE PROJECT FOR THE PURPOSES OF INSPECTION.
  - PARKING OF CONSTRUCTION VEHICLES SHALL BE IN THE PARKING LOT.
  - NO DEMOLITION OR CONSTRUCTION MATERIAL MAY BE DEPOSED ON SITE.
  - ALL EXISTING SITE FEATURES THAT ARE NOT SPECIFICALLY NOTED TO BE REMOVED SHALL BE PRESERVED AND PROTECTED AT ALL TIMES DURING CONSTRUCTION.
  - CONTRACTOR SHALL CONFIRM SIZE AND DISPOSITION OF ALL UTILITIES TO SITE AND COORDINATE REMOVAL/RELOCATION OF PRIVATE UTILITIES TO/WITHIN SITE WITH RESPECTIVE UTILITY COMPANIES.
  - MAINTAIN AND PROTECT ALL EXISTING ON-SITE UTILITY AND DRAINAGE LINES AND STRUCTURES AND UTILITY POLES UNLESS OTHERWISE NOTED.
  - EXISTING PAVEMENT SHALL BE SAW CUT AND NEW PAVEMENT SHALL BE BLENDED SMOOTHLY TO MEET CUT EDGES.
  - PRIOR TO CONSTRUCTION AN EROSION CONTROL BARRIER (ECB) SHALL BE PROVIDED AT THE EDGE OF THE DEVELOPMENT AREA AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE ECB THROUGHOUT ALL PHASES OF CONSTRUCTION AS WELL AS COMPLYING WITH ANY OTHER CONDITIONS ESTABLISHED IN THE ORDER OF CONDITIONS. ADDITIONALLY, THE CONTRACTOR SHALL PROVIDE A FINAL STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL READ AND SIGN THE SWPPP AND SHALL BE RESPONSIBLE FOR COMPLYING WITH REQUIREMENTS OF THE SWPPP.
  - SEDIMENT SHALL BE RETAINED ON-SITE WITHIN THE LIMITS OF THE EROSION CONTROL BARRIERS AND REMOVED REGULARLY. UPON DISCOVERY, THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY SOIL OR DEBRIS WHICH ERODES FROM THE SITE ONTO ADJOINING PROPERTY OR TOWN STREETS.
  - THE CONTRACTOR SHALL TAKE SUFFICIENT PRECAUTIONS DURING CONSTRUCTION TO MINIMIZE THE RISK OF POLLUTING SUBSTANCES SUCH AS SILT, CLAY, FUELS, OILS, BITUMENS, CALCIUM CHLORIDE OR OTHER POLLUTING MATERIALS HARMFUL TO HUMANS, FISH, OR OTHER LIFE, INTO THE SURROUNDING RESOURCE AREAS, WATER SUPPLIES AND SURFACE WATERS. SPECIAL PRECAUTIONS SHALL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT OPERATIONS WHICH PROMOTE EROSION.
  - CONTRACTOR SHALL NOT PERMIT SEDIMENT LADEN WATERS TO ENTER DRAINAGE FACILITIES. SPECIAL ATTENTION SHALL BE GIVEN TO AREAS FOR PROPOSED STORMWATER INFILTRATION SYSTEMS. CONTRACTOR SHALL UTILIZE TEMPORARY SEDIMENT PITS/BASINS AS NECESSARY.
  - MEASURES FOR CONTROL OF EROSION MUST BE ADEQUATE TO ASSURE THAT TURBIDITY IN THE RECEIVING WATER WILL NOT BE INCREASED BEYOND LEVELS ESTABLISHED BY THE STATE OR OTHER CONTROLLING BODY, IN WATERS USED FOR PUBLIC SUPPLY OR FISHING UNLESS OTHER LIMITS HAVE BEEN ESTABLISHED FOR THE PARTICULAR WATER.
  - EROSION CONTROLS SHALL BE INSPECTED AFTER EACH RAINFALL EVENT GREATER THAN 1/2 INCH AND ONCE PER MONTH DURING CONSTRUCTION AND CONTINUE UNTIL FINAL SITE STABILIZATION.
  - AN ADEQUATE SUPPLY OF HAYBALES, CRUSHED STONE, AND INLET SEDIMENT CONTROL DEVICES SHALL BE KEPT ON SITE DURING CONSTRUCTION FOR ROUTINE OR EMERGENCY REPAIRS TO EROSION / SEDIMENTATION CONTROL BARRIERS. THIS SUPPLY SHALL BE STORED IN AN AREA PROTECTED FROM THE ELEMENTS.
  - AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS NEW CONDITIONS THAT MAY BE CREATED AND TO PROVIDE ADDITIONAL FACILITIES OVER THE ABOVE MINIMUM REQUIREMENTS AS MAY BE REQUIRED.
  - AT A MINIMUM, THE FOLLOWING SHALL APPLY:
    - EROSION AND SEDIMENTATION CONTROL BARRIERS SUCH AS SILTATION FENCE BACKED BY STAKED BALES OF HAY SHALL BE PROVIDED AS SHOWN OR AS OTHERWISE REQUIRED TO REDUCE THE SEDIMENT CONTENT OF THE WATER. SUFFICIENT BALES OF HAY SHALL BE PROVIDED SUCH THAT ALL FLOW WILL FILTER THROUGH THE HAY. OTHER METHODS WHICH REDUCE THE SEDIMENT CONTENT TO AN EQUAL OR GREATER DEGREE MAY BE USED AS APPROVED BY THE ENGINEER.
    - DRAINAGE LEAVING THE SITE SHALL FLOW TO WATER COURSES IN SUCH A MANNER TO PREVENT EROSION.
    - LOADING AND SEEDING OR MULCHING OF EXPOSED AREAS SHALL TAKE PLACE AS SOON AS PRACTICABLE.
    - CONTRACTOR IS RESPONSIBLE FOR MONITORING AND MAINTAINING AND/OR REPLACING EROSION CONTROL MEASURES AS APPROPRIATE.
  - DRAINAGE DIVERSION
    - CONTRACTOR SHALL DIVERT THE SURFACE RUNOFF WATER AROUND THE SITE AS MAY BE REQUIRED.
    - DRAINAGE SHALL BE RESTORED TO CONDITION EXISTING PRIOR TO CONSTRUCTION UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
  - STREET SWEEPING SHALL BE CONDUCTED PER THE CONDITIONS OF THE SITE PLAN APPROVAL UNTIL SURFACES ARE PERMANENTLY STABILIZED.
  - DUST SHALL BE MANAGED BY WATERING AND/OR DUST PALLIATIVE, PER THE CONDITIONS OF SITE PLAN APPROVAL.
  - DISTURBED AREAS SHALL BE MINIMIZED AND SHALL BE STABILIZED WITHIN 14 DAYS OF THE LAST DISTURBANCE UNLESS CONSTRUCTION ACTIVITIES WILL RESUME ON THAT PORTION OF THE SITE WITHIN 30 DAYS.
  - UPON COMPLETION OF CONSTRUCTION, THE ENTIRE AREA WITHIN THE LIMITS OF WORK SHALL BE CLEANED SO AS TO LEAVE A NEAT AND ORDERLY APPEARANCE FREE FROM DEBRIS AND OTHER OBJECTIONABLE MATERIALS.

**LAYOUT & MATERIAL NOTES:**

- SEE SHEET C1.00 FOR GENERAL NOTES, REFERENCES, AND SHEET C2.00 FOR LAYOUT & MATERIAL PLAN.
- ALL SETBACK LINES AND DIMENSIONS ARE PARALLEL TO OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
- DIMENSIONS OF PARKING SPACES AND WALKWAYS ARE MEASURED FROM FACE OF CURB.
- EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN. THE SIGN SHALL CONTAIN THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" AS DESCRIBED IN THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAW 101-366, AND DETAILED IN THE FHWA/USDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDED.

**PLANTING NOTES:**

- SEE SHEET C1.00 FOR GENERAL NOTES, REFERENCES, AND SHEET C3.00 FOR PLANTING PLAN.
- LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES PRESENT AT THE SITE. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 PER 230 CMR 99 AND LOCAL MUNICIPAL UTILITY DEPARTMENTS TO ACCURATELY LOCATE UNDERGROUND UTILITIES. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES / DEPARTMENTS OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES AS OUTLINED BY THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH IT IS GROWING. IT SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.
- THE QUALITY OF ALL TREES AND SHRUBS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTING.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FORTY EIGHT (48) HOURS PRIOR TO THE PLANT MATERIAL BEING DELIVERED TO THE PROJECT SITE. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DIRECT THE PLACEMENT OF PLANT MATERIAL.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT THE SITE. MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE PROPERTY BY THE LANDSCAPE CONTRACTOR AND REPLACED WITH IN-KIND MATERIAL APPROVED BY LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- ANY PROPOSED SUBSTITUTION OF PLANT MATERIAL SHALL BE EQUAL IN OVERALL HEIGHT, LEAF, FORM, BRANCHING HABIT, FRUIT, FLOWER, COLOR, AND CULTURE. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASING.
- INCLUDE IN BID A TWELVE (12) MONTH WARRANTY TO REPLACE DEAD OR DYING PLANTS. THE WARRANTY PERIOD SHALL BEGIN ON THE DATE OF SUBSTANTIAL COMPLETION FOR THE PLANTING INSTALLATION. DURING THE WARRANTY PERIOD, ANY REPLACEMENTS SHALL BE AT NO ADDITIONAL COST TO OWNER.
- WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERRIDING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED TWELVE (12) INCHES ABOVE THE TOP OF THE ROOTBALL.
- ALL CONIFERS MATERIAL SHALL HAVE DORMANT BUDS AND SECONDARY NEEDLES.
- ALL NEW TREES PROPOSED ADJACENT TO SIDEWALKS SHALL ACHIEVE A 6"-8" MIN. BRANCHING STANDARD AT TIME OF PLANTING.
- ALL TREE PLANTINGS TO MAINTAIN A TEN (10) FOOT HORIZONTAL SEPARATION FROM EXISTING AND PROPOSED DRAINAGE / UTILITY LINES AND STRUCTURES UNLESS OTHERWISE NOTED. PRIOR TO PLANTING, THE CONTRACTOR SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY AND DRAINAGE PLANS.
- ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE BEST FACE SHOWING.
- THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT PLANT BEDS ARE GRADED IN SUCH A MANNER AS TO MAINTAIN PROPER DRAINAGE PATTERNS AWAY FROM BUILDING FOUNDATIONS AND TOWARD THE SITE DRAINAGE SYSTEM.
- LAWN AND DISTURBED AREAS ARE TO BE LOAMED (MINIMUM DEPTH OF SIX (6) INCHES) AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS UNLESS OTHERWISE NOTED.
- LAWN AND DISTURBED AREAS ARE TO BE SEEDED UNLESS OTHERWISE NOTED. APPLICATION RATES AND PLANTING PREFERENCES PER MANUFACTURE. SEED MIXES SHALL BE AS FOLLOWS:
  - LAWN AREAS SEED MIX: LAWN SEED MIXTURE SHALL BE STANDARD GRADE SEED OF THE MOST RECENT SEASON'S CROP. SEED SHALL BE DRY AND FREE OF MOULD. SEED SHALL BE INOCULATED WITH ENDOPHYTES.
- IF APPLICABLE, HYDROSEED SLURRY SHALL BE A WOOD BASED BONDED FIBER MATRIX. THE APPLICATION RATE SHALL BE 2,500 TO 3,000 POUNDS PER ACRE SPRAYED IN AT LEAST TWO DIRECTIONS. DO NOT APPLY HYDROSEED SLURRY IF RAIN IS EXPECTED WITHIN TWELVE (12) HOURS OR WHEN TEMPERATURES ARE BELOW 50 DEGREES OR ABOVE 85 DEGREES.
- SEEDED LAWN AREAS SHALL NOT BE DEEMED TO BE ACCEPTABLE UNTIL A MINIMUM OF 90% OF EACH INDEPENDENT AREA IS GERMINATED, GROWING AND DISPLAYING HEALTHY AND UNIFORM GROWTH, AND HAS BEEN MOWED TWICE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR APPLYING A MINIMUM OF 1 INCH OF WATER A WEEK TO THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED. THE WATERING SHALL OCCUR IN SMALL DOSES. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY WEEDS (INCLUDING CRAB GRASS) WITHIN THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED.
- THE ROOTS OF NEWLY PLANTED TREES, SHRUBS AND PERENNIALS MUST BE KEPT STEADILY MOIST, AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL. AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOT BALL. THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND. IF LESS THAN ONE INCH OF RAIN HAS FALLEN OVER THE PAST FIVE (5) TO SEVEN DAYS, THE NEW PLANTINGS MUST BE WATERED. WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) TIMES PER DAY FOR THE FIRST TWO (2) MONTHS, ONCE IN THE EARLY MORNING AND ONCE IN THE LATE AFTERNOON.
- PRIOR TO COMMENCEMENT OF PLANT INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL COMPLETE AN ON-SITE EVALUATION OF SITE CONDITIONS, INCLUDING SOIL COMPACTION AND DRAINAGE CHARACTERISTICS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MITIGATE SITE CONDITIONS AS NECESSARY TO ENSURE THE VIGOROUS GROWTH AND GENERAL HEALTH OF ALL PLANT MATERIAL.
- PRIOR TO COMMENCEMENT OF PLANT INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT A LOAM SOIL SAMPLE FOR A ROUTINE ORGANICS, SALTS, AND NITRATES SOIL TEST. THE SOIL SAMPLE SHALL BE SENT TO THE UNIVERSITY OF MASSACHUSETTS SOIL AND PLANT TISSUE TESTING LABORATORY, WEST EXPERIMENT STATION, 682 NORTH PLEASANT STREET, THE UNIVERSITY OF MASSACHUSETTS, AMHERST, MA 01003. THE TEST RESULTS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT, AND THE LANDSCAPE CONTRACTOR SHALL AMEND THE LOAM AS RECOMMENDED IN THE TEST REPORT.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL COORDINATION WITH THE IRRIGATION CONTRACTOR TO PROVIDE PROPER IRRIGATION TO ALL TREES, PLANT BEDS AND LAWN AREAS UNLESS OTHERWISE NOTED. IRRIGATION DESIGN AND PERMITTING TO BE PROVIDED BY OTHERS.

**LOCUS-NTS**

THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF WDA DESIGN GROUP, INC. ITS USE BY THE OWNER FOR OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY FORBIDDEN. DISTRIBUTION IN CONNECTION WITH THIS PROJECT SHALL NOT BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ENGINEERS RIGHTS.  
 02/21, WDA DESIGN GROUP, INC.

REV	DATE	DESCRIPTION	INIT.
A	02/15/21	INITIAL ISSUE	CB

**PREPARED BY:**



31 EAST MAIN STREET WESTBOROUGH, MA | 508.266.6552  
 WDA-05.20M

**OWNER:**

**CANNAPRENEUR PARTNERS, LLC**  
 110 Pumpke Road, Suite 114  
 Westborough, MA 01581

**PREPARED FOR:**

**NOBLE MANNA, INC.**  
 47 Milford Street  
 Mendon, MA 01756

**TITLE:**

**GENERAL NOTES**  
 47 MILFORD STREET  
 Mendon, MA  
 (Worcester County)

DATE:	02/15/21	SCALE:	N.T.S.
JOB NO:	1074.02	RSCH. BY:	
FILE NO:	1074100	FIELD BY:	
DRAWING NO.:	1074100	CALC. BY:	
		DWN. BY:	JLH
		CHKD. BY:	JRW
		SHEET:	

**C1.00**

**NOTE:**

- REFER TO SHEET C1.00 FOR LAYOUT AND MATERIAL NOTES.
- REFER TO VARIANCE NOTICE OF DECISION DATED JUNE 30, 2016 WHICH ALLOWED BUSINESS USES IN THE RESIDENTIAL ZONE (BK 61478 / PG 353).
- THE ADDED PAVEMENT IS EQUAL TO THE AMOUNT OF PAVEMENT THAT IS BEING REMOVED, 1,148 S.F.

**SIGNAGE NOTES:**

- MUTCD REFERS TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS 1988 EDITION (AS AMENDED) AND/OR STANDARD HIGHWAY SIGNS 1979 (AS AMENDED), BOTH ISSUED BY THE USDOT/FHWA.
- DESIGN AND PERMITTING OF SITE IDENTIFICATION SIGNAGE BY OTHERS IN COORDINATION WITH TOWN RULES AND REGULATIONS.

**SIGNAGE SUMMARY TABLE:**

QTY	MUTCD NUMBER / SIGN I.D.	SIZE OF SIGN		PANEL STYLE
		WIDTH	HEIGHT	
1	R1-1	30"	30"	
1	R7-8	12"	18"	
1	R7-8A	12"	6"	

**ZONING SUMMARY TABLE**

GENERAL BUSINESS (GB) ZONING DISTRICT	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	4.54 ACRES
FRONTAGE	200'	360'
FRONT YARD	50'	46'
SIDE YARD	20'	39'
REAR YARD	20'	118'
MIN. BUILDING SEPARATION	39'	N/A
PARKING	15 SPACES	15 SPACES
BUILDING HEIGHT	35'	SEE ARCHITECTURAL PLANS
MAX. BUILDING COVERAGE	30%	3.01B (17,500 S.F.)
OPEN SPACE	N/A	30%

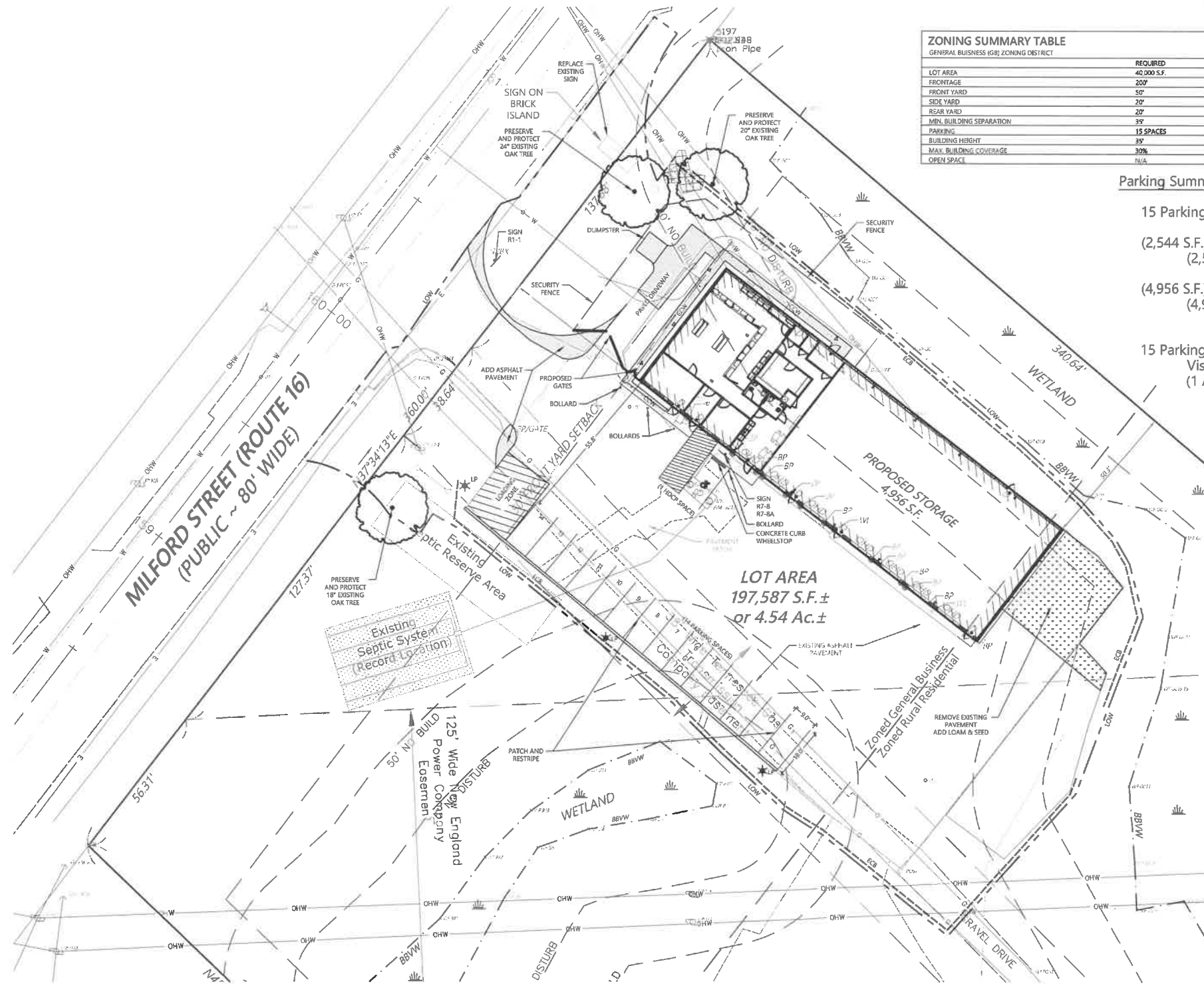
**Parking Summary**

15 Parking Spaces Required

(2,544 S.F.) Marijuana Establishment 1 Space/ 250 S.F.  
(2,544 S.F./ 250 S.F.) = 10.1 spaces

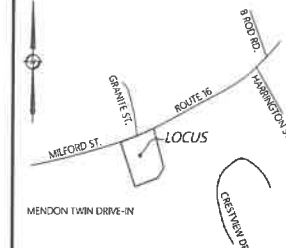
(4,956 S.F.) Warehousing 1 Space/ 1,000 S.F.  
(4,956 S.F./ 1,000 S.F.) = 4.9 spaces

15 Parking Spaces Proposed  
Visitor Parking Spaces = 15 spaces  
(1 ADA Space)



**LEGEND**

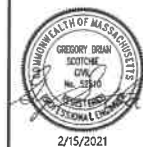
- CEMENT CONCRETE WALKWAY  CCW
- EROSION CONTROL BARRIER  ECB
- LIMIT OF WORK  LOW
- SIGN
- LIGHT POLE



**LOCUS-NTS**

THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF WDA DESIGN GROUP, INC. ITS USE BY THE OWNER FOR OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY FORBIDDEN. DISTRIBUTION IN CONNECTION WITH THIS PROJECT SHALL NOT BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ENGINEERS RIGHTS.  
©2021, WDA DESIGN GROUP, INC.

REV	DATE	INITIAL ISSUE	CB
A	02/15/21		



PREPARED BY:

**WDA DESIGN GROUP**  
31 EAST MAIN STREET WESTBOROUGH, MA | 508.366.6552  
WDA-DG.COM

OWNER:  
**CANNAPRENEUR PARTNERS, LLC**  
110 Turnpike Road, Suite 114  
Westborough, MA 01581

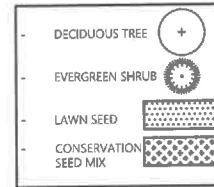
PREPARED FOR:  
**NOBLE MANNA, INC.**  
47 Milford Street  
Mendon, MA 01756

TITLE:  
**PARTIAL LAYOUT PLAN**  
47 MILFORD STREET  
Mendon, MA  
(Worcester County)

DATE:	02/15/21	SCALE:	1" = 20'
JOB NO.:	1074.02	RSCH. BY:	
FILE NO.:	1074200	FIELD BY:	
DRAWING NO.:	1074200	CALC. BY:	JLH
		DWN. BY:	JRW
		CHK'D. BY:	
		SHEET:	C2.00

**NOTE:**

1. REFER TO SHEET C1.00 FOR LAYOUT AND MATERIAL NOTES
2. REFER TO SHEET C4.00 PLANTING DETAILS

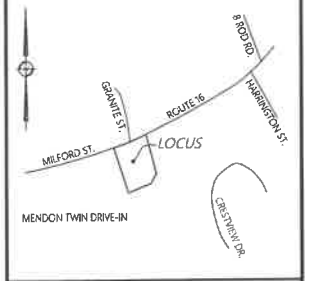
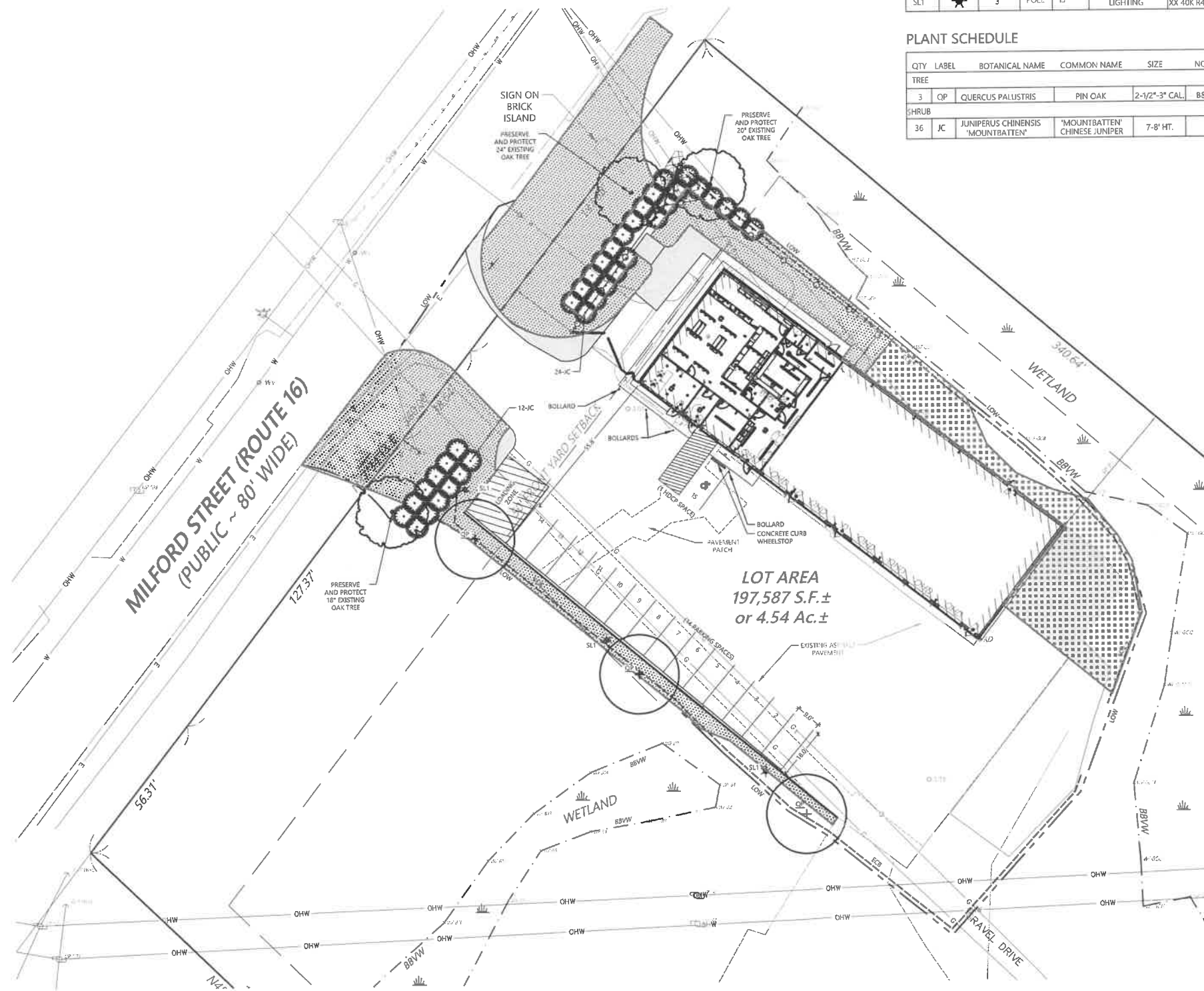


**LIGHTING SUMMARY TABLE:**

LABEL	SYMBOL	QUANTITY	TYPE	HEIGHT	MANUFACTURER	CATALOG	LUMENS	LIGHT LOSS FACTOR	WATTAGE
SL1	★	3	POLE	15'	HOLOPHANE LIGHTING	AVPCL2 P45 XX 40K R4	9005	0.92	98

**PLANT SCHEDULE**

QTY	LABEL	BOTANICAL NAME	COMMON NAME	SIZE	NOTE
TREE					
3	QP	QUERCUS PALUSTRIS	PIN OAK	2-1/2"-3" CAL.	B&B
SHRUB					
36	JC	JUNIPERUS CHINENSIS 'MOUNTBATTEN'	'MOUNTBATTEN' CHINESE JUNIPER	7-8" HT.	



**LOCUS-NTS**  
 THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF WDA DESIGN GROUP, INC. ITS USE BY THE OWNER FOR OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY FORBIDDEN. DISTRIBUTION IN CONNECTION WITH THIS PROJECT SHALL NOT BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ENGINEERS RIGHTS.  
 ©2021, WDA DESIGN GROUP, INC.

REV	DATE	DESCRIPTION	INIT.
A	02/15/21	INITIAL ISSUE	CB



**WDA DESIGN GROUP**  
 31 EAST MAIN STREET WESTBOROUGH, MA | 508.266.6552  
 WDA-09.COM

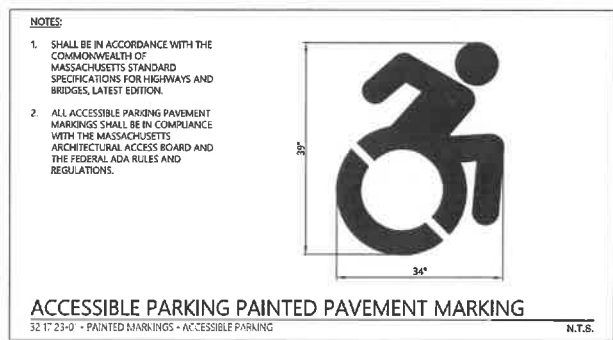
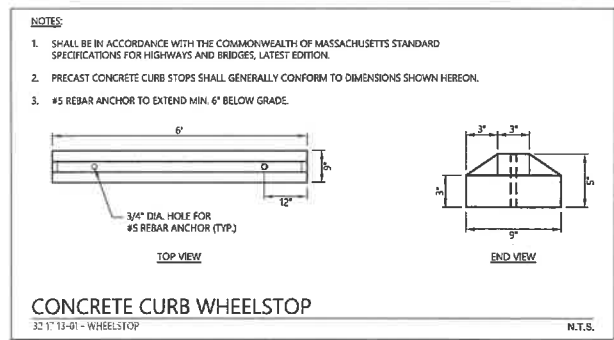
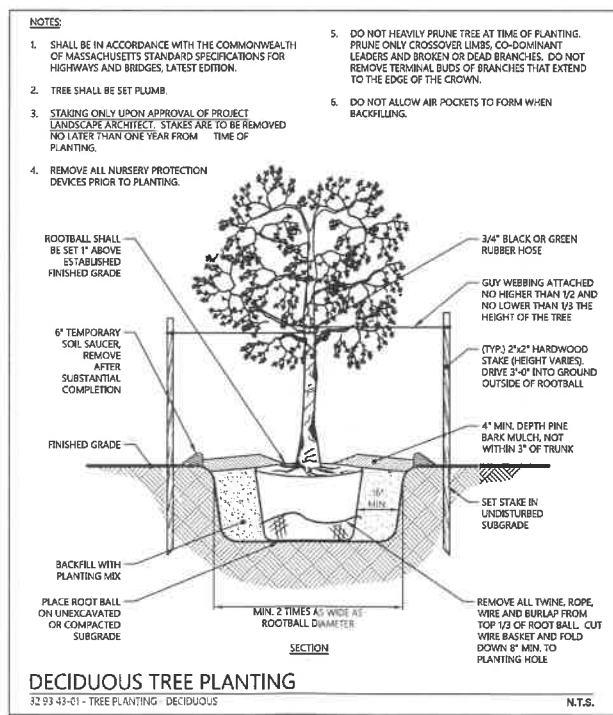
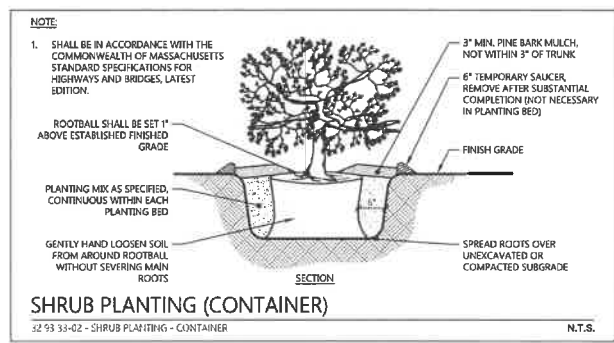
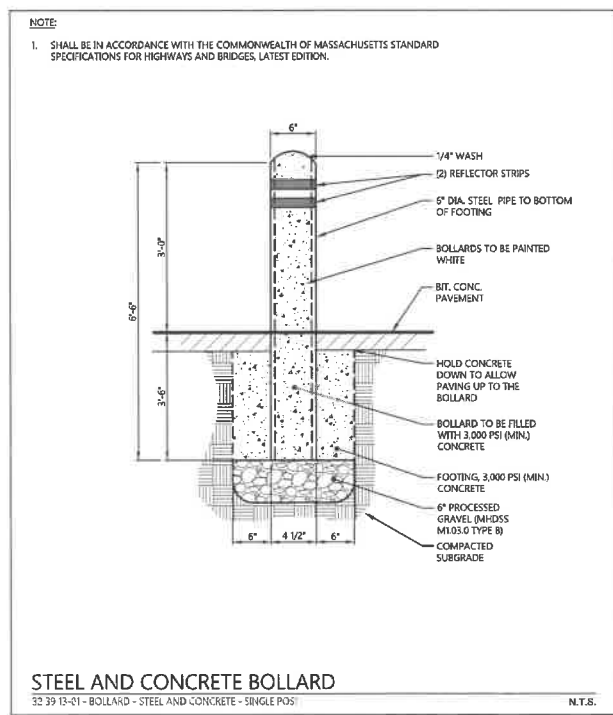
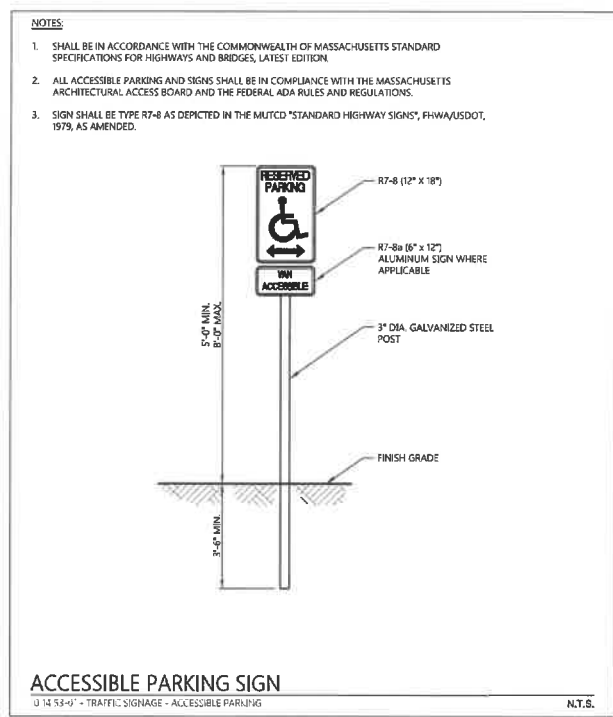
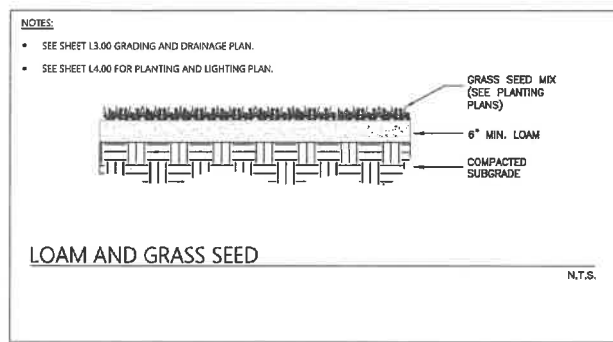
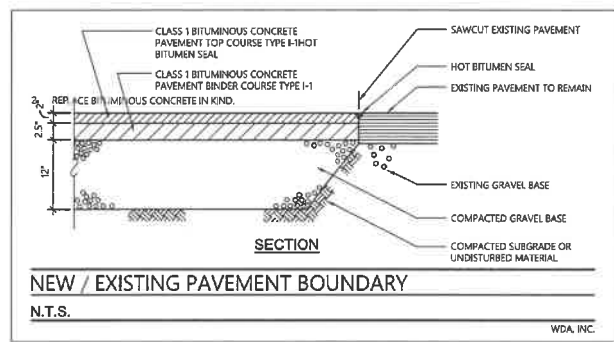
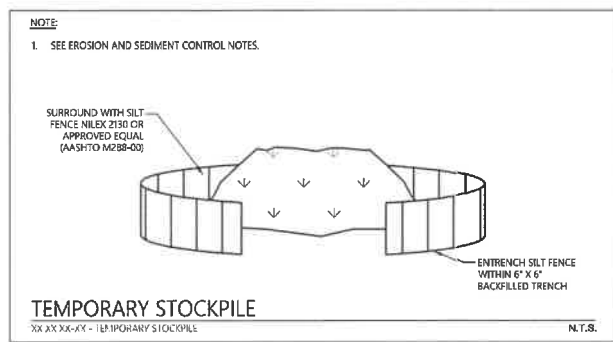
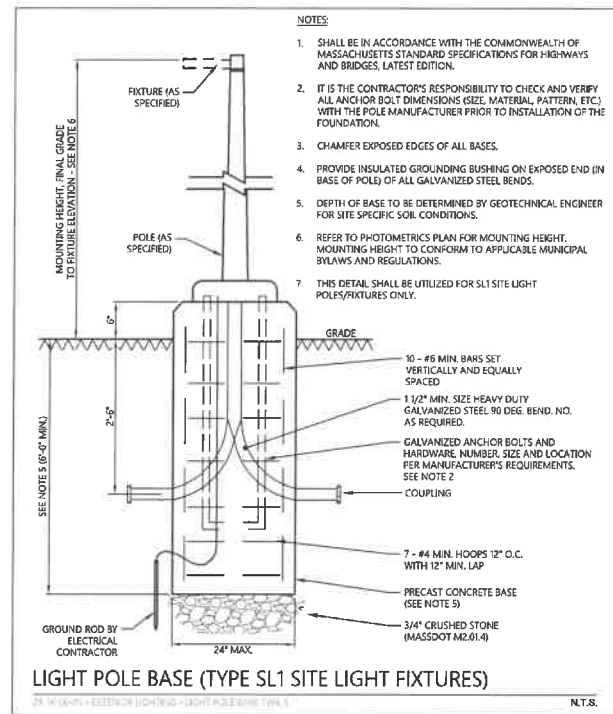
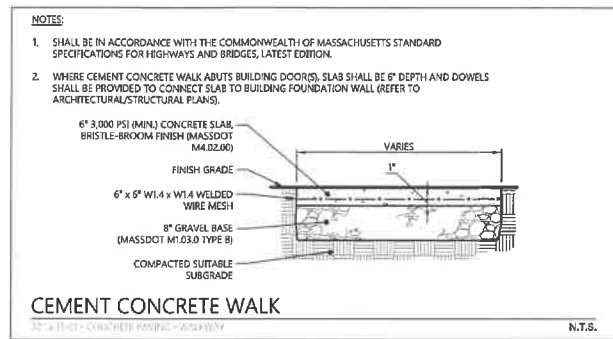
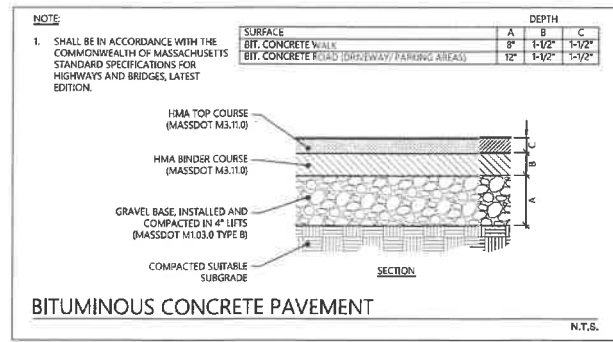
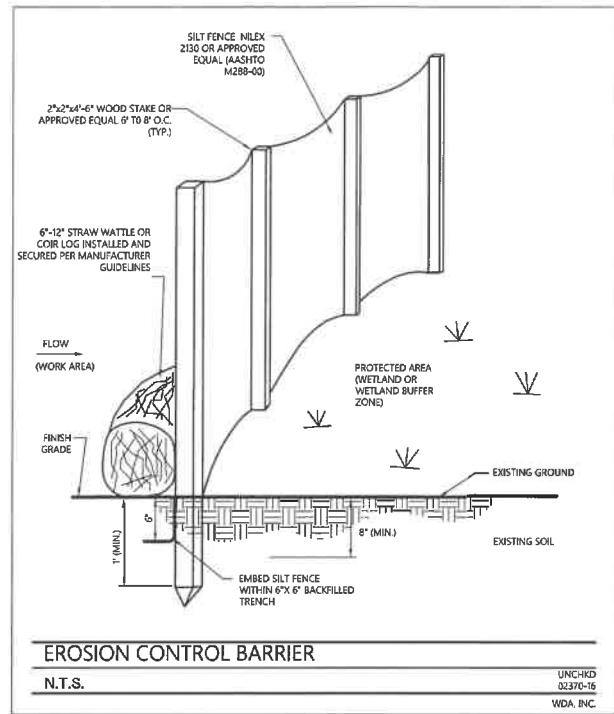
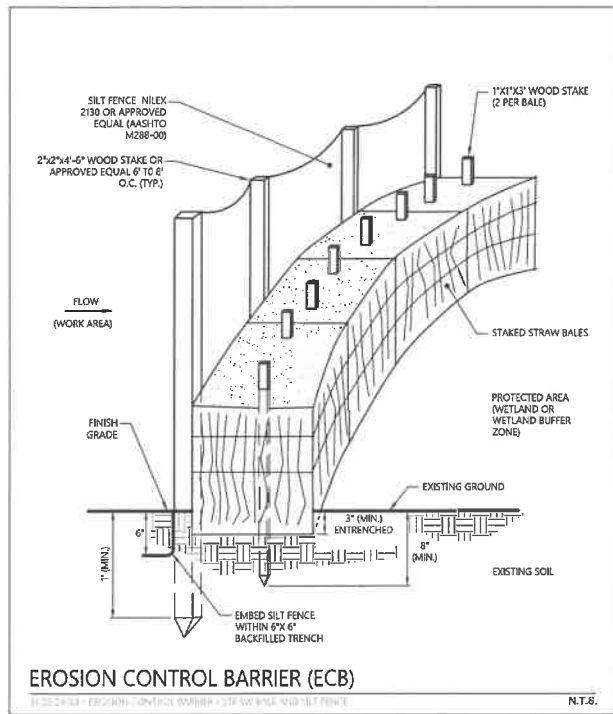
**OWNER:**  
 CANNAPRENEUR PARTNERS, LLC  
 110 Turnpike Road, Suite 114  
 Westborough, MA 01581

**PREPARED FOR:**  
 NOBLE MANNA, INC.  
 47 Milford Street  
 Mendon, MA 01756

**TITLE:**  
 PLANTING PLAN  
 47 MILFORD STREET  
 Mendon, MA  
 (Worcester County)

DATE:	02/15/21	SCALE:	1" = 20'
JOB NO.:	1074.02	RSCH. BY:	
FILE NO.:	1074400	FIELD BY:	
DRAWING NO.:	1074400	CALC. BY:	CSB
		DWN. BY:	CSB
		CHK'D. BY:	
		SHEET:	C3.00

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS ISSUED AS A CONSTRUCTION DRAWING BY WDA DESIGN GROUP.



**LOCUS-NTS**  
 THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF WDA DESIGN GROUP, INC. ITS USE BY THE OWNER FOR OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY FORBIDDEN. DISTRIBUTION IN CONNECTION WITH THIS PROJECT SHALL NOT BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ENGINEER'S RIGHTS.  
 ©2021, WDA DESIGN GROUP, INC.

REV	DATE	DESCRIPTION	INIT.
A	02/15/21	INITIAL ISSUE	CB

PREPARED BY:



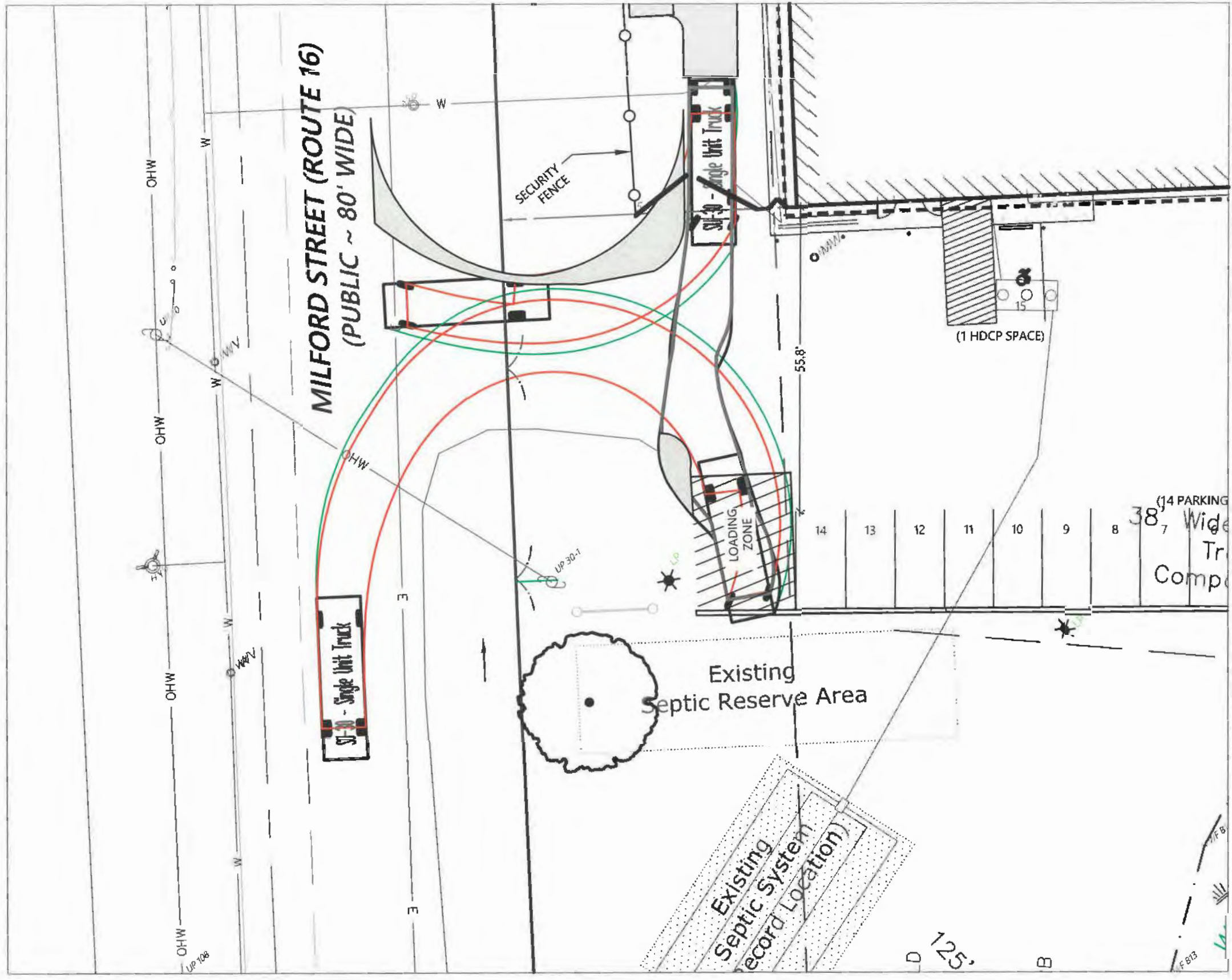
31 EAST MAIN STREET WESTBOROUGH, MA 1 508.366.6552  
 WDA-DG.COM

**OWNER:**  
**CANNAPRENEUR PARTNERS, LLC**  
 110 Turnpike Road, Suite 114  
 Westborough, MA 01581

**PREPARED FOR:**  
**NOBLE MANNA, INC.**  
 47 Milford Street  
 Mendon, MA 01756

**TITLE:**  
**DETAILS**  
 47 MILFORD STREET  
 Mendon, MA  
 (Worcester County)

DATE:	02/15/21	SCALE:	N.T.S.
JOB NO:	1074.02	RSCH. BY:	
FILE NO:	1074.02	FIELD BY:	
DRAWING NO:	1074.02	CALC. BY:	JLH
		DWN. BY:	JRW
		CHKD. BY:	
		SHEET:	C4.00



PREPARED BY:

TITLE: TRUCK TURNING MOVEMENT EXHIBIT  
47 Milford Street  
Mendon, MA

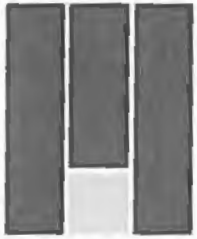
OWNER: CANNAPRENEUR PARTNERS, LLC  
110 Turnpike Road, Suite 114  
Westborough, MA

PREPARED FOR: NOBLE MANNA, INC.  
47 Milford Street  
Mendon, MA

DATE: 02/15/21 FILE NO.: 1074.02  
JOB NO.: 1074.02 DWG NO.: 107420M

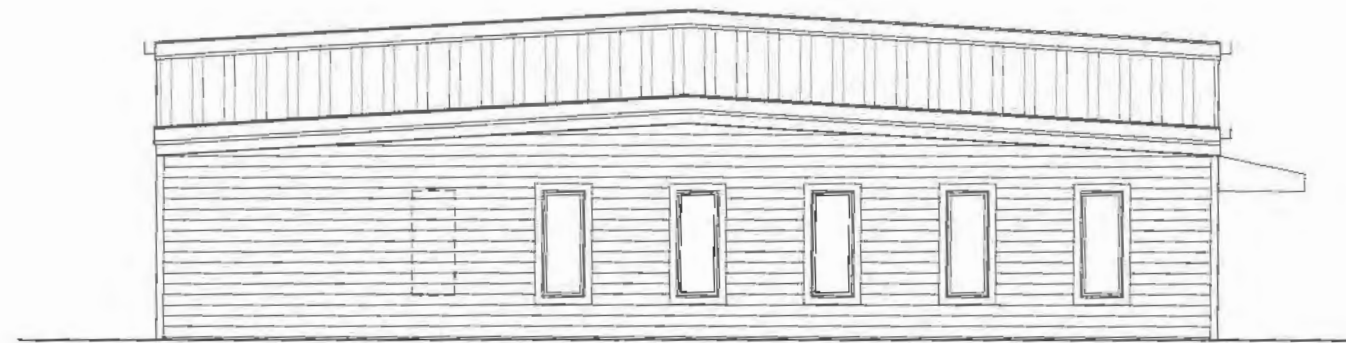


31 EAST MAIN STREET WESTBOROUGH, MA | 508.346.6552  
WDA-DG.COM



**McGeorge**  
Architecture Interiors

18 Fifth Avenue  
East Greenwich, Rhode Island 02818  
401.398.7604  
mcgeorgeai.com  
mollie@mcgeorgeai.com 401.215.3044  
matt@mcgeorgeai.com 401.215.8890



# MENDON DISPENSARY

47 MILLFORD STREET  
MENDON, MA, 01756

## PROJECT TEAM:

**CLIENT:**  
CANNAPRENEUR PARTNERS  
110 TURNPIKE ROAD  
WESTBOROUGH MA 01581

**ARCHITECT:**  
MCGEORGE ARCHITECTURE INTERIORS, LLC  
330 MAIN STREET SUITE 6  
EAST GREENWICH, RI 02818  
T: 401.398.7606

**ENGINEER:**  
C.E.S.  
128 CARNEGIE ROW  
SUITE 204  
NORWOOD, MA 02062

**CONTRACTOR:**  
VALIANT  
200 NORTH STREET  
NEW BEDFORD, MA 02740

## PROJECT SCOPE:

THE SCOPE IS GENERALLY DEFINED AS THE DESIGN AND CONSTRUCTION OF A NEW MEDICAL MARIJUANA DISPENSARY FACILITY WITH POSSIBLE FUTURE MANUFACTURING WITHIN AN EXISTING BUILDING LOCATED AT 47 MILLFORD STREET MENDON, MA 01756.

## DRAWING LIST:

### ARCHITECTURAL:

A0.0 COVER SHEET AND NOTES  
A0.1 GRAPHIC SYMBOLS, ABBREVIATIONS, AND NOTES  
A0.2 CODE PLAN AND NOTES

D1.1 FIRST FLOOR DEMOLITION PLAN AND NOTES  
A1.1 FIRST FLOOR PLAN AND NOTES  
A2.1 FIRST FLOOR REFLECTED CEILING PLAN AND NOTES  
A4.1 FINISH PLANS, SCHEDULE AND NOTES

A5.1 INTERIOR ELEVATIONS AND NOTES  
A5.2 BUILDING ELEVATIONS AND NOTES

A7.0 SCHEDULES

### ELECTRICAL:

E0.1 ELECTRICAL - LEGEND, SCHEDULES, & NOTES

### FIRE PROTECTION:

FA1.0 FIRE ALARM LOWER LEVEL FLOOR PLAN

### PLUMBING:

PO.1 PLUMBING - LEGEND, NOTES, & SCHEDULES

PROJECT

MENDON  
DISPENSARY  
47 MILLFORD STREET  
MENDON, MA 01756

CLIENT

CANNAPRENEUR PARTNERS  
110 TURNPIKE ROAD  
WESTBOROUGH, MA 01582

REVISION

NO.	DATE	DESCRIPTION
-----	------	-------------

DATE	AS NOTED	DRAWN BY	DATE	BY
01.07.21		JAM/HCS/SL	02.20.21	SL

COVER SHEET  
AND NOTES

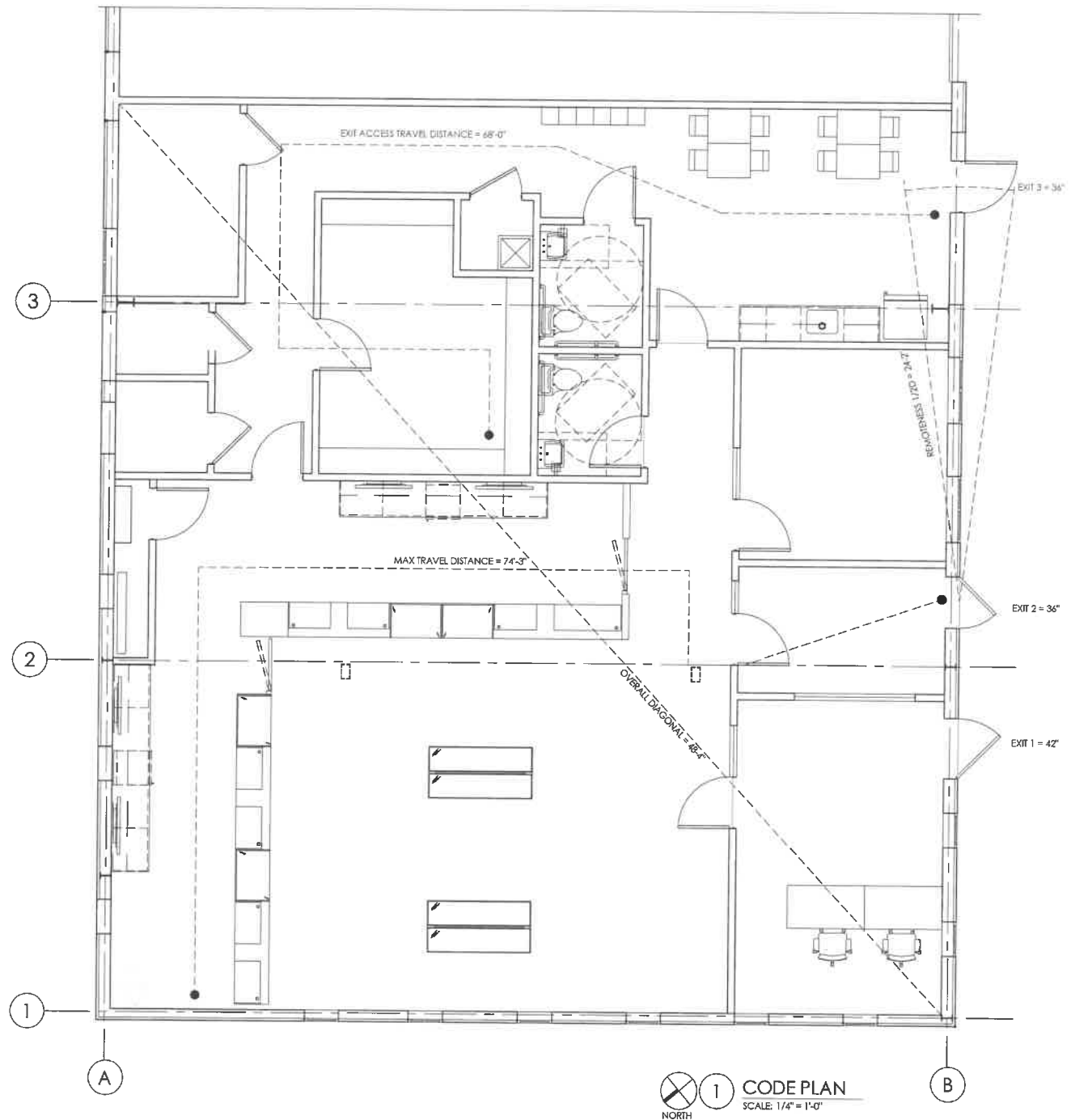
ISSUED FOR REVIEW

**A0.0**

ISSUED FOR REVIEW



BUILDING SUMMARY		
ITEM	ALLOWABLE/REQUIRED	PROPOSED/PROVIDED
USE GROUP: IBC-1 §304 & §306.2	GROUP M: MERCANTILE	GROUP M: DISPENSARY
BUILDING HEIGHT: IBC-1 §504.3 & §504.4	55'-0": 2 STORY ABOVE GRADE PLANE MAXIMUM MOS RESTRICTIVE (NS)	15'-6" MAXIMUM; 1 STORY ABOVE GRADE PLAN
BUILDING AREA: IBC-1 TABLE 506.2	12,500 SF (FOR UNSPRINKLERED BUILDINGS)	2,544 SF DISPENSARY SPACE 7,245 ENTIRE BUILDING
SEPARATION OF OCCUPANCIES: IBC-1 §508.4	NO SEPARATION REQUIRED BETWEEN MAIN 'M' AND ACCESSORY 'B' AND 'S' OCCUPANCIES.	
CONSTRUCTION TYPE: IBC-1 §602.2	TYPE 2B: UNPROTECTED STEEL	
FIRE PROTECTION SYSTEMS:	THE BUILDING IS NOT PROTECTED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM. THE G.C. SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS PER NFPA 10 REQUIREMENTS PROVIDE 1 FIRE EXTINGUISHERS AT LOCATIONS INDICATED W/ FE DESIGNATION	
OCCUPANT LOAD SUMMARY		
DESIGN OCCUPANT LOAD: IBC-1 TABLE 1004.1.2	M OCCUPANCY: 2,544 GSF ÷ 60 = 43 OCCUPANTS	ACTUAL ANTICIPATED OCCUPANCY: • 15 EMPLOYEES
PLUMBING FIXTURES CALCULATIONS: 248 CMR §10.10, TABLE 1	<b>'M' OCCUPANCY:</b> • TOILETS: 1 PER 20 EMPLOYEES, EACH MEN AND WOMEN 8 MEN ÷ 20 = (1) REQ'D 8 WOMEN ÷ 20 = (1) REQ'D  • LAVATORIES: 1 PER 20 EMPLOYEES, EACH MEN & WOMEN 8 MEN ÷ 20 = (1) REQ'D 8 WOMEN ÷ 20 = (1) REQ'D  • SHOWERS: NOT REQUIRED • SERVICE SINKS: (1) REQUIRED • DRINKING FOUNTAINS: NOT REQUIRED	<b>TOTAL PROVIDED FIXTURES:</b> • TOILETS: (2) WATER CLOSETS TOTAL PROVIDED (1) MEN'S TOILET (NO URINALS) (1) WOMEN'S TOILET  • LAVATORIES: (2) LAVATORIES TOTAL PROVIDED (1) @ MEN'S RESTROOM (1) @ WOMEN'S RESTROOM  • SHOWERS: N.A. • SERVICE SINKS: 1 PROVIDED • DRINKING FOUNTAINS: NONE PROVIDED
MEANS OF EGRESS SUMMARY		
MEANS OF EGRESS SIZING: IBC-1 §1005.3.1 (STAIRWAYS) §1005.3.2 (OTHER)	STAIRWAYS: N.A. - THERE ARE NO STAIRWAYS IN THIS BUILDING.  OTHER: 45 OCCUPANTS X 0.2' PER PERSON = 8.6" WIDE REQ'D	STAIRWAYS: N.A.  OTHER: (4) DOORS @ 36" WIDE EACH = 144" PROVIDED > 8.6" REQ'D
NUMBER OF EXITS: IBC-1 TABLE §1006.3.1	(2) EXITS REQUIRED PER STORY: • 1 < OCCUPANT LOAD PER STORY < 500	(4) EXITS PROVIDED, ALL AT LEVEL OF EXIT DISCHARGE
COMMON PATH OF TRAVEL DISTANCE: IBC-1 TABLE 1006.2.1	75'-0" MAXIMUM COMMON PATH OF TRAVEL FROM SPACES WITH OCCUPANT LOAD < 49 AND A SINGLE MEANS OF EGRESS IN AN UNSPRINKLERED BUILDING. ALL SPACES WITH A SINGLE EXIT MEET LISTED CRITERIA. ANY SPACE WITH OCCUPANT LOADS > 49 ARE PROVIDED WITH TWO MEANS OF EGRESS.	
EXIT REMOTENESS: IBC-1 §1007.1.1	OVERALL DIAGONAL: 100'-8" ÷ 2 = 50'-4" MIN. SEPARATION	PROVIDED EXIT SEPARATION DISTANCES: 87'-8" > 50'-4"
EXIT ACCESS TRAVEL DISTANCE: IBC-1 TABLE 1017.2	M = 200'-0" DISTANCES BASED UPON UNSPRINKLERED BUILDING REQUIREMENTS.	74'-3" SEE PLAN ONLY LONGEST TRAVEL DISTANCE SHOWN. SEE PLAN FOR PATH SHOWN THUS:  ● TRAVEL DISTANCE ●
DEAD ENDS: IBC-1 §1020.4	MAXIMUM ALLOWABLE DEAD END = 20'-0"	DEAD END: NONE PROVIDED
EXIT SIGNS, LIGHTS, AND EMERGENCY LIGHTING:	EXIT SIGNS AND LIGHTS SHALL COMPLY WITH SECTION 1011, MEC, AND NEC. MEANS OF EGRESS AND EMERGENCY LIGHTING SHALL COMPLY WITH SECTION 1006, MEC, AND NEC. THE GENERAL CONTRACTOR AND THE ELECTRICAL SUBCONTRACTOR SHALL CONFORM TO THE MASSACHUSETTS STATE BUILDING CODE AND COORDINATE WITH THE CITY OF CHICOPEE INSPECTIONAL SERVICES DEPARTMENT AND FIRE DEPARTMENT FOR FINAL LOCATIONS OF CONTROLS, EXIT SIGNS, LIGHTING, EMERGENCY LIGHTING, ETC.	
FIRE ALARM AND DETECTION SYSTEMS:	THE GENERAL CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL CONFORM TO THE REQUIREMENTS OF THE 2015 IBC AND AS AMENDED BY MASSACHUSETTS STATE BUILDING CODE 9TH EDITION AND COORDINATE WITH THE CITY OF CHICOPEE FIRE DEPARTMENT FOR ALL FIRE ALARM/DETECTORS/ SYSTEMS REQUIREMENTS PRIOR TO BIDDING/COMMENCING WORK.	
GENERAL CODE INFORMATION		
THE BUILDING RENOVATION SHALL BE IN COMPLIANCE WITH THE FOLLOWING:		
<ul style="list-style-type: none"> <li>MASSACHUSETTS STATE BUILDING CODE 9TH EDITION, 780 CMR</li> <li>MASSACHUSETTS FIRE PREVENTION AND ELECTRICAL REGULATIONS, 527 CMR</li> <li>MASSACHUSETTS ACCESSIBILITY REGULATIONS, 521 CMR</li> <li>MASSACHUSETTS PLUMBING REGULATIONS, 248 CMR</li> <li>2015 INTERNATIONAL BUILDING CODE, IBC</li> <li>2015 INTERNATIONAL EXISTING BUILDING CODE, IIBC</li> <li>2015 INTERNATIONAL ENERGY CONSERVATION CODE, IECC</li> <li>2015 INTERNATIONAL MECHANICAL CODE, IMC</li> <li>2015 INTERNATIONAL FIRE CODE, IFC</li> </ul>	<b>PROJECT SCOPE:</b> THE SCOPE IS GENERALLY DEFINED AS THE GUT RENOVATION OF THE EXISTING AUTOMOTIVE REPAIR SHOP INTO A NEW CANNABIS DISPENSARY INCLUDING ALL SITEWORK.  <b>GENERAL NOTES:</b> THE OWNER SHALL BE RESPONSIBLE FOR ALL STATE POLICE APPLICATIONS, INSPECTIONS, PERMITTING, ETC. THAT SHALL NOT BE THE RESPONSIBILITY OF THE ARCHITECT.	



**1** CODE PLAN  
SCALE: 1/4" = 1'-0"  
NORTH

**McGeorge**  
Architecture Interiors

18 Fifth Avenue  
East Greenwich, Rhode Island 02818  
401.398.7606  
mcgeorgeai.com  
matthew@mcgeorgeai.com 401.215.0749 c  
rebecca@mcgeorgeai.com 401.215.0649 c

PROJECT:  
**MENDON DISPENSARY**  
47 MILFORD STREET  
MENDON, MA 01756

CLIENT:  
CANNAPRENEUR PARTNERS  
110 TURNPIKE ROAD  
WESTBOROUGH, MA 01582

REVISIONS:		
NO.	DATE	DESCRIPTION

SCALE: AS NOTED  
DATE: 01.07.21  
DRAWN BY: MM/HC/SL  
JOB NO.: 2020-69

TITLE:  
**CODE SUMMARY AND NOTES**

DWG NO.:  
**A0.2**  
ISSUED FOR REVIEW

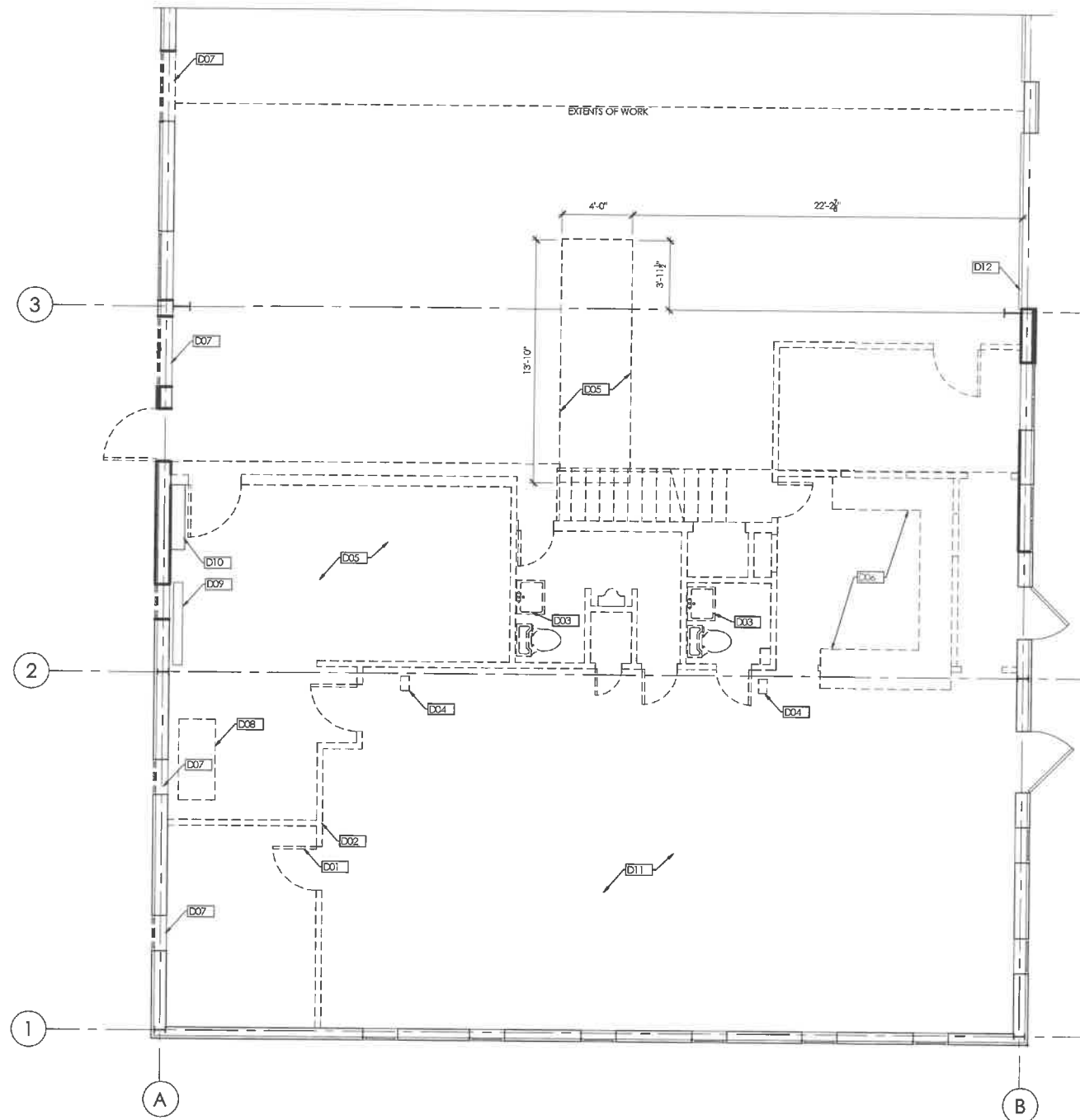


**GENERAL DEMOLITION PLAN NOTES**

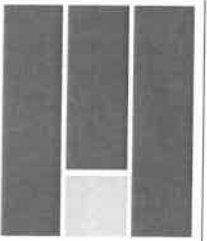
1. IT IS THE INTENT TO GUT RENOVATE THE EXISTING SPACE. G.C. SHALL CARRY DEMOLITION OF ALL INTERIOR NON STRUCTURAL ITEMS WHETHER EXPLICITLY INDICATED OR NOT.

**KEYED DEMOLITION PLAN NOTES**

- D01** DEMOLISH EXISTING DOOR, FRAME, AND HARDWARE IN ITS ENTIRETY TYP.
- D02** DEMOLISH EXISTING PARTITIONS AND ALL APPURTENANCES IN THEIR ENTIRETY TYPICAL.
- D03** DEMOLISH ALL EXISTING PLUMBING FIXTURES INCLUDING SUPPLY AND WASTE LINES BACK TO A REASONABLE POINT OF TERMINATION, CAP AND OTHERWISE MAKE SAFE.
- D04** IT IS THE DESIGN INTENT TO DEMOLISH THESE POSTS. IT IS UNCLEAR AT THE MOMENT WHETHER THE ARE STRUCTURAL REQUIRED FOR THE BUILDING OR ONLY THE MEZZANNINE. CONDUCT SITE MEETING AFTER ALL ITEMS ARE DEMOLISHED.
- D05** EXTENTS OF TRENCHING FOR NEW SANITARY LINES VIF AND REVIEW WITH PLUMBING DRAWINGS.
- D06** DEMOLISH ALL MILLWORK IN ITS ENTIRETY.
- D07** PROVIDE PRICING TO REMOVE AND INFILL EXISTING WINDOWS WITH CONSTRUCTION TO MATCH EXISTING.
- D08** REMOVE AND RELOCATE OR PROVIDE NEW OIL TANK BOILER, FURNACE ETC. REFER TO MEP DRAWINGS.
- D09** EXISTING WATER SERVICE TO REMAIN
- D10** EXISTING ELECTRICAL SERVICE TO REMAIN, REFER TO ELECTRICAL DRAWINGS FOR NEW PANEL AND DISTRIBUTION.
- D11** DEMOLISH ALL EXISTING CEILINGS, LIGHTING, FLOOR FINISHES, AND WALL BASE.
- D12** DEMOLISH EXISTING OVERHEAD DOOR IN ITS ENTIRETY, PREPARE OPENING TO RECEIVE INFILL.



**1 DEMOLITION PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH



**McGeorge**  
Architecture Interiors

18 Fifth Avenue  
East Greenwich, Rhode Island 02818  
401.398.7606  
mcgeorgeai.com  
matthew@mcgeorgeai.com 401.215.0749 c  
rebecca@mcgeorgeai.com 401.215.0869 c

PROJECT:

**MENDON DISPENSARY**  
47 MILFORD STREET  
MENDON, MA 01756

CLIENT:

**CANNAPRENEUR PARTNERS**  
110 TURNPIKE ROAD  
WESTBOROUGH, MA 01582

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE: AS NOTED  
DATE: 01.07.21

DRAWN BY: MM/HC/SL  
JOB NO.: 2020-69

**DEMOLITION PLAN AND NOTES**

DRWG NO.:

**D1.1**

ISSUED FOR REVIEW

**GENERAL PLAN NOTES**

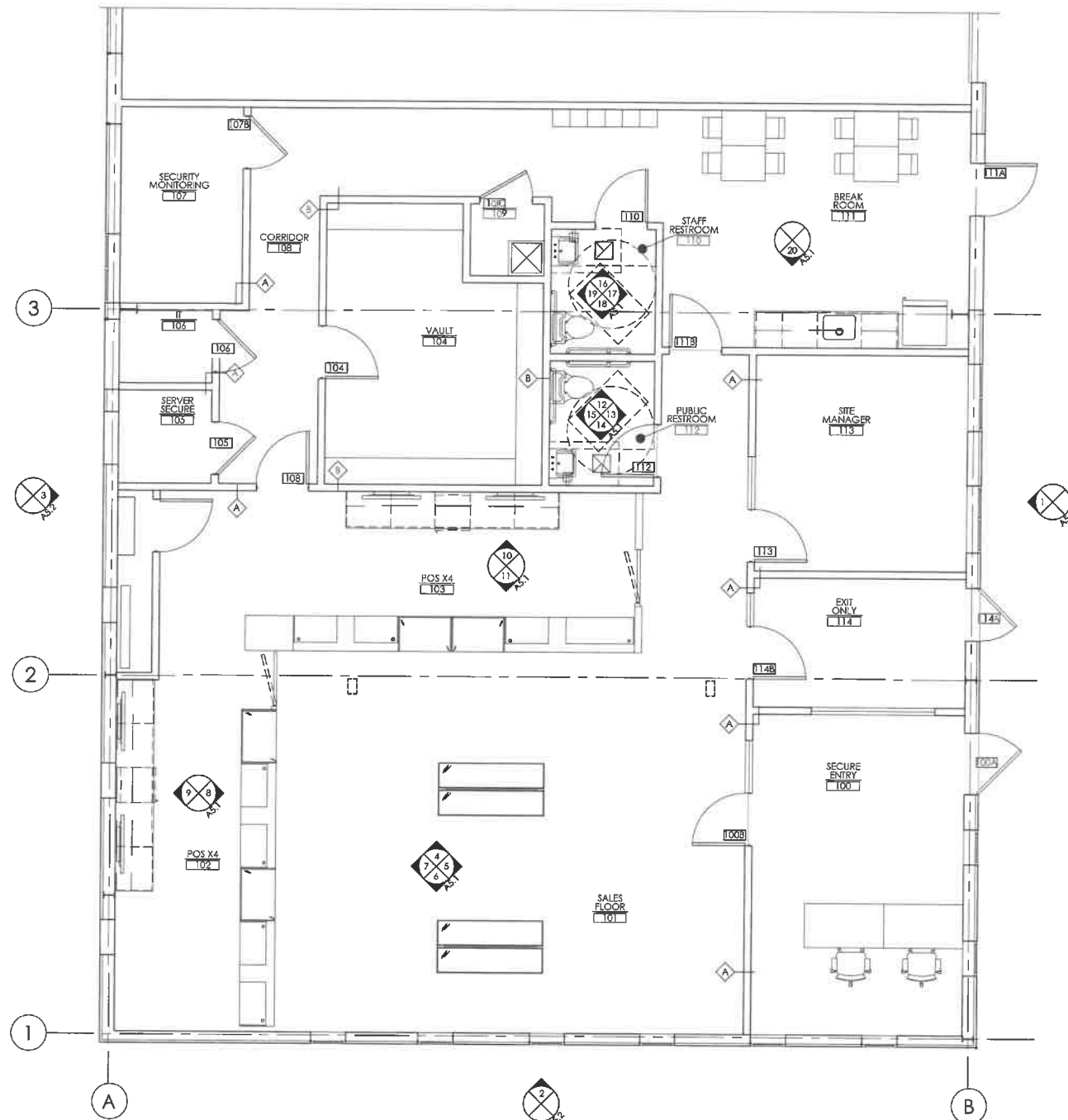
1. GENERAL PLAN NOTE HERE.
2. GENERAL PLAN NOTE HERE.

**KEYED FLOOR PLAN NOTES**

- C01** TYPE NOTE HERE.
- C02** TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE.
- C03** TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE.

**WALL TYPES**

- A** NON-RATED EXTERIOR WALL ASSEMBLY:  
2x6 WOOD STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD INTERIOR SIDE AND 1-1/2" INSULATED ZIP SHEATHING, 1-3/4" AIR SPACE AND 3 5/8" MASONRY EXTERIOR VENEER. SEE EXTERIOR WALL DETAILS FOR GRAPHIC SECTION.
- B** 1-HOUR RATED EXTERIOR WALL ASSEMBLY IUL U305:  
2x6 WOOD STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD INTERIOR SIDE AND 5/8" DENSGLOSS FIREGUARD SHEATHING, 1-1/2" INSULATED ZIP SHEATHING, 1-1/8" AIR SPACE AND 3 5/8" MASONRY EXTERIOR VENEER. EXTEND ENTIRE SYSTEM FROM SLAB LEVEL TO TOP OF PARAPET TO ENSURE INTEGRITY OF RATING FOR ENTIRETY OF WALL SYSTEM. SEE EXTERIOR WALL DETAILS FOR GRAPHIC SECTION.
- C** STEEL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE. PROVIDE SOUND ATTENUATION BATTS IN CAVITY. EXTEND ENTIRE ASSEMBLY TO DECK AND SEAL. PROVIDE DEFLECTION TRACK AT HEAD.



**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH

**McGeorge**  
Architecture Interiors  
18 Fifth Avenue  
East Greenwich, Rhode Island 02818  
401.398.7606  
mcgeorgeai.com  
matthew@mcgeorgeai.com 401.215.0749 c  
rebecca@mcgeorgeai.com 401.215.0689 c

PROJECT:  
**MENDON DISPENSARY**  
47 MILFORD STREET  
MENDON, MA 01756

CLIENT:  
CANNAPRENEUR PARTNERS  
110 TURNPIKE ROAD  
WESTBOROUGH, MA 01582

REVISIONS:		
NO.	DATE	DESCRIPTION

SCALE: AS NOTED	DRAWN BY: MM/HC/SL
DATE: 01.07.21	JOB NO. NO. 2020-69

TITLE:  
**FLOOR PLAN AND NOTES**

DWG NO. 1:  
**A1.1**

ISSUED FOR REVIEW

**GENERAL CEILING NOTES**

- 1. GENERAL CEILING NOTE HERE.
- 2. GENERAL CEILING NOTE HERE.

**GENERAL LIGHTING NOTES**

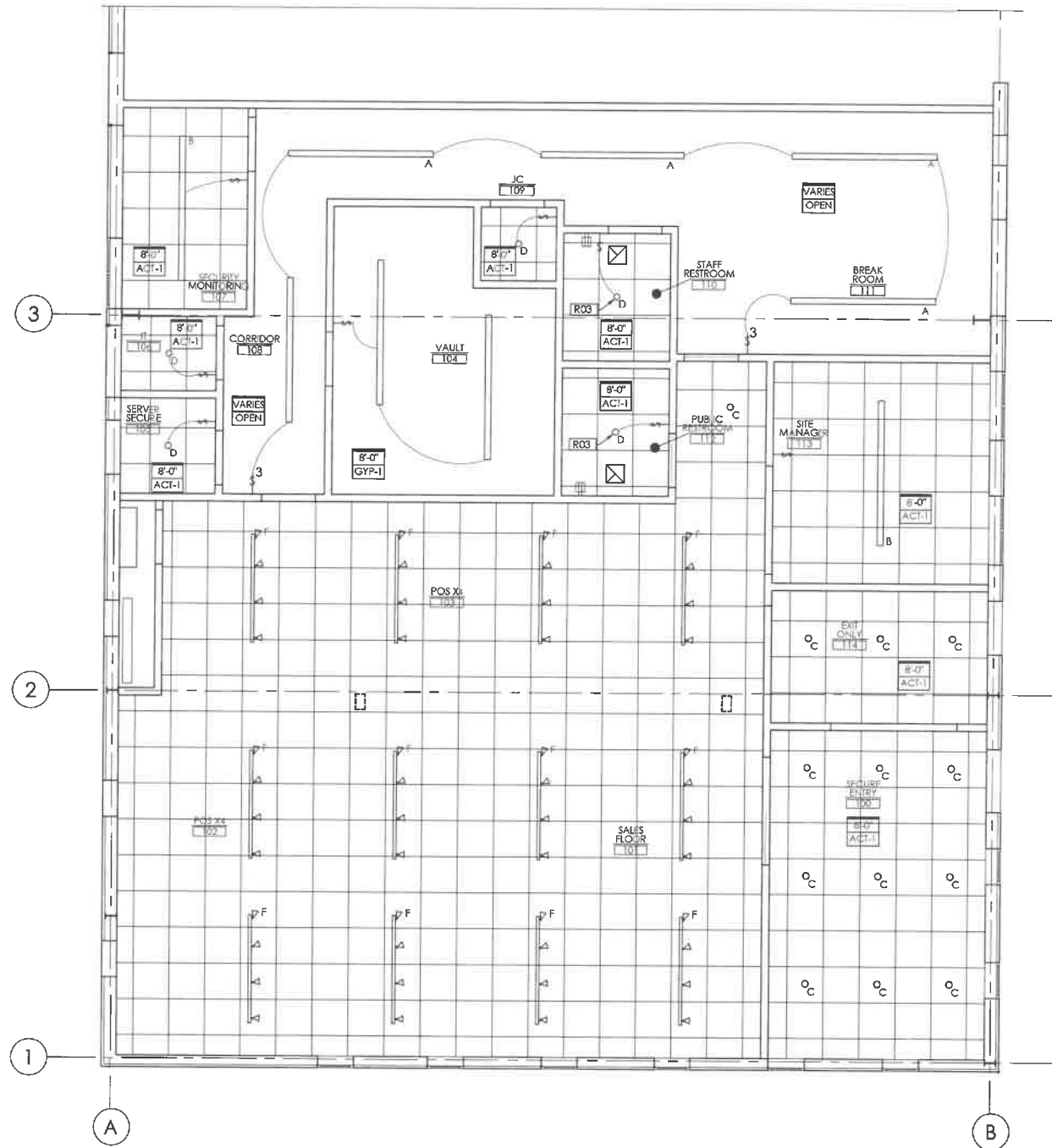
- 1. CARRY ALL INTERIOR SWITCHES AS DIMMABLE.
- 2. PROVIDE PHOTOCELL AND TIMER FOR ALL EXTERIOR LIGHTING

**KEYED CEILING PLAN NOTES**

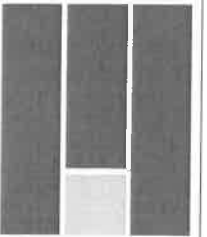
- RO1** TYPE NOTE HERE.
- RO2** TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE.
- RO3** TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE.

**GENERAL CEILING FINISHES**

- GYP-1** GYPSUM BOARD CEILING OVER FRAMING PROVIDE STEEL MESH UNDER
- ACT-1** GYPSUM TAPE PRIME AND PAINT
- SEE FINISH SCHEDULE FOR SPECIFICATION



**1 REFLECTED CEILING PLAN**  
SCALE: 1/4" = 1'-0"



**McGeorge**  
Architecture Interiors  
18 Fifth Avenue  
East Greenwich, Rhode Island 02818  
401.398.7606  
mcgeorgeai.com  
matthew@mcgeorgeai.com 401.215.0749 c  
rebecca@mcgeorgeai.com 401.215.0088 c

PROJECT:

**MENDON DISPENSARY**  
47 MILFORD STREET  
MENDON, MA 01756

CLIENT:

**CANNAPRENEUR PARTNERS**  
110 TURNPIKE ROAD  
WESTBOROUGH, MA 01582

REVISED:	NO.	DATE	DESCRIPTION

SCALE:	AS NOTED	DRAWN BY:	MMJ/HCS/SL
DATE:	01.07.21	JOB NO.:	2020-69

TITLE:  
**REFLECTED CEILING PLAN AND NOTES**

DWG NO.:

**A2.1**

ISSUED FOR REVIEW

**GENERAL FINISH PLAN NOTES**

- GENERAL FINISH NOTE HERE
- GENERAL FINISH NOTE HERE.

**KEYED FINISH PLAN NOTES**

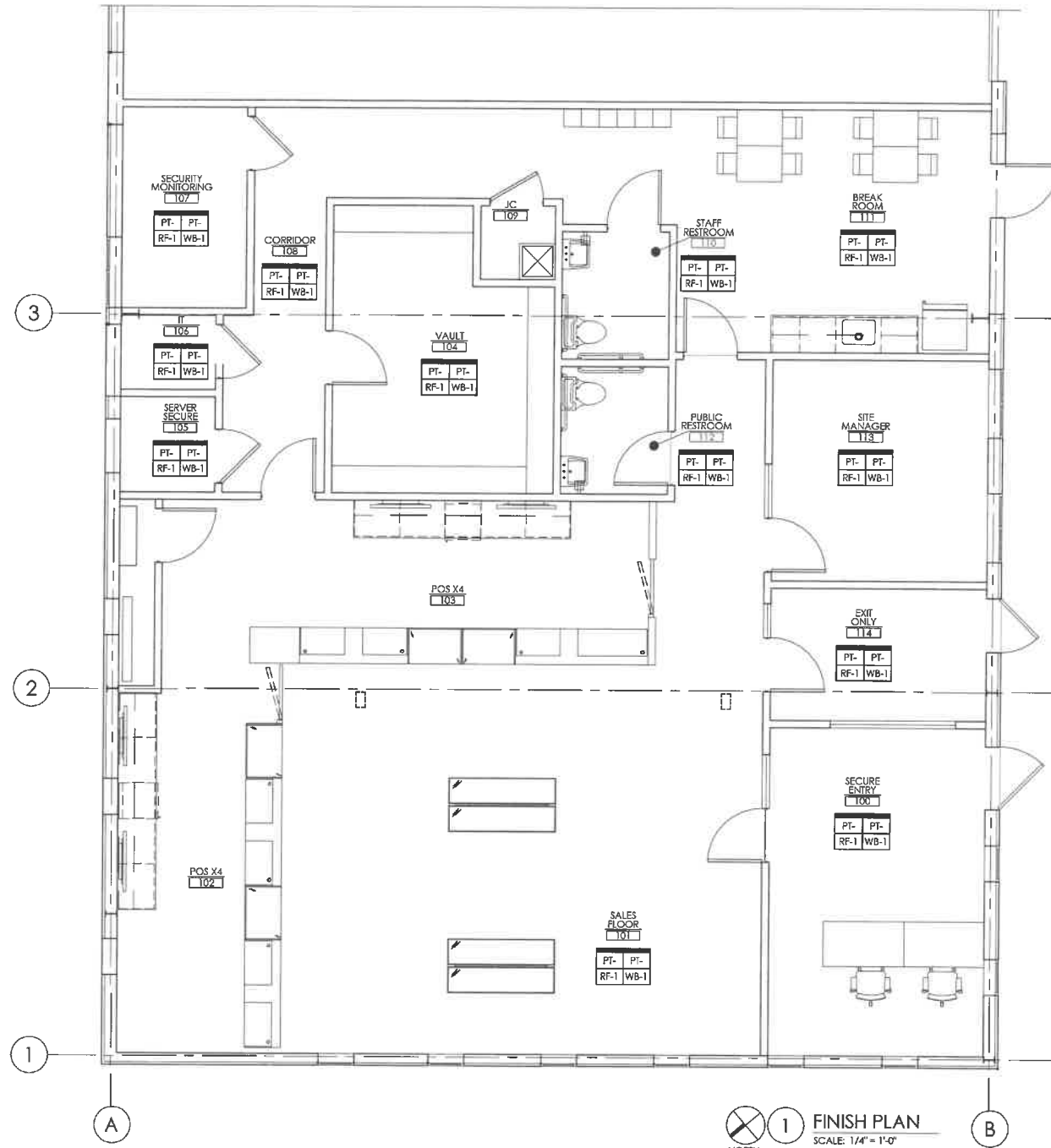
- FO1 TYPE NOTE HERE.  
 FO2 TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE.  
 TYPE NOTE HERE.  
 FO3 TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE.  
 TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE. TYPE NOTE HERE.  
 TYPE NOTE HERE. TYPE NOTE HERE.

**FINISH SCHEDULE**

KEY	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR/FINISH	REMARKS
ACT-1	ACOUSTICAL CEILING TILE	CERTAINTEED	2X2, SYMPHONY M	WHITE	NARROW REVEAL CORNER BEVEL 9/16" GRID
CPT-1	CARPET TILE	TBD	PROVIDE ALLOWANCE \$35/SQYD INSTALLED		
CT-1	PORCELAIN WALL PANEL GROUT	CROSSVILLE	LAMINAM 3+, 1M x 3M, OXIDE	BIANCO, L3439, 1M3M	REFER TO ELEVATIONS FOR DIRECTION
CT-2	PORCELAIN WALL TILE GROUT	GEN ROSE STONE & TILE	ASPIRE, 4X12 FIELD	GRIS	REFER TO ELEVATIONS FOR DIRECTION
PL-1	PLASTIC LAMINATE	FORMICA	HPL, MATTE FINISH	GRAPHITE, 837-58	
PL-2	PLASTIC LAMINATE	NEVAMAR	HPL, TEXTURED FINISH	PENNY LANE, AT7500-TL	
PL-3	PLASTIC LAMINATE	TBD	HPL	TBD	
PL-4	PLASTIC LAMINATE	TBD	HPL	TBD	
PT-1	GENERAL PAINT COLOR	SHERWIN WILLIAMS	TBD	TBD	
PT-2	TRIM PAINT COLOR	SHERWIN WILLIAMS	TBD	TBD	
PT-3	SOFFIT PAINT COLOR	SHERWIN WILLIAMS	TBD	TBD	
PT-4	GENERAL PAINT COLOR	SHERWIN WILLIAMS	TBD	TBD	
PT-5	RESTROOM PAINT COLOR	SHERWIN WILLIAMS	TBD	TBD	
PT-6	ACCENT PAINT	SHERWIN WILLIAMS	TBD	TBD	
PT-7	DOOR PAINT COLOR	SHERWIN WILLIAMS	TBD	TBD	
RF-1	RESILIENT TILE FLOORING	MOHAWK GROUP	MOLVENO STONES	CITYSCAPE, 988	DIRECTION TBD
SS-1	ENGINEERED STONE	TBD	TBD	TBD	
SS-2	ENGINEERED STONE	COLORQUARTZ	3CM THICK	GLACIER CQ749	PENCIL EDGE TOP, SQUARE BOTTOM
ST-1	STAIN COLOR	TO MATCH DESIGNERS SAMPLE			
TS-1	TRANSITION STRIP	JOHNSONITE	SLIMLINE	TBD	LVT TO CPT
WB-1	RUBBER BASE	JOHNSONITE	4" COVE BASE	TBD	INSTALL FROM 120" ROLL
WC-1	WALLCOVERING	DL COUCH	PETRA	CHALK, L2-PT-05	REFER TO ELEVATIONS FOR LOCATION
WD-1	3/4" X 5' QUATERSAWN OAK	UNFINISHED		STAINED TO MATCH SAMPLE	LENGTHS TO RANGE MIN. 4' TO 12' MAX.

**GENERAL FINISH NOTES**

- REFER TO FINISH PLAN AND ELEVATIONS IN CONJUNCTION FOR FULL DESCRIPTION OF FINISH EXTENTS.



**1 FINISH PLAN**  
 SCALE: 1/4" = 1'-0"  
 NORTH

**McGeorge**  
 Architecture Interiors  
 18 Fifth Avenue  
 East Greenwich, Rhode Island 02818  
 401.398.7606  
 mcgeorgeai.com  
 matthew@mcgeorgeai.com 401.215.0749 c  
 rebecca@mcgeorgeai.com 401.215.0849 c

PROJECT:  
**MENDON DISPENSARY**  
 47 MILFORD STREET  
 MENDON, MA 01756

CLIENT:  
 CANNAPRENEUR PARTNERS  
 110 TURNPIKE ROAD  
 WESTBOROUGH, MA 01582

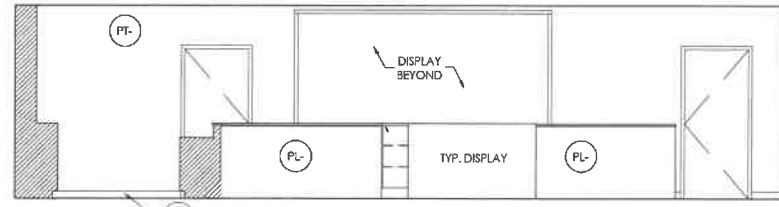
REVISIONS:

NO.	DATE	DESCRIPTION

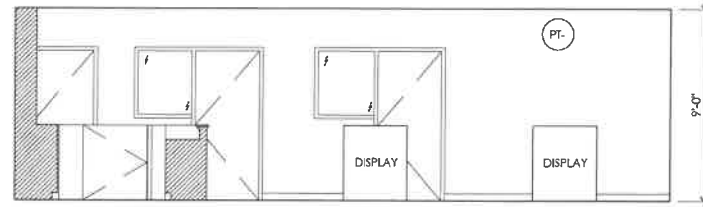
SCALE: AS NOTED DRAWN BY: MM/H/C/SL  
 DATE: 01.07.21 JOB NO.: 2020-69

TITLE:  
**FINISH PLAN AND NOTES**

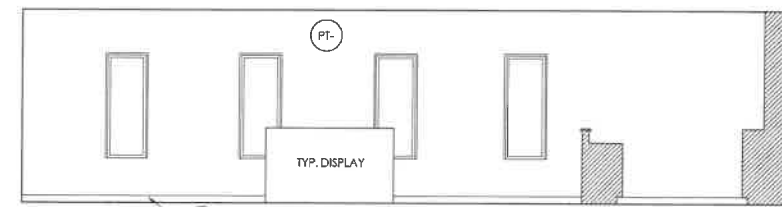
DWG NO.:  
**A4.1**  
 ISSUED FOR REVIEW



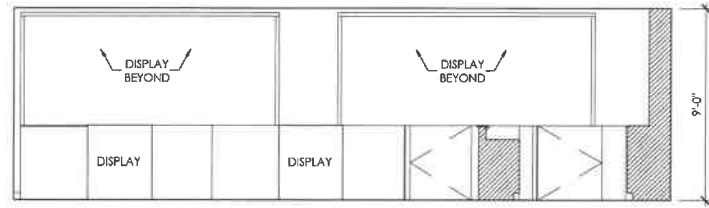
4 SALES FLOOR 101  
SCALE: 1/4"=1'-0"



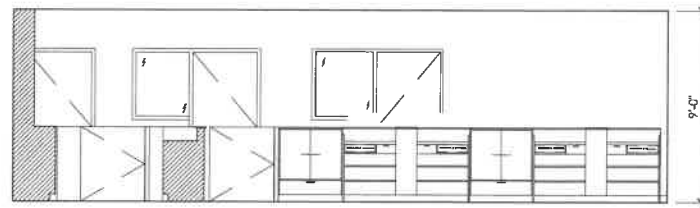
5 SALES FLOOR 101  
SCALE: 1/4"=1'-0"



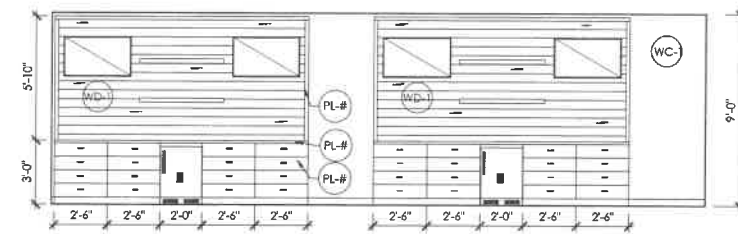
6 SALES FLOOR 101  
SCALE: 1/4"=1'-0"



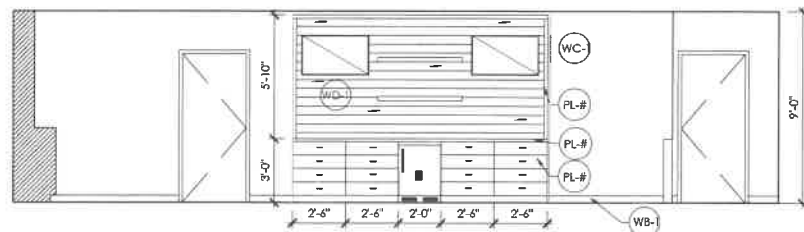
7 SALES FLOOR 101  
SCALE: 1/4"=1'-0"



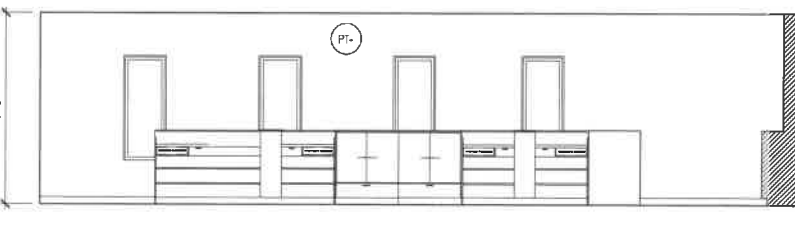
8 POS X4 102  
SCALE: 1/4"=1'-0"



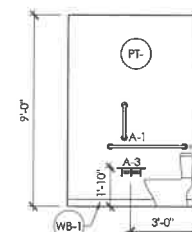
9 POS X4 102  
SCALE: 1/4"=1'-0"



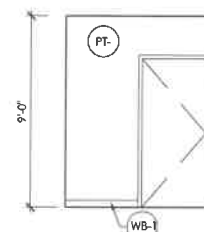
10 POS X4 103  
SCALE: 1/4"=1'-0"



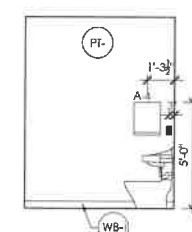
11 POS X4 103  
SCALE: 1/4"=1'-0"



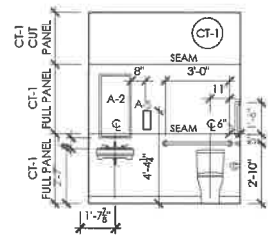
12 UNISEX 112  
SCALE: 1/4"=1'-0"



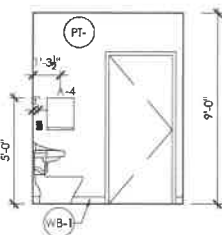
13 UNISEX 112  
SCALE: 1/4"=1'-0"



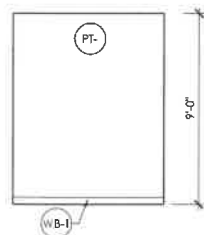
14 UNISEX 112  
SCALE: 1/4"=1'-0"



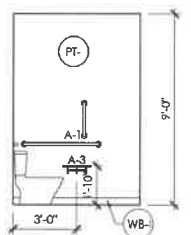
15 UNISEX 112  
SCALE: 1/4"=1'-0"



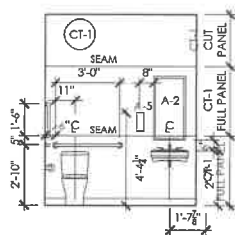
16 UNISEX 110  
SCALE: 1/4"=1'-0"



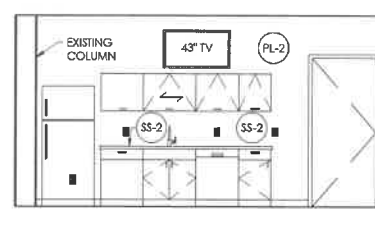
17 UNISEX 110  
SCALE: 1/4"=1'-0"



18 UNISEX 110  
SCALE: 1/4"=1'-0"



19 UNISEX 110  
SCALE: 1/4"=1'-0"



20 BREAK ROOM 111  
SCALE: 1/4"=1'-0"

PROJECT:

MENDON  
DISPENSARY  
47 MILFORD STREET  
MENDON, MA 01756

CLIENT:

CANNAPRENEUR PARTNERS  
110 TURNPIKE ROAD  
WESTBOROUGH, MA 01582

REVISIONS:

NO.	DATE	DESCRIPTION

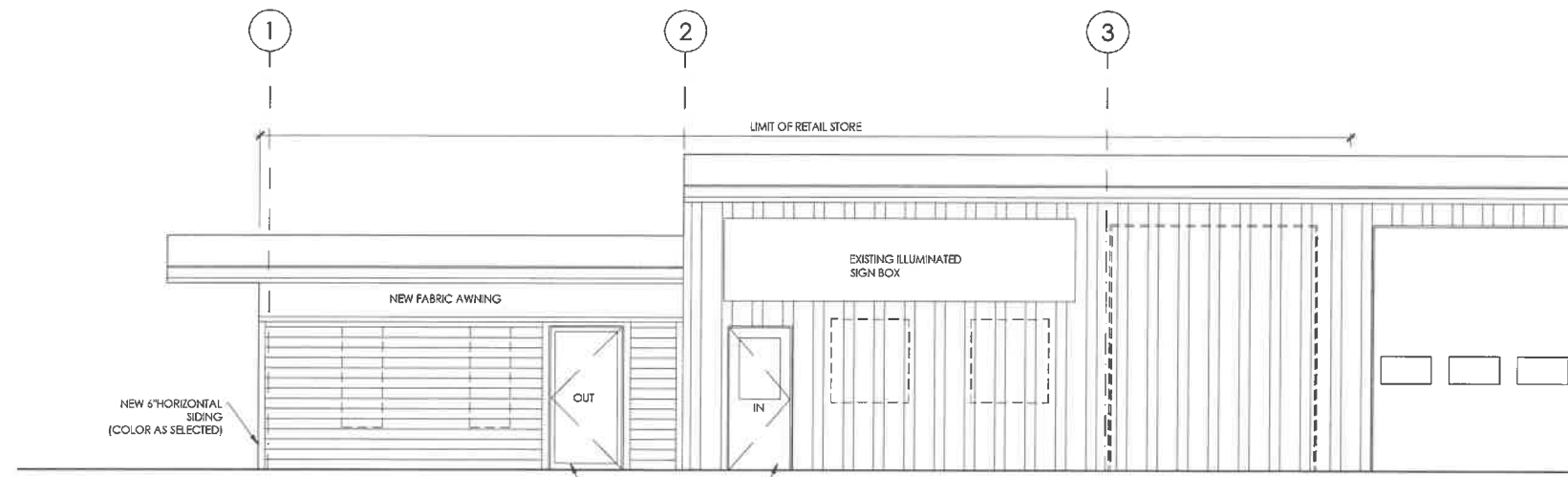
SCALE:	AS NOTED	DRAWN BY:	MM/HIC/SL
DATE:	01.07.21	JOB NO.:	2020-69

TITLE:  
INTERIOR  
ELEVATIONS  
AND NOTES

DWG NO.:

**A5.1**

ISSUED FOR REVIEW



1 **SOUTHWEST ELEVATION**  
SCALE: 1/4" = 1'-0"

NEW 6" HORIZONTAL SIDING (COLOR AS SELECTED)

NEW FABRIC AWNING

LIMIT OF RETAIL STORE

EXISTING ILLUMINATED SIGN BOX

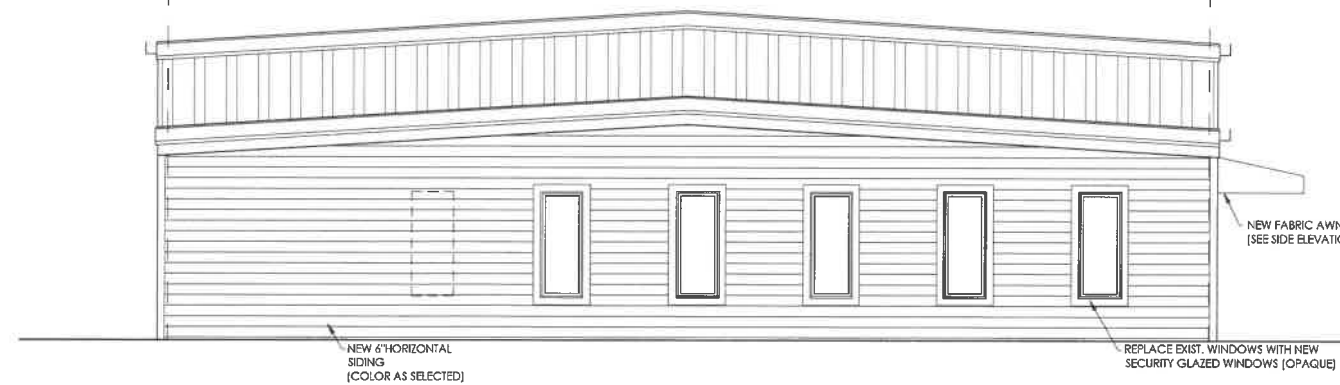
OUT

IN

REPLACE EXIST. DOOR GLASS WITH SECURITY GLASS (OPAQUE)

A

B



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

NEW 6" HORIZONTAL SIDING (COLOR AS SELECTED)

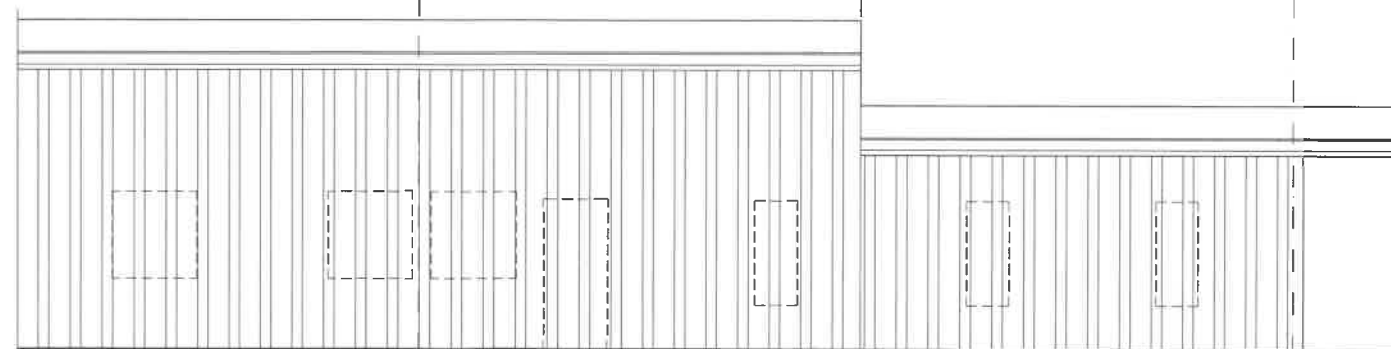
NEW FABRIC AWNING (SEE SIDE ELEVATION)

REPLACE EXIST. WINDOWS WITH NEW SECURITY GLAZED WINDOWS (OPAQUE)

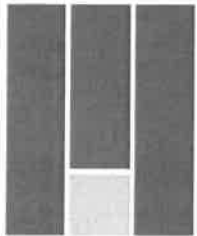
3

2

1



3 **NORTHEAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**McGeorge**  
Architecture Interiors

18 Fifth Avenue  
East Greenwich, Rhode Island 02818  
401.398.7604  
mcgeorgeai.com

matthew@mcgeorgeai.com 401.215.0749 c.  
rebecca@mcgeorgeai.com 401.215.0869 c.

PROJECT:

**MENDON DISPENSARY**  
47 MILFORD STREET  
MENDON, MA 01756

CLIENT:

**CANNAPRENEUR PARTNERS**  
110 TURNPIKE ROAD  
WESTBOROUGH, MA 01582

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE: AS NOTED

DATE: 01.07.21

DRAWN BY: MM/H/C/SL

JOB NO.: 2020-69

TITLE:  
**EXTERIOR ELEVATIONS AND NOTES**

GROUP NO.:

**A5.2**

ISSUED FOR REVIEW

**DOOR SCHEDULE**

NO.	DOOR					FRAME					HDWR SET	REMARKS	
	TYPE	SIZE	MATERIAL	LABEL	FINISH PUSH PULL	TYPE	MATERIAL	JAMBS DEPTH	LABEL	FINISH PUSH PULL			
<b>FIRST FLOOR</b>													
100A	-	EXISTING 3'-6" X 7'-0"	-	-	-	-	-	9-3/4"	-	-	1	NOTE 1, NOTE 3, NOTE 4	
100B	A	3'-0" X 7'-0"	WD/GL	-	ST-1	A	WD	4-7/8"	-	PT-3A	PT-3A	6	NOTE 2, NOTE 3, NOTE 4
104	B	3'-0" X 7'-0"	HM	-	ST-1	F	HM	4-7/8"	-	PT-3A	PT-3A	9	NOTE 2, NOTE 3, NOTE 4
105	B	3'-0" X 7'-0"	HM	-	ST-1	F	HM	4-7/8"	-	PT-3A	PT-3A	9	NOTE 2, NOTE 3, NOTE 4
106	B	3'-0" X 7'-0"	HM	-	ST-1	F	HM	4-7/8"	-	PT-3A	PT-3A	9	NOTE 2, NOTE 3, NOTE 4
107A	-	EXISTING 3'-0" X 7'-0"	-	-	-	-	-	9-3/4"	-	-	-	9	NOTE 2, NOTE 3, NOTE 4
107B	B	3'-0" X 7'-0"	WD	-	ST-1	F	HM	4-7/8"	-	PT-3A	PT-3A	9	NOTE 2, NOTE 3, NOTE 4
108	B	3'-0" X 7'-0"	WD	-	ST-1	F	HM	4-7/8"	-	PT-3A	PT-3A	9	NOTE 2, NOTE 3, NOTE 4
109	B	3'-0" X 7'-0"	HM	-	ST-1	F	HM	4-7/8"	-	PT-3A	PT-3A	9	NOTE 2, NOTE 3, NOTE 4
110	B	3'-0" X 7'-0"	HM	-	ST-1	F	HM	4-7/8"	-	PT-3A	PT-3A	9	NOTE 2, NOTE 3, NOTE 4
111A	B	3'-0" X 7'-0"	ALUM	-	ST-1	F	HM	4-7/8"	-	PT-3A	PT-3A	9	NOTE 2, NOTE 3, NOTE 4
111B	B	3'-0" X 7'-0"	HM	-	ST-1	F	HM	4-7/8"	-	PT-3A	PT-3A	9	NOTE 2, NOTE 3, NOTE 4
112	B	3'-0" X 7'-0"	HM	-	ST-1	F	HM	4-7/8"	-	PT-3A	PT-3A	9	NOTE 2, NOTE 3, NOTE 4
113	B	3'-0" X 7'-0"	HM	-	ST-1	F	HM	4-7/8"	-	PT-3A	PT-3A	9	NOTE 2, NOTE 3, NOTE 4
114A	-	EXISTING 3'-0" X 7'-0"	-	-	-	-	-	-	-	-	-	1	NOTE 1, NOTE 3, NOTE 4
114B	B	3'-0" X 7'-0"	HM	-	ST-1	F	HM	9-3/4"	-	PT-3A	PT-3A	9	NOTE 2, NOTE 3, NOTE 4

**HARDWARE SCHEDULE**

TYPICAL DOOR HARDWARE -SCHLAGE S SERIES, JUPITER LEVER, US626, FUNCTION AS LISTED BELOW

<b>HW-1</b> STANLEY ENTRY UNIT EXTERIOR 1 AUTOMATIC DOOR OPENER 2 4 1/2" SQ WIRELESS ACTUATOR 1 SILL 1 SET WEATHERSTRIPPING	<b>HW-2</b> STANLEY ENTRY UNIT EXTERIOR 1 AUTOMATIC DOOR OPENER 2 4 1/2" SQ WIRELESS ACTUATOR	<b>HW-3</b> HINGE 3 HINGE 1 RIM DEVICE WITH PULL 1 CLOSER 1 ELECTRIC STRIKE 3 SILENCERS	<b>HW-4</b> HINGE 4 HINGE 2 DUMMY TRIM 2 HEAVY DUTY ROLLER CATCH 2 SILENCERS PER HEAD 2 STOP	<b>HW-5</b> HINGE 3 HINGE 1 RIM DEVICE WITH LEVER 1 CLOSER 1 ELECTRIC STRIKE 1 CYLINDER 1 THRESHOLD 1 SET WEATHERSTRIPPING
<b>HW-6</b> 3 HINGE 1 ENTRANCE LOCKSET 1 ELECTRIC STRIKE 1 CLOSER 1 STOP 3 SILENCER	<b>HW-7</b> 3 HINGE 1 PASSAGE LATCHSET 1 CLOSER 1 STOP 3 SILENCER 1 SET SIGNAGE	<b>HW-8</b> 3 HINGE 1 PRIVACY LOCKSET 1 CLOSER 1 STOP 3 SILENCER 1 COAT HOOK	<b>HW-9</b> 3 HINGE 1 ENTRANCE LOCKSET 1 CLOSER 1 STOP 3 SILENCER 1 FAIL SAFE ELECTRIC STRIKE	<b>HW-10</b> 3 HINGE 1 STOREROOM LOCKSET 1 CLOSER 1 STOP 3 SILENCER 1 FAIL SAFE ELECTRIC STRIKE
<b>HW-11</b> 3 HINGE 1 PASSAGE LATCHSET 1 STOP 3 SILENCER	<b>HW-12</b> 2 SET RECESSED PIVOTS 2 SET OF PUSH PULL 1 DOUBLE MAG LOCK 2 STOP 2 SILENCERS PER HEAD	<b>HW-13</b> 3 HINGE 1 STOREROOM LOCKSET 1 CLOSER 1 STOP 3 SILENCER		

**GENERAL DOOR AND HARDWARE NOTES**

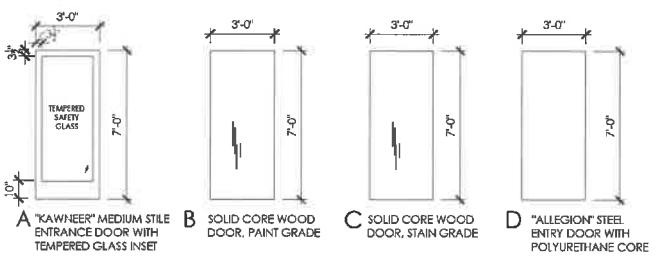
- G.C. TO VERIFY ALL HARDWARE FUNCTIONS, AND KEYING REQUIREMENTS WITH OWNER BEFORE ORDERING HARDWARE.
- ALL CLOSERS ARE TO BE SURFACE CLOSERS U.N.O.
- DOOR FRAMES SHALL BE SET 6" OFF OF ADJACENT WALLS, UNLESS DIMENSIONED OTHERWISE.
- PROVIDE FRAME REINFORCING PER INDUSTRY STANDARDS FOR HARDWARE, INCLUDING CLOSERS, HINGES, ETC.
- HARDWARE TO COMPLY W/HANDICAP CODE REQUIREMENTS.
- GLAZING STOPS SHALL BE INSTALLED ON INTERIOR/TENANT SIDE OF UNIT FOR ALL SIDELITES.
- SUBMIT COMPLETE DOOR FRAME AND HARDWARE SUBMITTAL PACKAGE FOR APPROVAL PRIOR TO ORDERING.

**DOOR AND HARDWARE SCHEDULE NOTES**

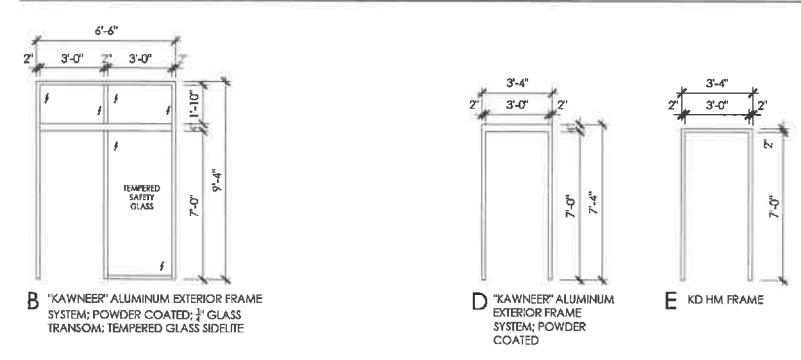
- NOTE 1: UNITIZED STANLEY TELESCOPING UNIT  
NOTE 2: CARD READER BY OTHERS, PER SECURITY SCHEDULE  
NOTE 3: DOOR CONTACT BY OTHERS, PER SECURITY SCHEDULE  
NOTE 4: COORDINATE WITH SECURITY VENDOR AND 'TEC'  
NOTE 5: COORDINATE SIGNAGE WITH OWNER  
NOTE 6: REFER TO FULL SET OF DRAWINGS FOR ADDITIONAL INFORMATION/SCOPE  
NOTE 7: REFINISH EXISTING DOOR AND FRAME  
NOTE 8: FAIL SECURE, NOT AN EGRESS DOOR  
PROVIDE TIME CLOCK FOR MAG LOCK

**DOORS**

SOLID CORE WOOD DOORS TO BE



**FRAMES**



**McGeorge**  
Architecture Interiors  
18 Fifth Avenue  
East Greenwich, Rhode Island 02818  
401.398.7606  
mcgeorgeai.com  
matt@mgeorgeai.com 401.215.0749 c  
rbecca@mcgeorgeai.com 401.215.0849 c

PROJECT:  
**MENDON DISPENSARY**  
47 MILFORD STREET  
MENDON, MA 01756

CLIENT:  
CANNAPRENEUR PARTNERS  
110 TURNPIKE ROAD  
WESTBOROUGH, MA 01582

NO.	DATE	DESCRIPTION

SCALE: AS NOTED  
DRAWN BY: MM/HC/SL  
DATE: 01.07.21  
JOB NO.: 2020-69

TITLE:  
**DOOR SCHEDULE AND NOTES**

DWG NO.:  
**A7.0**

ISSUED FOR REVIEW