

COVER SHEET

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

- 1. Property Address 251 Summer Street Docket #: 375 2
Assessors Block Plan, Block, Lot No. 79-1-2 Zoning District B4
- 2. Deed recorded in the Registry of deeds, Book 48724, Page 385.
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
- 3. Present Use of Property (include # of dwelling units, if any)
Commercial, Auto retail/repair
- 4. Proposed Use of Property (include # of dwelling units, if any)
Adult-use retail marijuana dispensary

PLANNING & COMMUNITY DEVELOPMENT
2023 MAY -2 A 11:34

APPLICANT INFORMATION

- 1. **Applicant:** Identify the person or organization requesting the Special Permit:
Name of Applicant(s) Erin Carachilo
Organization Calyx Peak of MA, Inc. d/b/a Local Cannabis Co.
Address PO Box 1358 Mansfield, MA 02048
Street City, State, Zip
Phone (610) 368-5895 Email erin.carachilo@calyxpeak.com
- 2. **Applicant Interest:** the applicant must have a legal interest in the subject property:
 Property owner Purchaser by land contract
 Purchaser by option or purchase agreement Lessee/tenant
- 3. **Property Owner** Check here if applicant is also property owner
Identify the person or organization that owns the subject property:
Name: Arlington Autos LLC Title: _____
Organization: C/O John Finochetti Phone: _____
Address 55R Dudley Street Arlington, MA 02476
Street City, State, Zip
Phone _____ Email _____

TOWN OFFER'S OFFICE
ARLINGTON, MA 02174
2023 MAY -2 PM 2:14

ARLINGTON REDEVELOPMENT BOARD
Application for Special Permit Under Environmental Design Review

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name: Peter D'Agostino Title: _____
Organization: Tenax Strategies Phone: (617) 416-5344
Address 100 Franklin Street, Suite 404 Boston, MA 02110
Street City, State, Zip
Phone (617) 416-5344 Email peter@tenaxstrategies.com

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

Section 3.4 Environmental Design Review

section(s) title(s)

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

Section 5.3.21A We are requesting to waive the buffer requirement in this section as we are only
working with the existing building and are not able to move the structure. We are
adding privacy slats to the existing chain link fence, and replacing pavement with landscaping.
section(s) title(s)

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

Calyx Peak of MA, Inc.
The applicant states that d/b/a Local Cannabis Co. is the ~~owner~~ or occupant or ~~purchaser~~ under agreement of the property in Arlington located at 251 Summer Street which is the subject of this application; and that ~~unfavorable action~~ or no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Erin Carachilo Erin Carachilo 4/28/2023
Signature of Applicant(s) _____
Erin Carachilo 6,103,685,895.00

Address _____ Phone _____

TOWN OF ARLINGTON
 Dimensional and Parking Information
 for Application to
 The Arlington Redevelopment Board

Docket No. 3752

Property Location 251 Summer St.

Zoning District (B4)

Owner: ARLINGTON AUTOS, LLC

Address: 251 Summer St.

Present Use/Occupancy: No. of Dwelling Units:

AUTO RETAIL / REPAIR

Uses and their gross square feet:

1,640 +/- SF

Proposed Use/Occupancy: No. of Dwelling Units:

RETAIL CANNABIS / AUTO

Uses and their gross square feet:

1,260 +/- / 380 +/-

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	18,733 [±] SF	SAME	min. N/A
Frontage	247' +/-	SAME	min. 50'
Floor Area Ratio	0.087	SAME	max. 1.0
(Blg.) Lot Coverage (%), where applicable	8.7%	SAME	max. N/A
Lot Area per Dwelling Unit (square feet)	N/A	—————	min. —————>
Front Yard Depth (feet)	36.6'	SAME	min. N/A
Side Yard Width (feet) right side	73'	SAME	min. N/A
left side	71'	SAME	min. N/A
Rear Yard Depth (feet)	2.5'	SAME	min. 6' *
Height			min.
Stories	1	SAME	stories 3 MAX
Feet	16.5'	18.25'	feet 35' MAX
Open Space (% of G.F.A.) ^{LOT}	14%	41%	min. N/A
Landscaped (square feet)	14%	48%	(s.f.) —
Usable (square feet)	0%	16.5%	(s.f.) 10%
Parking Spaces (No.)	UNKNOWN	20	min. 5
Parking Area Setbacks (feet), where applicable	2'	5.5'	min. 10' *
Loading Spaces (No.)	0	SAME	min. 0
Type of Construction			
Distance to Nearest Building	28' +/-	SAME	min. —

* PRE-EXISTING NON CONFORMING
 (IMPROVED WHERE POSSIBLE)

SITE PLAN

Site Plans

for

Local Cannabis

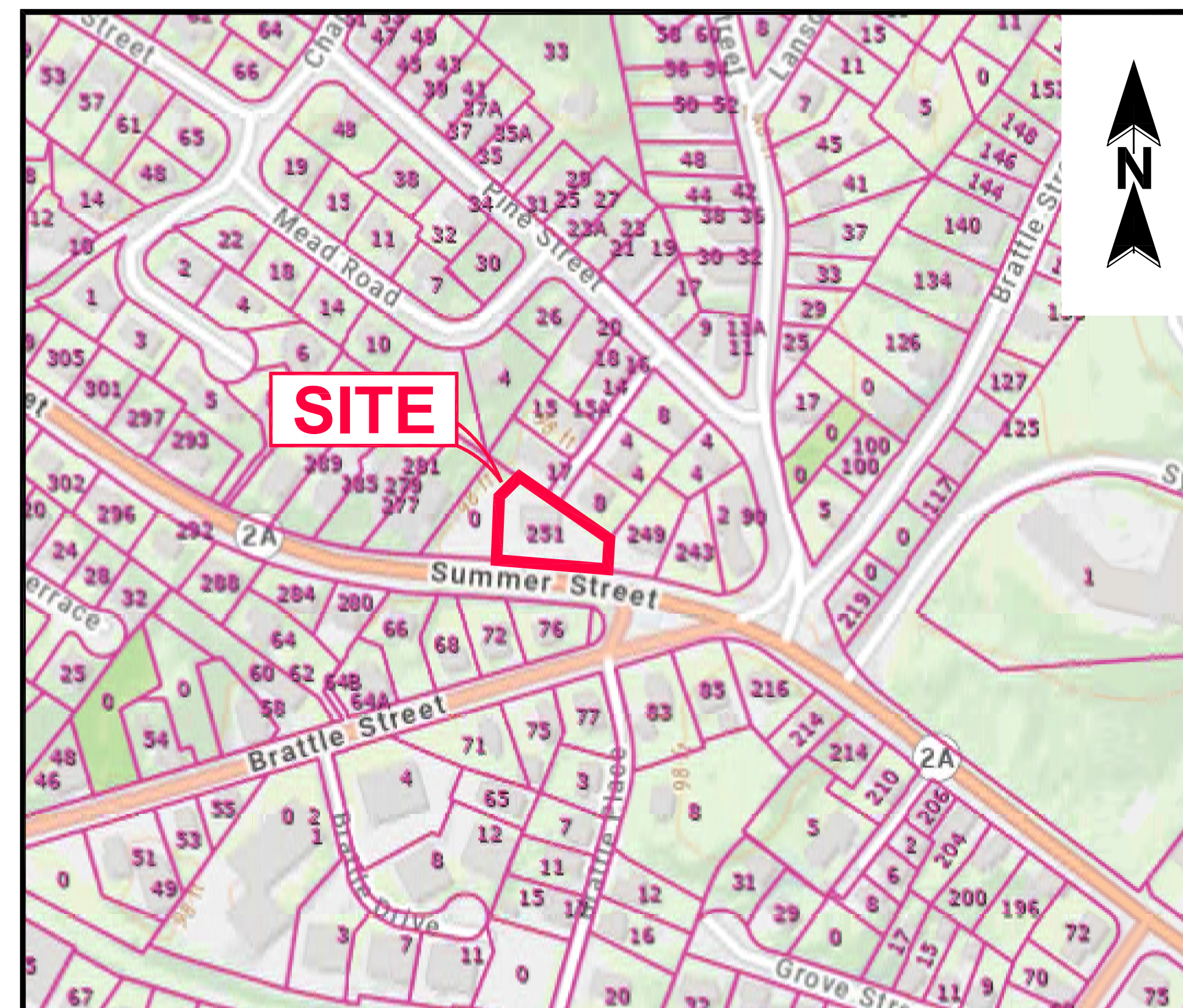
at

251 Summer Street

Arlington, Massachusetts

March 23, 2023

Revisions			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			



LOCUS MAP

Prepared by:



ALLEN ENGINEERING

& ASSOCIATES, Inc.

Civil Engineers · Surveyors
Land Development Consultants

140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212
www.allen-ea.com

Site Owner:
Arlington Autos, LLC
C/O John Finochetti
251 Summer Street
Arlington, MA 02474

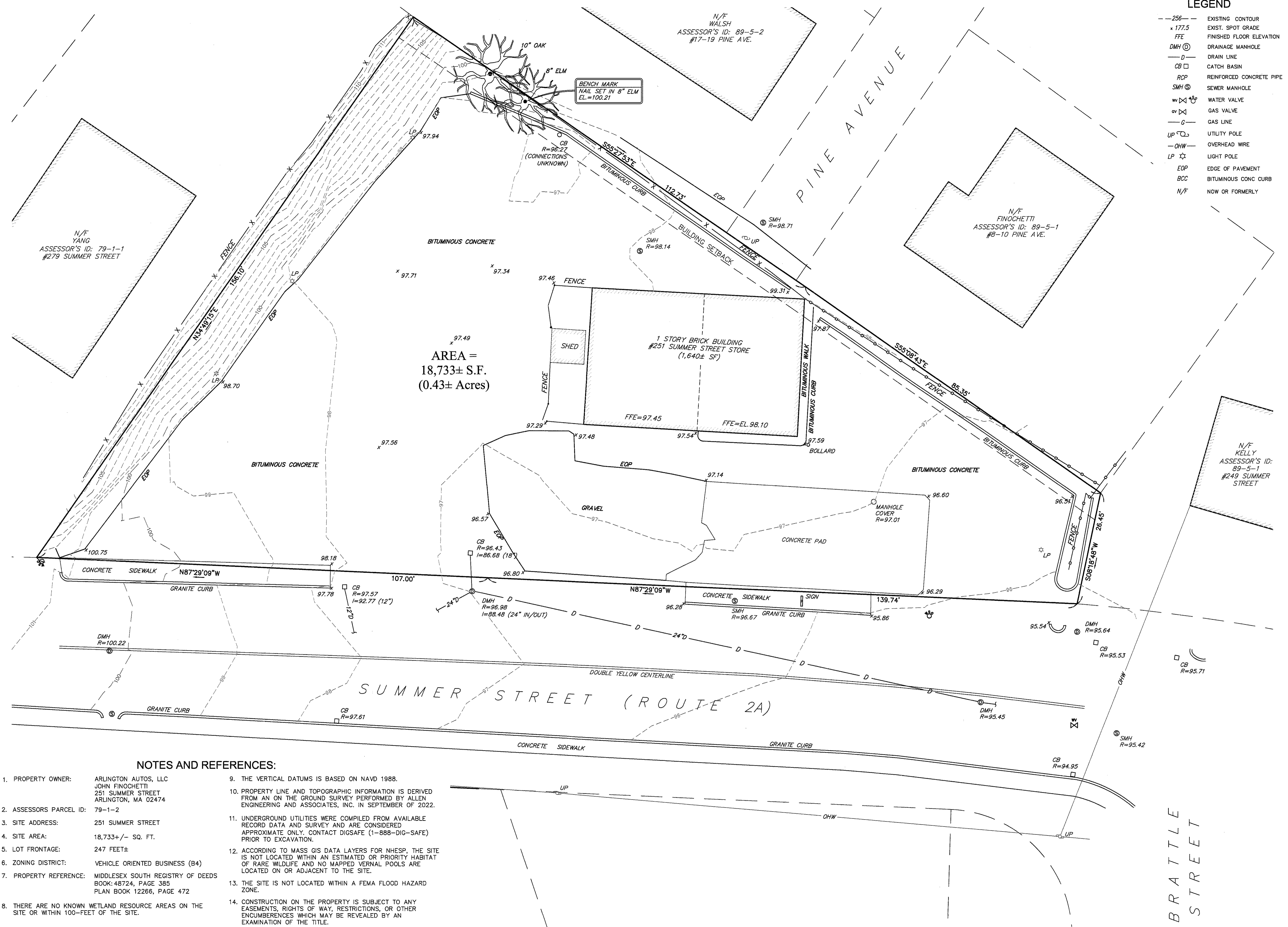
Applicant:
Calyx Peak Companies
P.O. Box 1358
Mansfield, MA 02048

Project Manager:
Tenax Strategies
100 Franklin Street
Suite 404
Boston, MA 02110

Architect:
James D. Smith, Architect
522 Bay Lane
Centerville, MA 02632

General Contractor:
Kenco Development LLC
591 North Ave.
Suite A2
Wakefield, MA 01880

PLAN INDEX	
SITE/CIVIL DRAWINGS	
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AS-BUILT ELEVATIONS	AB2
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PROPOSED ELEVATIONS	A2



LEGEND

---256---	EXISTING CONTOUR
x 177.5	EXIST. SPOT GRADE
FFE	FINISHED FLOOR ELEVATION
DMH ⊙	DRAINAGE MANHOLE
D	DRAIN LINE
CB □	CATCH BASIN
RCP	REINFORCED CONCRETE PIPE
SMH ⊙	SEWER MANHOLE
wv ⊕	WATER VALVE
gv ⊕	GAS VALVE
G	GAS LINE
UP ⊕	UTILITY POLE
-OHW-	OVERHEAD WIRE
LP ⊕	LIGHT POLE
EOP	EDGE OF PAVEMENT
BCC	BITUMINOUS CONC CURB
N/F	NOW OR FORMERLY

OWNER:
Arlington Autos, LLC
 C/O John Finochetti
 251 Summer Street
 Arlington, MA 02474

APPLICANT:
Calyx Peak Companies
 P.O. Box 1358
 Mansfield, MA 02048

SEAL:

 WALTER R. KOVARIK
 NO. 33583
 PROFESSIONAL LAND SURVEYOR
 5.10.2023

Existing Conditions Plan
 for
Local Cannabis
 at
 251 Summer Street
 Arlington, MA

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES
 Civil Engineers · Surveyors
 Land Development Consultants
 140 Hartford Avenue East
 Hopedale, Ma 01747
 (508) 381-3212 · Phone
 www.allen-ea.com

SCALE:
 1"=10 FEET

DATE: **March 10, 2023**

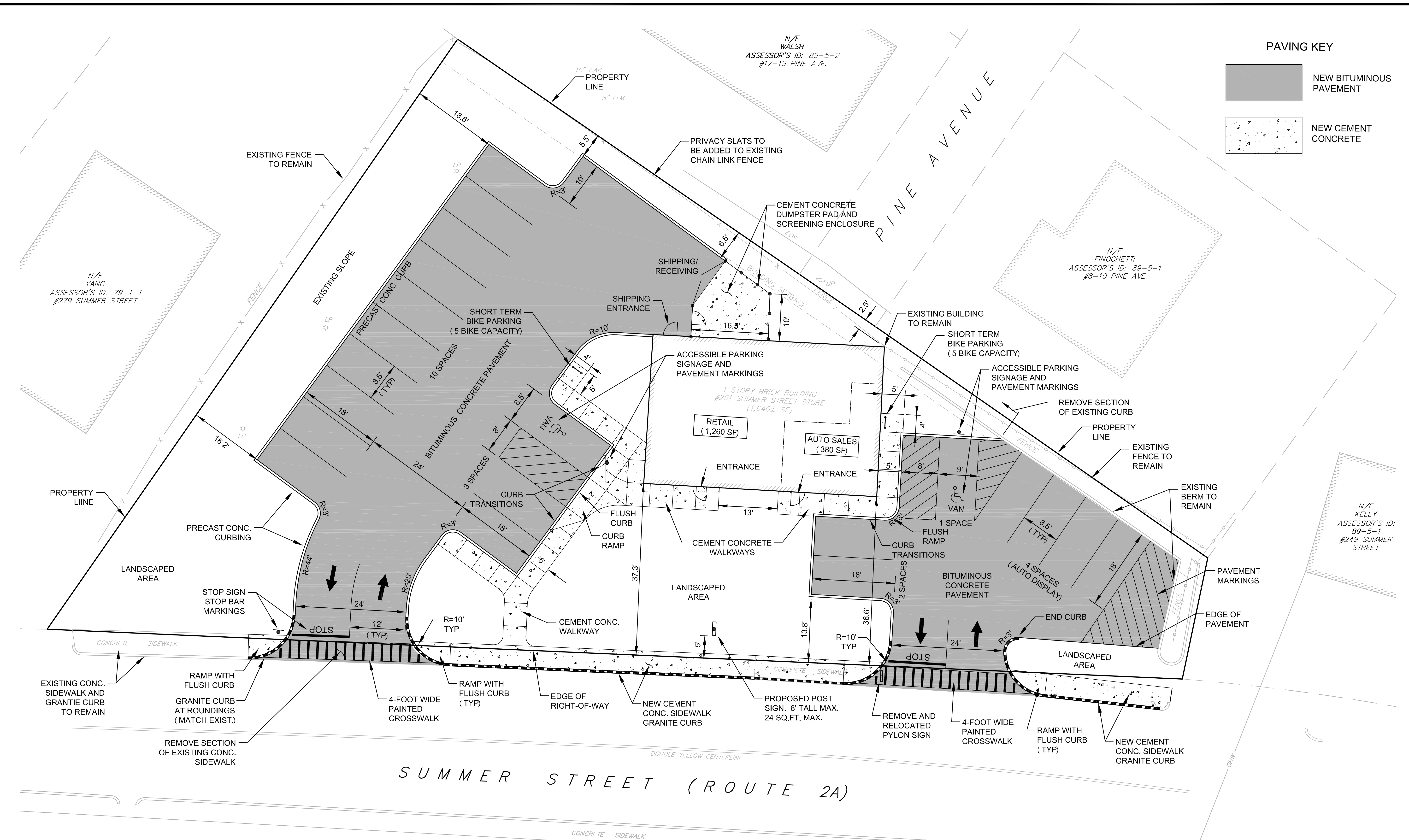
REVISIONS

#	DATE	DESCRIPTION	INIT
1			
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JOB NO: 00459 SHEET: **C.2**

NOTES AND REFERENCES:

- PROPERTY OWNER: ARLINGTON AUTOS, LLC
JOHN FINOCHETTI
251 SUMMER STREET
ARLINGTON, MA 02474
- ASSESSORS PARCEL ID: 79-1-2
- SITE ADDRESS: 251 SUMMER STREET
- SITE AREA: 18,733+/- SQ. FT.
- LOT FRONTAGE: 247 FEET±
- ZONING DISTRICT: VEHICLE ORIENTED BUSINESS (B4)
- PROPERTY REFERENCE: MIDDLESEX SOUTH REGISTRY OF DEEDS
BOOK: 48724, PAGE 385
PLAN BOOK 12266, PAGE 472
- THERE ARE NO KNOWN WETLAND RESOURCE AREAS ON THE SITE OR WITHIN 100- FEET OF THE SITE.
- THE VERTICAL DATUMS IS BASED ON NAVD 1988.
- PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS DERIVED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN ENGINEERING AND ASSOCIATES, INC. IN SEPTEMBER OF 2022.
- UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD DATA AND SURVEY AND ARE CONSIDERED APPROXIMATE ONLY. CONTACT DIGSAFE (1-888-DIG-SAFE) PRIOR TO EXCAVATION.
- ACCORDING TO MASS GIS DATA LAYERS FOR NHESP, THE SITE IS NOT LOCATED WITHIN AN ESTIMATED OR PRIORITY HABITAT OF RARE WILDLIFE AND NO MAPPED VERNAL POOLS ARE LOCATED ON OR ADJACENT TO THE SITE.
- THE SITE IS NOT LOCATED WITHIN A FEMA FLOOD HAZARD ZONE.
- CONSTRUCTION ON THE PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.



PAVING KEY

- NEW BITUMINOUS PAVEMENT
- NEW CEMENT CONCRETE

OWNER:
 Arlington Autos, LLC
 C/O John Finochetti
 251 Summer Street
 Arlington, MA 02474

APPLICANT:
 Calyx Peak Companies
 P.O. Box 1358
 Mansfield, MA 02048

SEAL:

 PROFESSIONAL ENGINEER

TITLE:
Layout & Materials Plan
 for
Local Cannabis
 at
 251 Summer Street
 Arlington, MA

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES
 Civil Engineers · Surveyors
 Land Development Consultants
 140 Hartford Avenue East
 Hopedale, Ma 01747
 (508) 381-3212 · Phone
 www.allen-rea.com

SCALE:
 1"=10 FEET

DATE: March 23, 2023

REVISIONS

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1			
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JOB NO: 00459 SHEET: **C.3**

BICYCLE PARKING TABLE

USE	GROSS FLOOR AREA	LONG TERM REQ'D/ LONG TERM PROVIDED	SHORT TERM REQ'D/ SHORT TERM PROVIDED
RETAIL	1,260 SF	0.10/1000 SF=0.13 SP/ 1 SPACE PROVIDED	0.60/1000 SF=0.76 SP/ 5 SPACES PROVIDED
AUTO SALES	380 SF	0.08/1000 SF=0.3 SP/ 1 SPACES PROVIDED	0.06/1000 SF=0.02 SP/ 5 SPACES PROVIDED
TOTALS	1,640 SF	2 REQUIRED * 2 PROVIDED	2 REQUIRED 10 PROVIDED

* LONG TERM PARKING SHALL BE PROVIDED INSIDE OF THE BUILDING FOR EACH RESPECTIVE USE.

VEHICULAR PARKING TABLE

USE	GROSS FLOOR AREA	PARKING REQUIRED	PARKING PROVIDED
RETAIL	1,260 SF	1 SPACE/300 SF (4 SPACES)	13 SPACES
AUTO SALES	380 SF	*1/1,000 GROSS SF (1 SPACE)	7 SPACES
TOTALS	1,640 SF	5 SPACES	** 20 SPACES

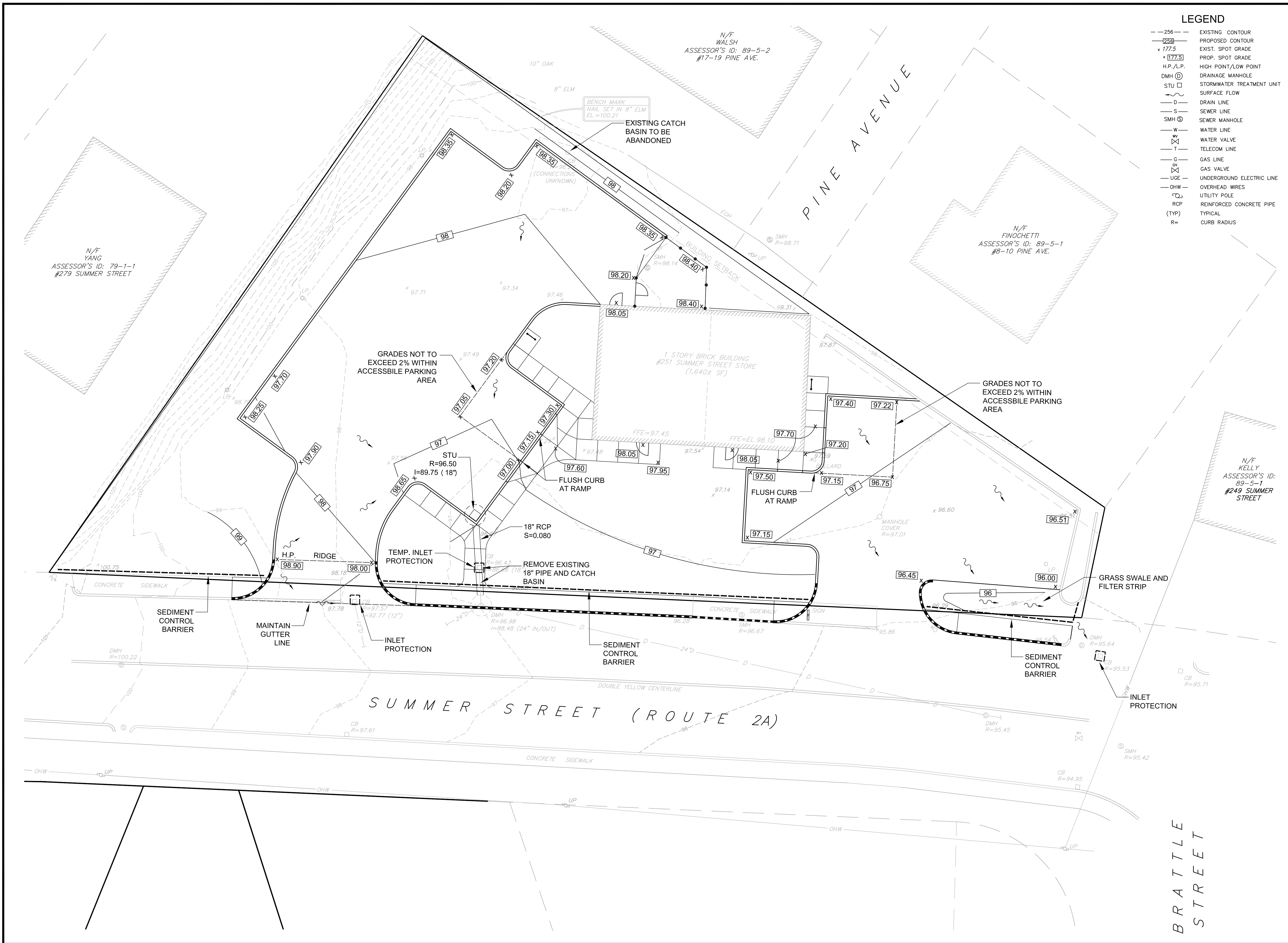
* PLUS 1 SPACE PER 1,000 SF OF LOT AREA USED FOR AUTO SALES (612 SF).
 ** INCLUDES ONE ACCESSIBLE SPACE FOR EACH USE IN ACCORDANCE WITH ADA REQUIREMENTS.

ZONING TABLE

ZONING DISTRICT: BUSINESS 4 (B4) - VEHICLE ORIENTED BUSINESS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	NONE	18,733 S.F.	NO CHANGE
MINIMUM LOT FRONTAGE	50'	247± FEET	NO CHANGE
SETBACKS:			
FRONT	NONE	36.6± FEET	NO CHANGE
SIDE	NONE	73.0± FEET	NO CHANGE
(1) REAR	10 FEET+L/10=6'	2.5± FEET	NO CHANGE
MAX. BUILDING HEIGHT	3 STY/35 FEET	1 STY/16.5 FEET	18.25'
MAX. F.A.R.	1.0	0.087	NO CHANGE
MAX. LOT COVERAGE (BLDG.)	NONE	8.7%	NO CHANGE
MIN. L.S. OPEN SPACE	10%	0%	16.5%

(1) "L" IS THE LENGTH OF A WALL THAT IS PARALLEL (OR WITHIN 45 DEGREES OF PARALLEL), MEASURED PARALLEL TO THE LOT LINE.

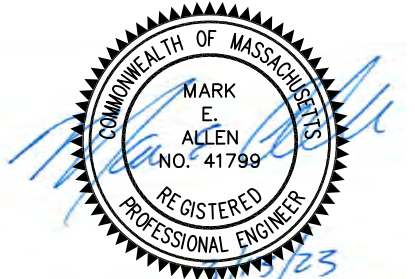


LEGEND


- 256 --- EXISTING CONTOUR
- 258 --- PROPOSED CONTOUR
- x 177.5 EXIST. SPOT GRADE
- x 177.5 PROP. SPOT GRADE
- H.P./L.P. HIGH POINT/LOW POINT
- DMH (D) DRAINAGE MANHOLE
- STU (S) STORMWATER TREATMENT UNIT
- SURFACE FLOW
- DRAIN LINE
- S --- SEWER LINE
- SMH (S) SEWER MANHOLE
- W --- WATER LINE
- T --- TELECOM LINE
- G --- GAS LINE
- UGE --- UNDERGROUND ELECTRIC LINE
- OHW --- OVERHEAD WIRES
- U --- UTILITY POLE
- RCP REINFORCED CONCRETE PIPE
- (TYP) TYPICAL
- R= CURB RADIUS

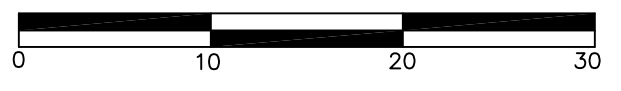
OWNER:
 Arlington Autos, LLC
 C/O John Finochetti
 251 Summer Street
 Arlington, MA 02474

APPLICANT:
 Calyx Peak Companies
 P.O. Box 1358
 Mansfield, MA 02048

SEAL:

 PROFESSIONAL ENGINEER

TITLE:
**Grading &
 Drainage Plan**
 for
**Local
 Cannabis**
 at
 251 Summer Street
 Arlington, MA

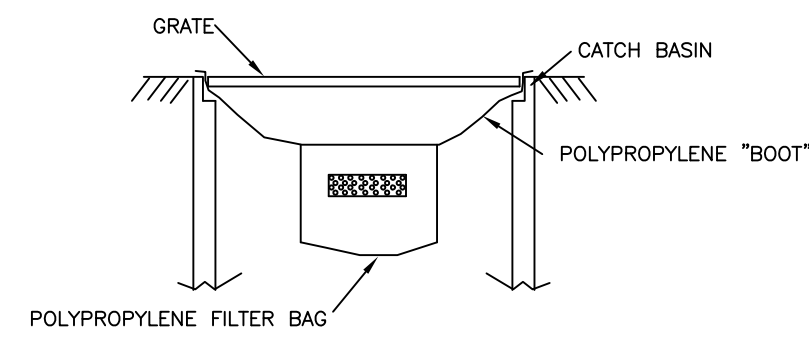
PREPARED BY:

**ALLEN ENGINEERING
 & ASSOCIATES**
 Civil Engineers · Surveyors
 Land Development Consultants
 140 Hartford Avenue East
 Hopedale, Ma 01747
 (508) 381-3212 · Phone
 www.allen-rea.com

SCALE:
 1"=10 FEET


DATE: March 23, 2023

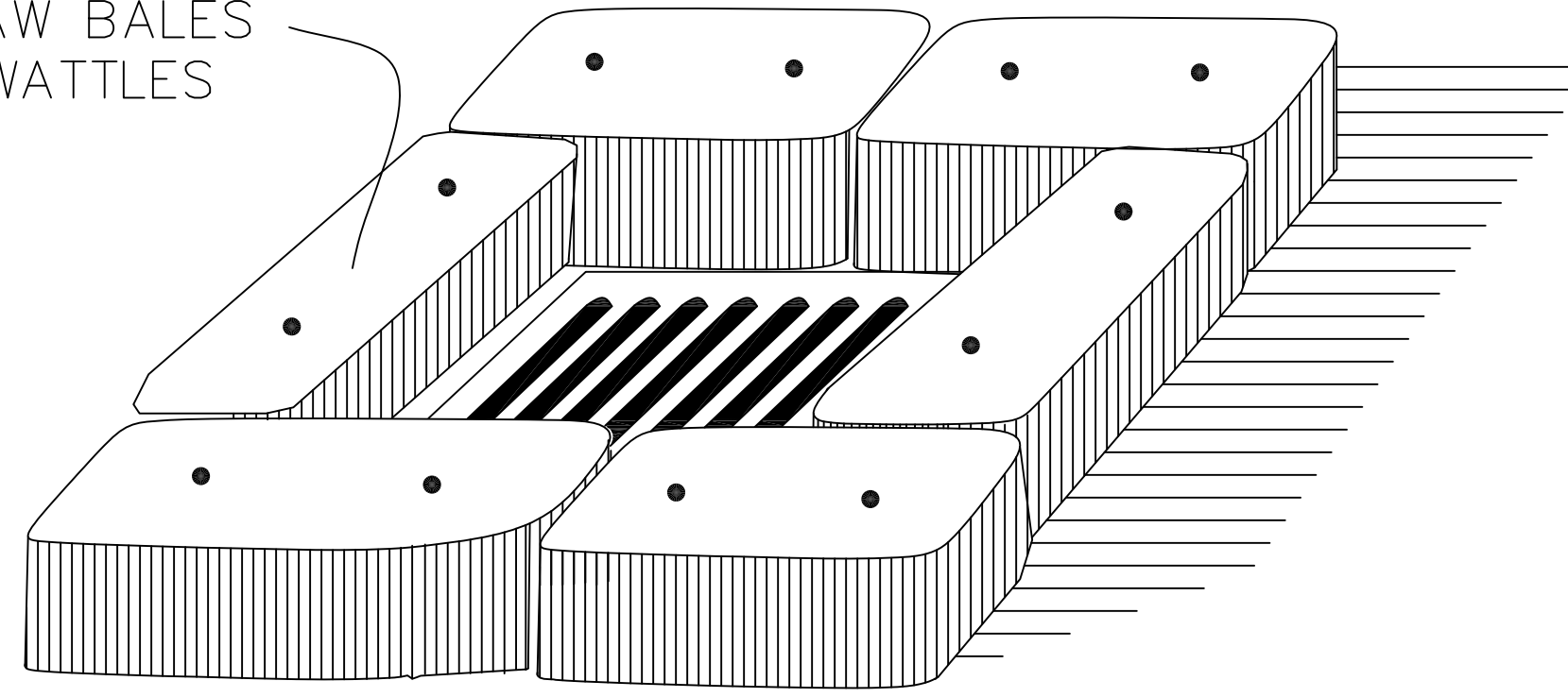
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JOB NO: 00459 SHEET: **C.4**

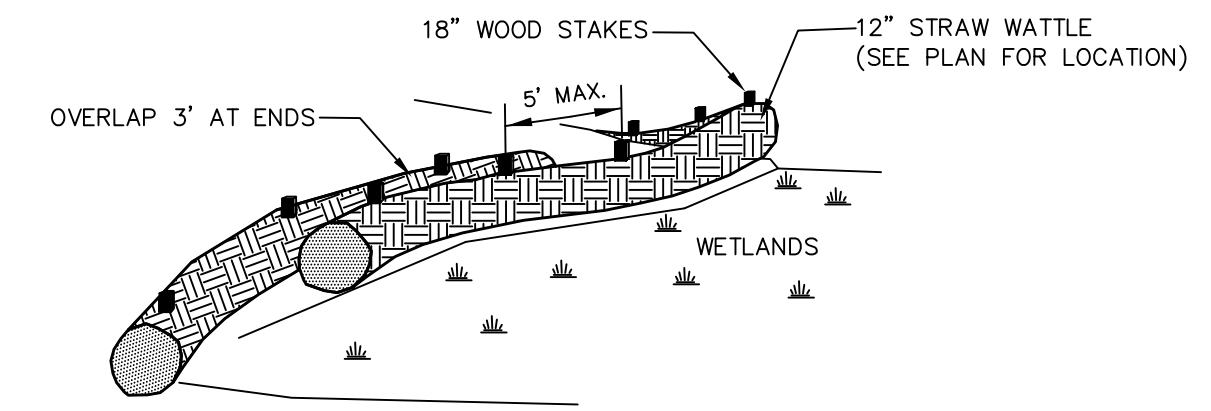


SILTATION BASKET
(FOR PAVED AREAS)
NOT TO SCALE

STRAW BALES
OR WATTLES

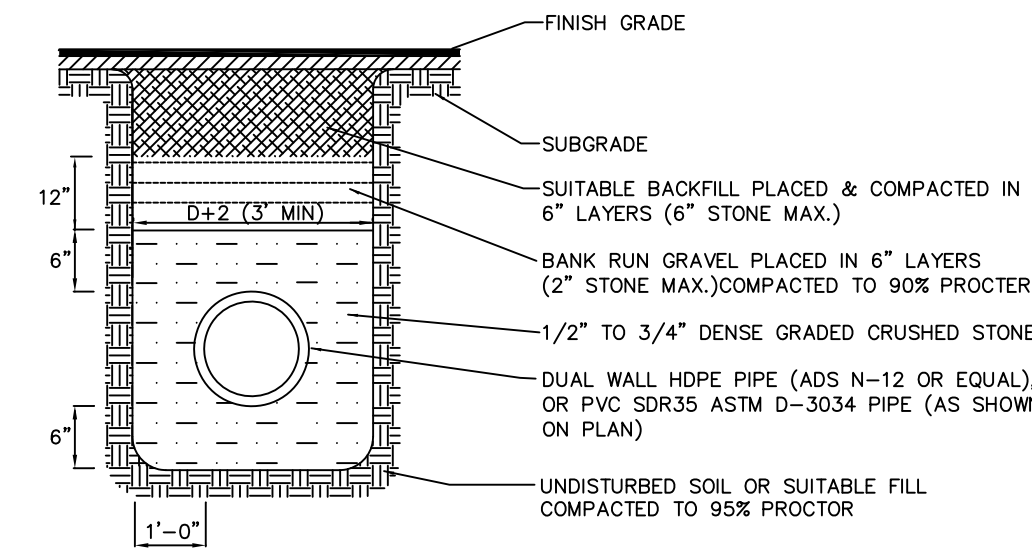


INLET PROTECTION DETAIL
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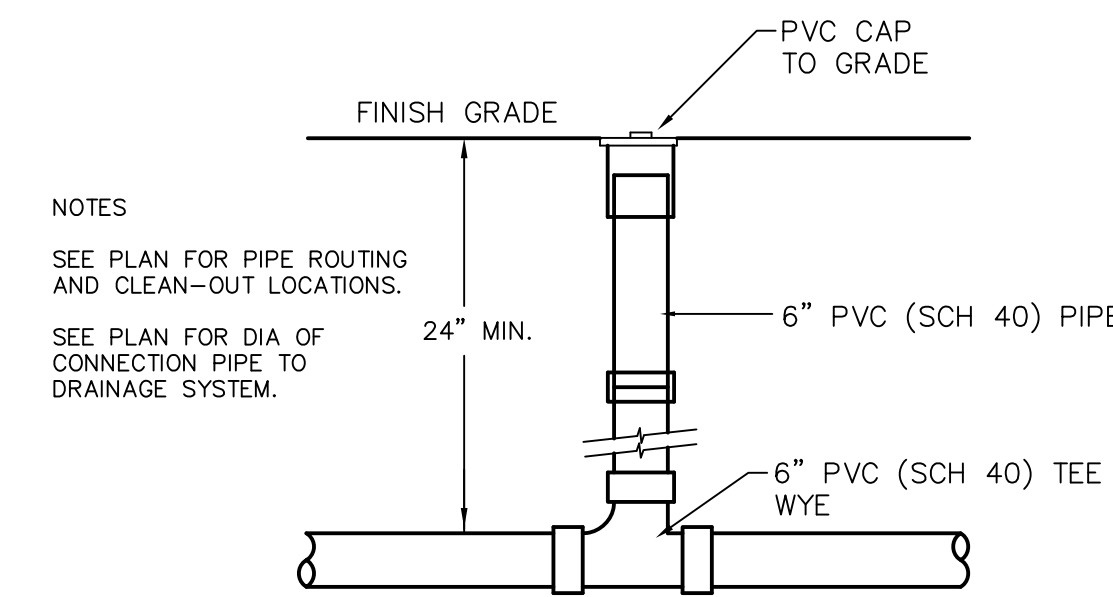


NOTE:
1. MAINTENANCE SHALL BE PERFORMED AS NEEDED THROUGHOUT CONSTRUCTION PERIOD.
2. BARRIER LOCATION SHALL BE MARKED UNDER THE DIRECTION OF A REGISTERED LAND SURVEYOR AND INSTALLED PRIOR TO ANY CONSTRUCTION, INCLUDING TREE CUTTING.

SEDIMENT CONTROL BARRIER
NOT TO SCALE

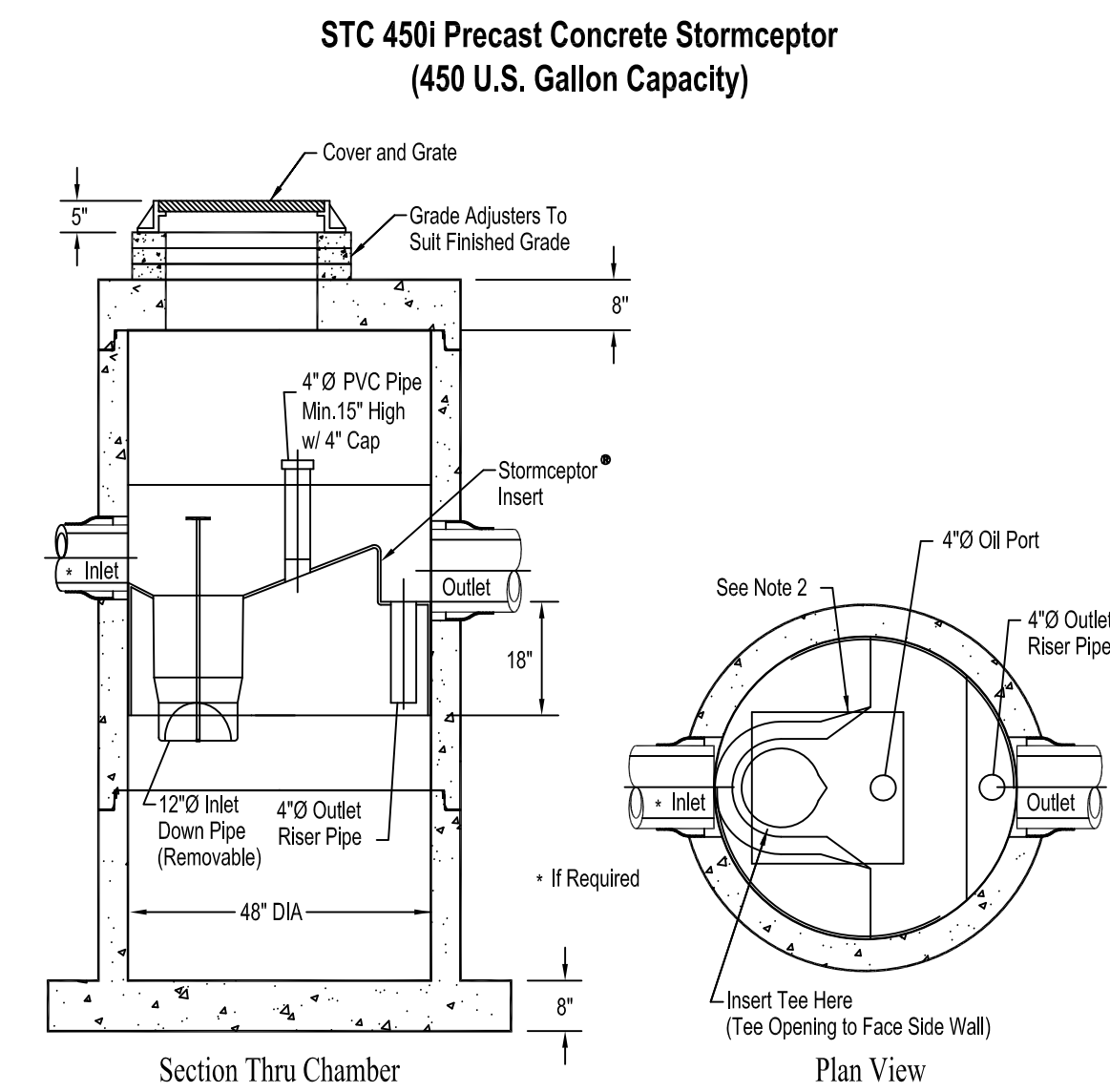


PVC/HDPE PIPE TRENCH
NOT TO SCALE



NOTES
SEE PLAN FOR PIPE ROUTING AND CLEAN-OUT LOCATIONS.
SEE PLAN FOR DIA OF CONNECTION PIPE TO DRAINAGE SYSTEM.

ROOF DRAIN AND CLEAN OUT DETAIL
NOT TO SCALE



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

STORMWATER TREATMENT UNIT (STORMCEPTOR 450i)
NOT TO SCALE

OWNER:
Arlington Autos, LLC
C/O John Finochetti
251 Summer Street
Arlington, MA 02474

APPLICANT:
Calyx Peak Companies
P.O. Box 1358
Mansfield, MA 02048

SEAL:

PROFESSIONAL ENGINEER

TITLE:
Construction
Details
for
Local
Cannabis
at
251 Summer Street
Arlington, MA

PREPARED BY:

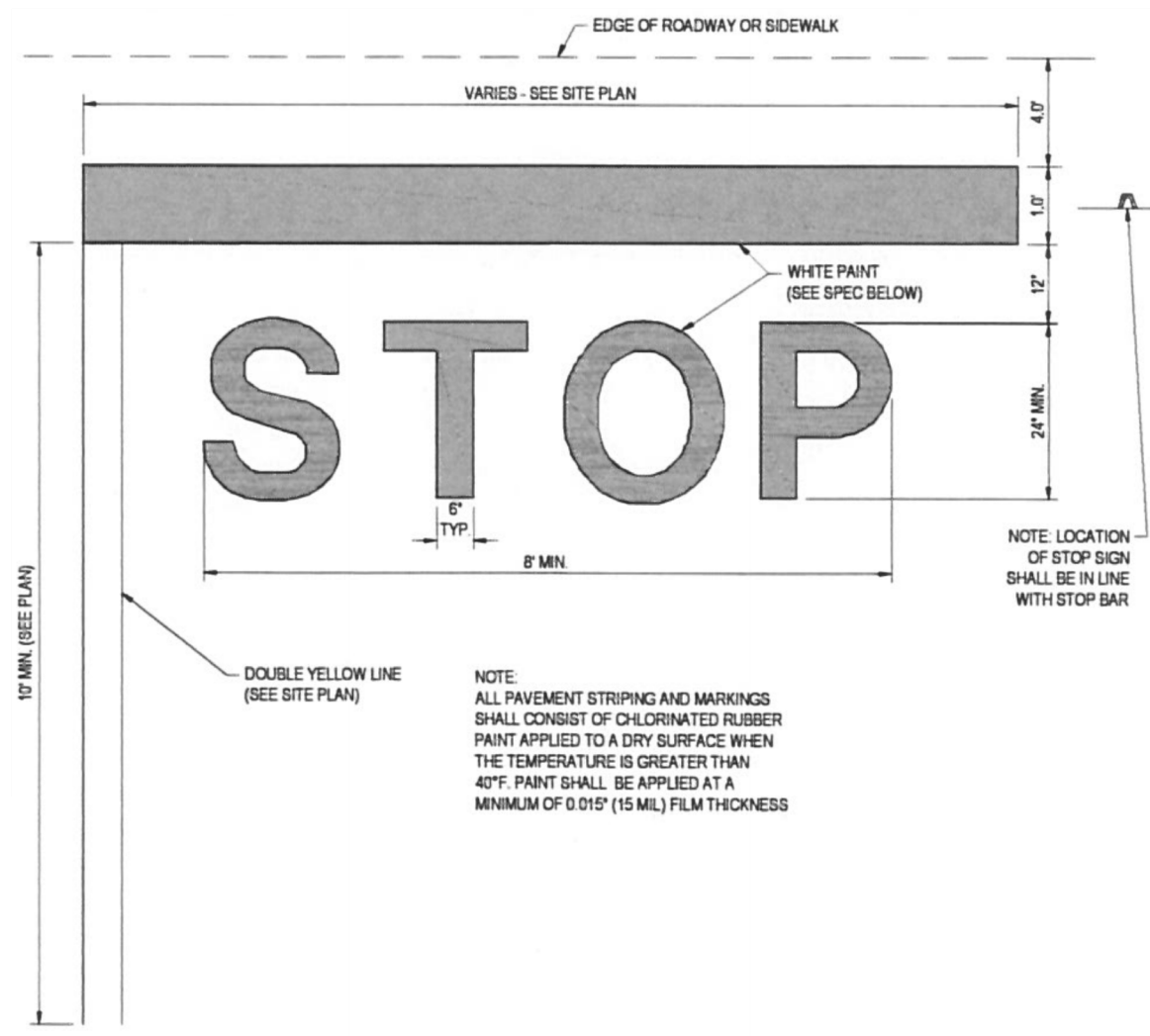
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SCALE:

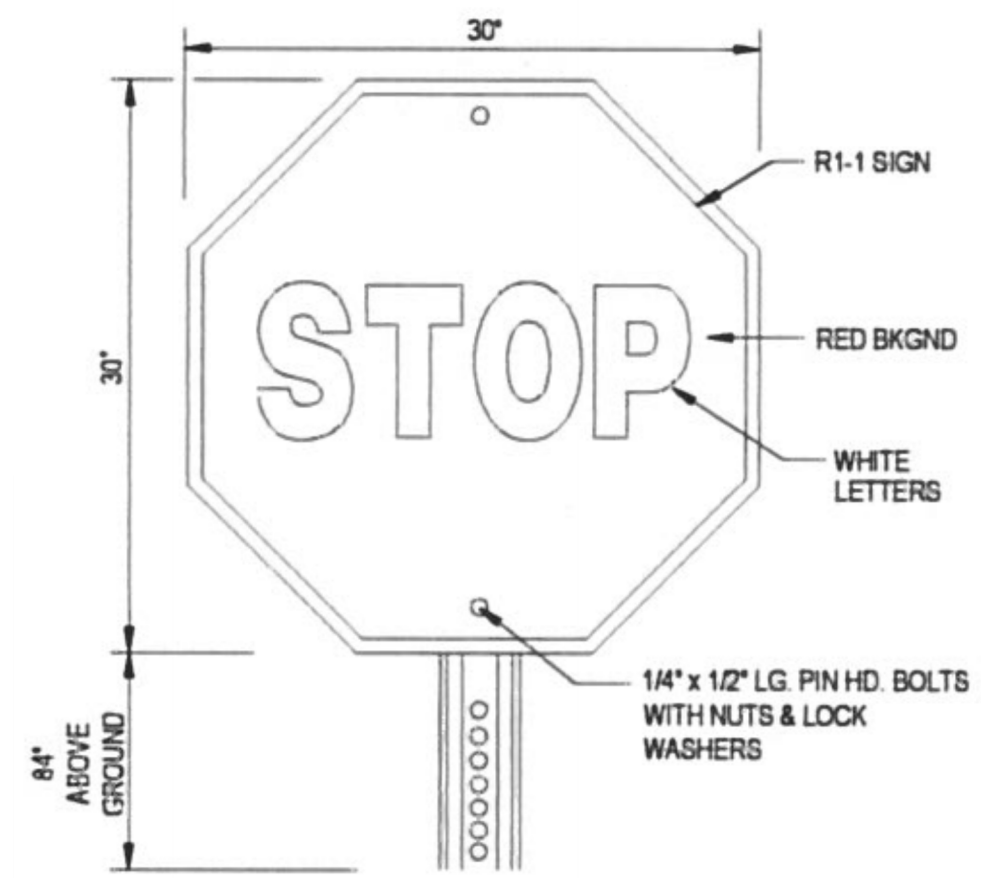
DATE: March 23, 2023

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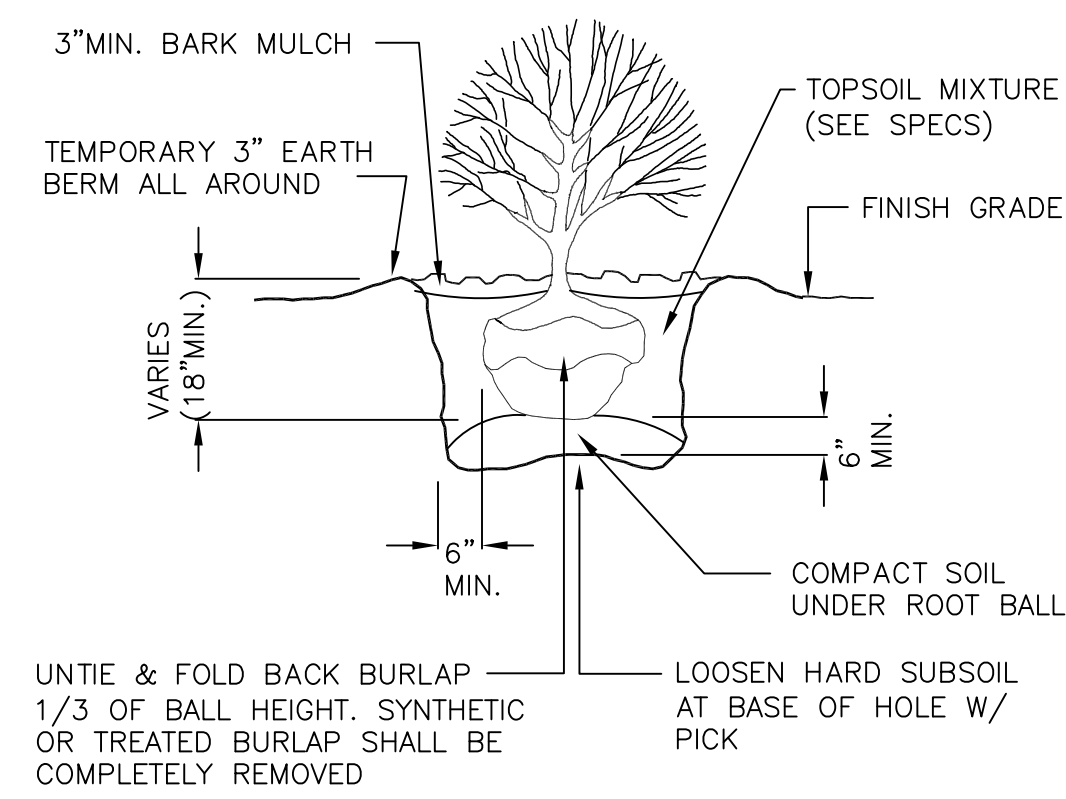
JOB NO: 00459 SHEET: C.6



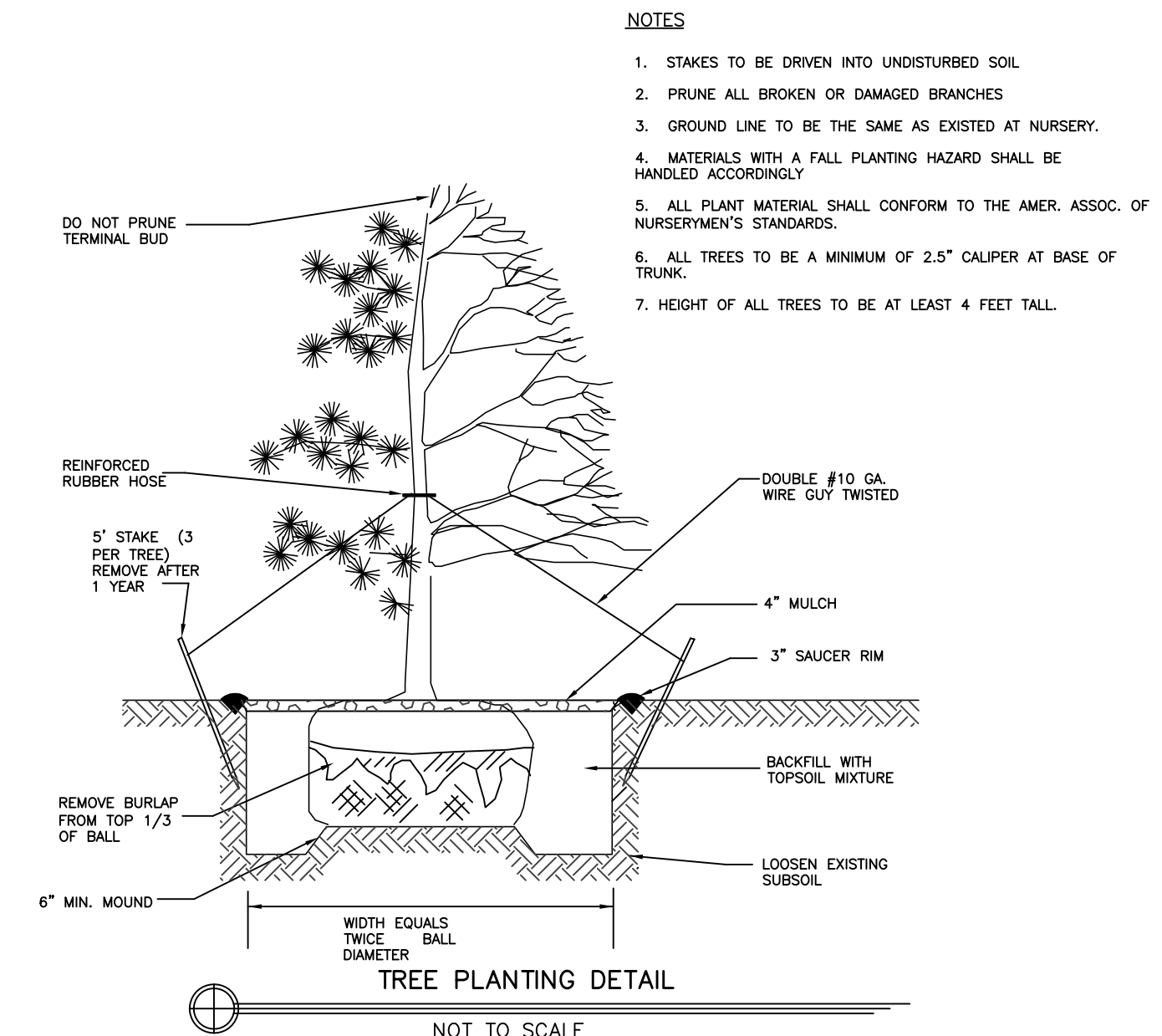
TYPICAL STOP BAR PAVEMENT MARKINGS
NOT TO SCALE



TYPICAL STOP SIGN DETAIL
NOT TO SCALE

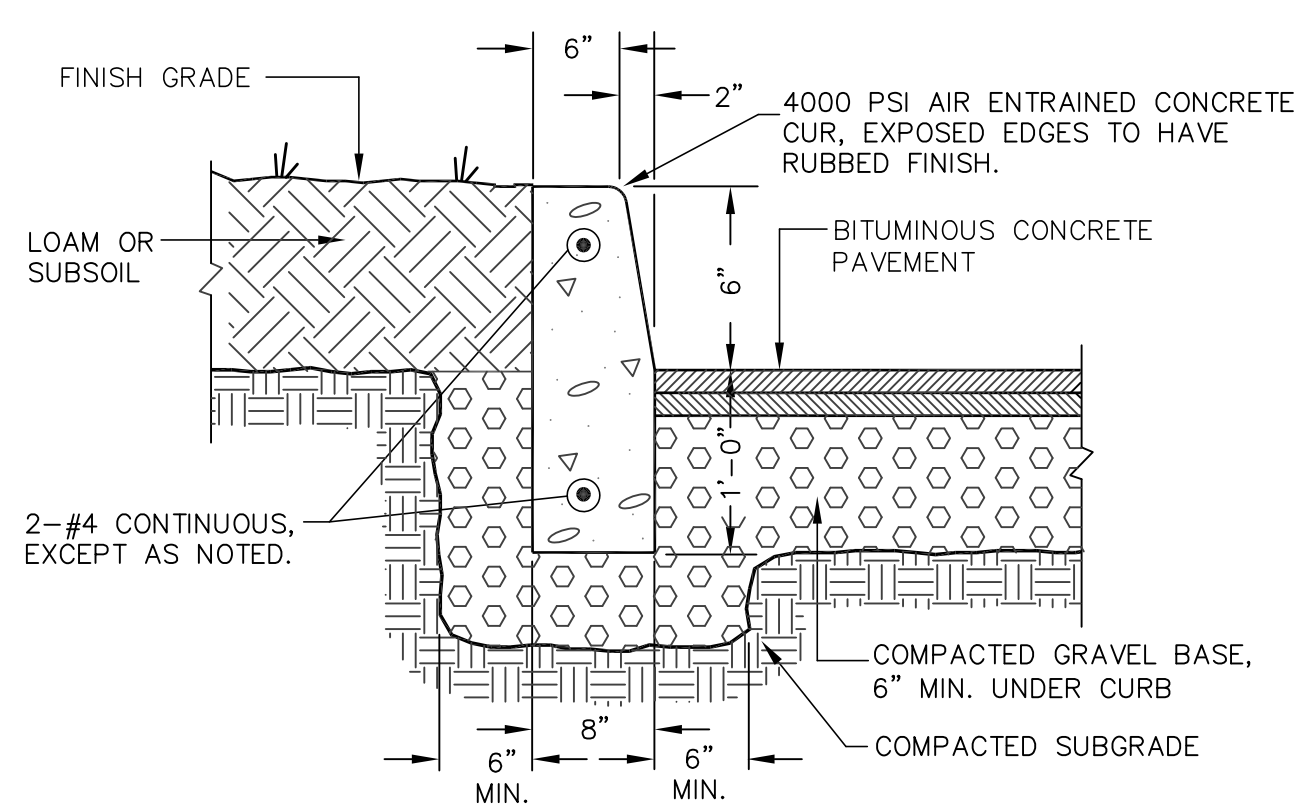


SHRUB PLANTING DETAIL
NOT TO SCALE

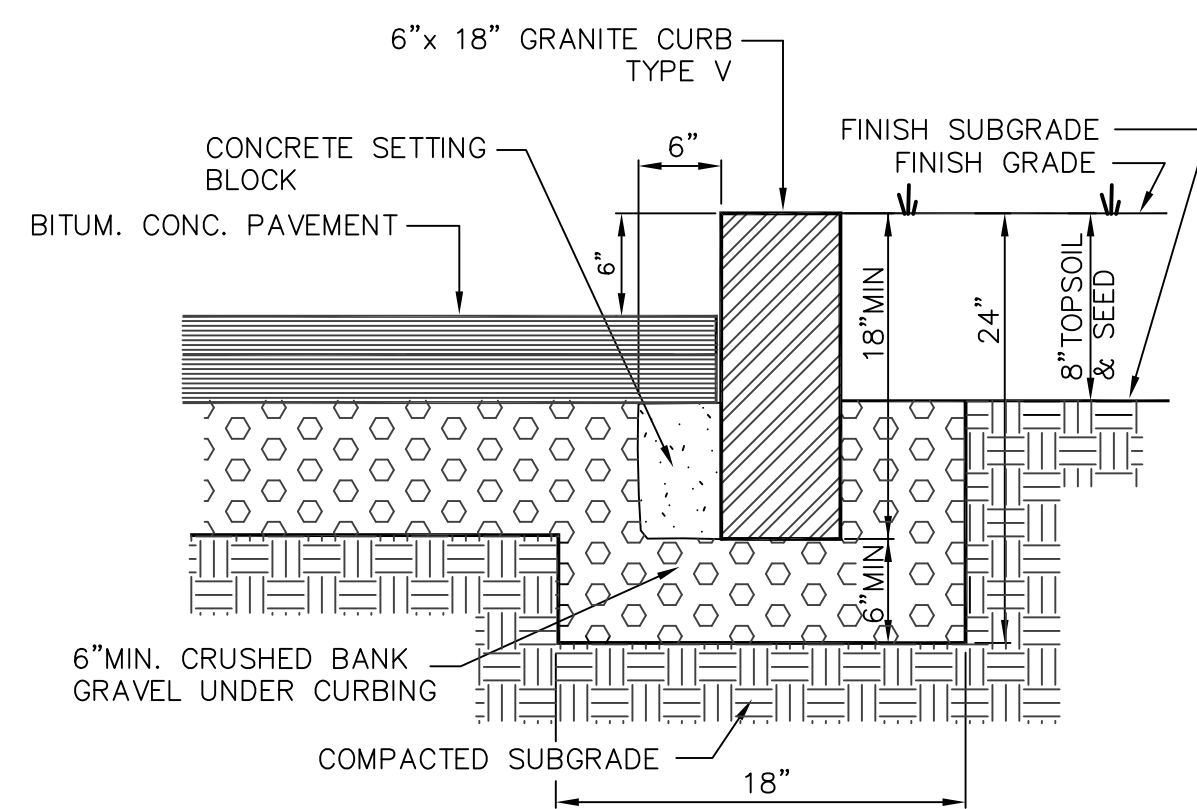


- NOTES
1. STAKES TO BE DRIVEN INTO UNDISTURBED SOIL
 2. PRUNE ALL BROKEN OR DAMAGED BRANCHES
 3. GROUND LINE TO BE THE SAME AS EXISTED AT NURSERY.
 4. MATERIALS WITH A FALL PLANTING HAZARD SHALL BE HANDLED ACCORDINGLY
 5. ALL PLANT MATERIAL SHALL CONFORM TO THE AMER. ASSOC. OF NURSERYMEN'S STANDARDS.
 6. ALL TREES TO BE A MINIMUM OF 2.5" CALIPER AT BASE OF TRUNK.
 7. HEIGHT OF ALL TREES TO BE AT LEAST 4 FEET TALL.

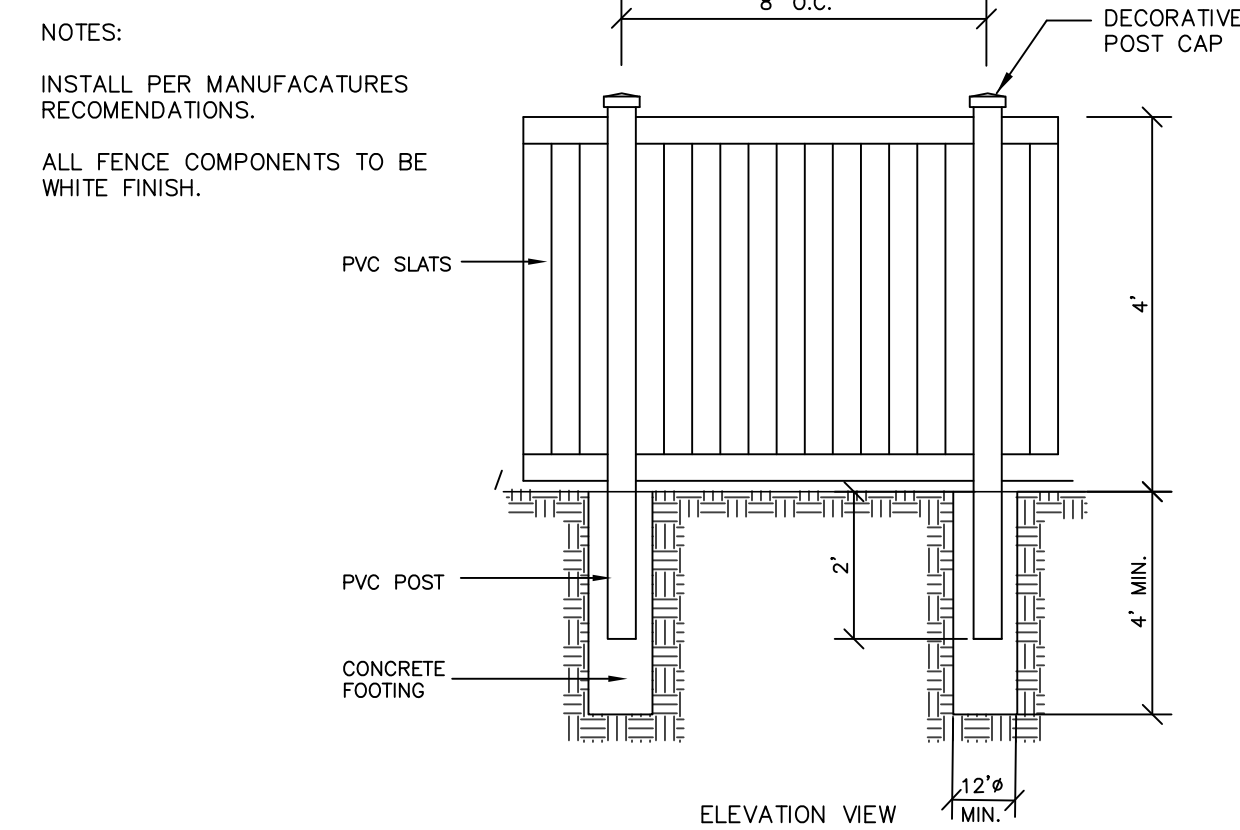
TREE PLANTING DETAIL
NOT TO SCALE



TYPICAL PRECAST CONCRETE CURB
NOT TO SCALE

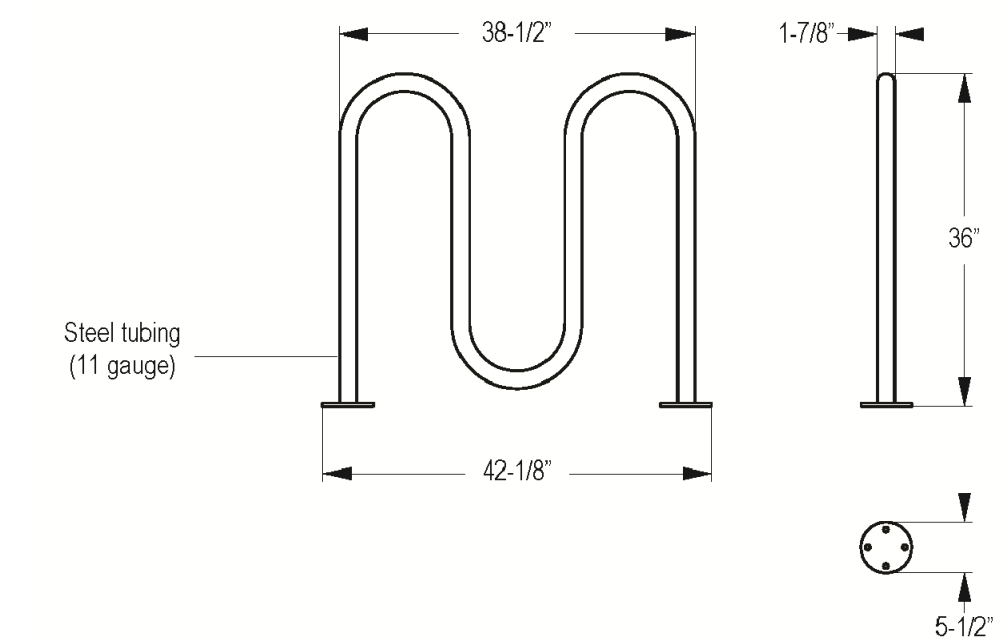


VERTICAL GRANITE CURB
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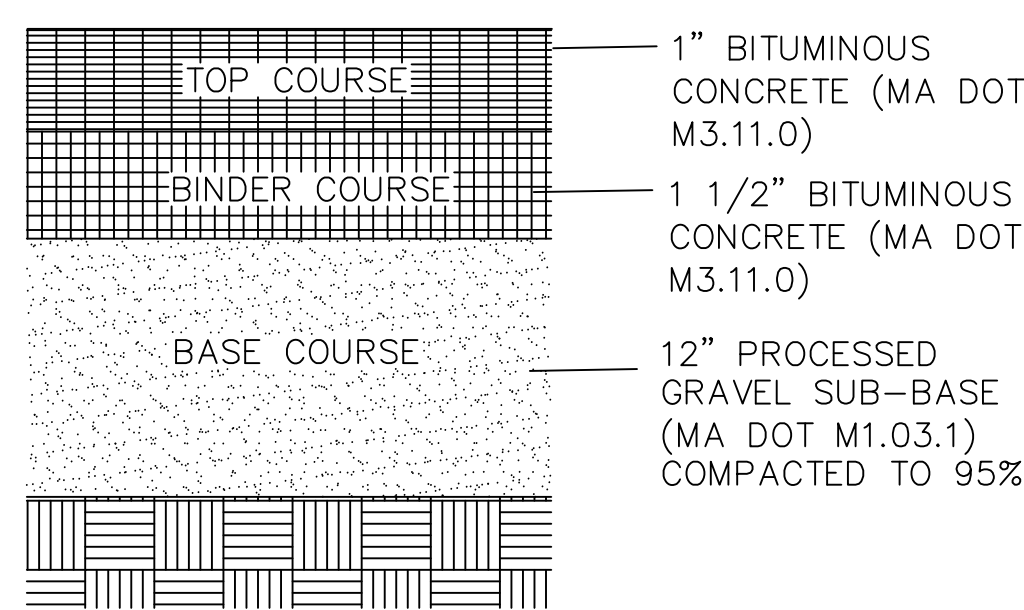


SOLID PVC FENCE DETAIL
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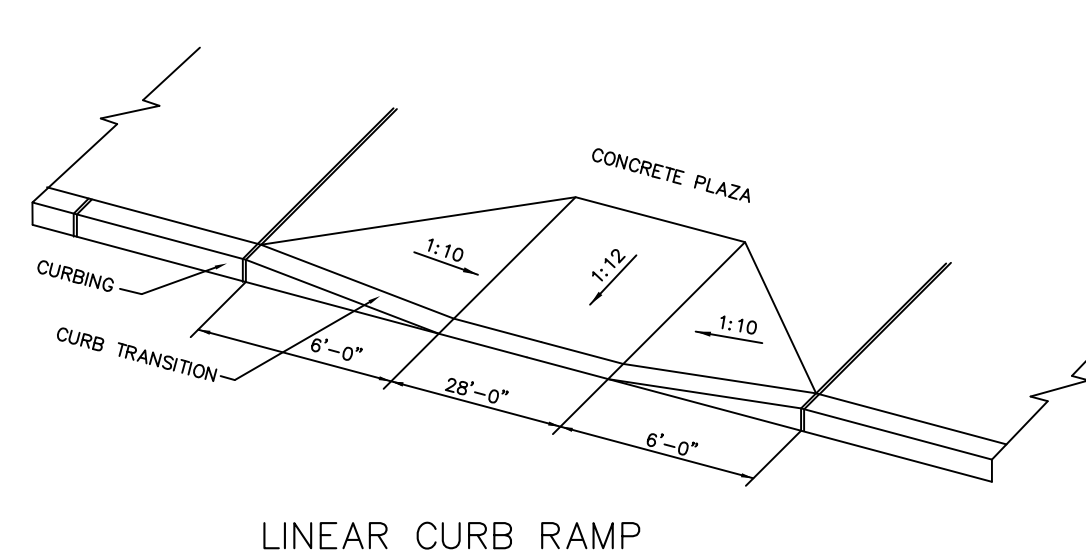
5 BIKE WAVE BIKE RACK, POWDER-COATED BLACK, SURFACE MOUNT



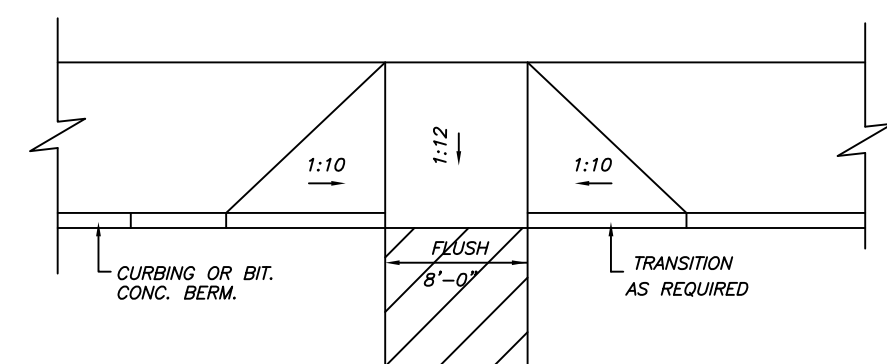
BIKE RACK DETAIL
NOT TO SCALE



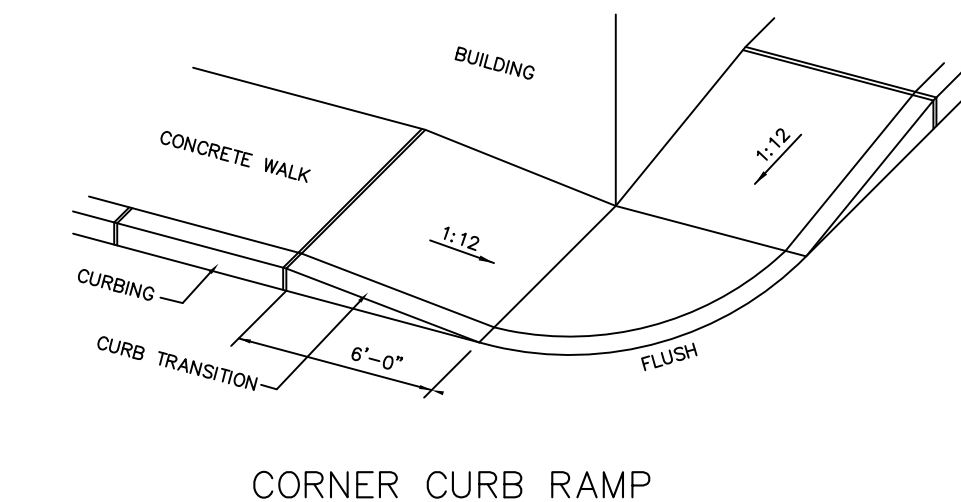
TYPICAL PAVING SECTION
NOT TO SCALE



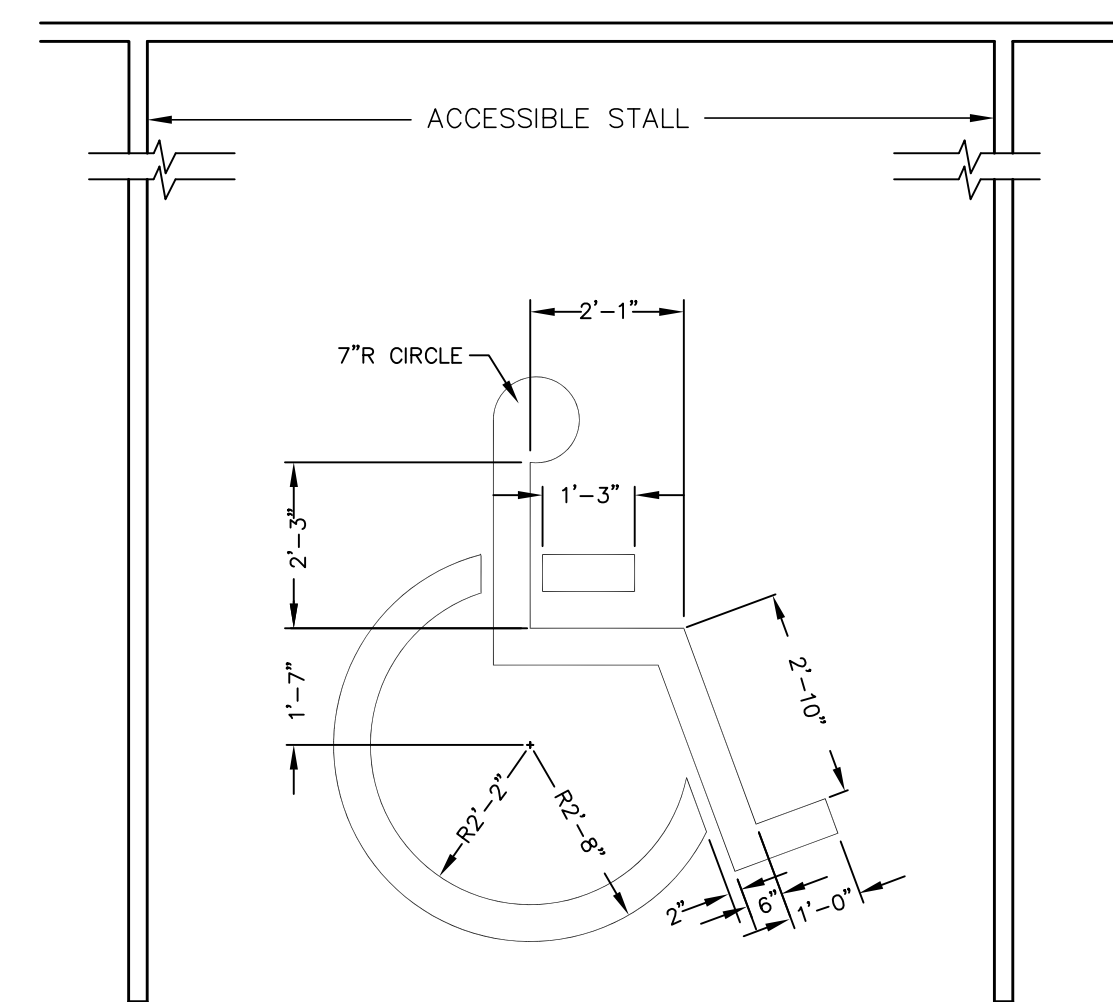
LINEAR CURB RAMP



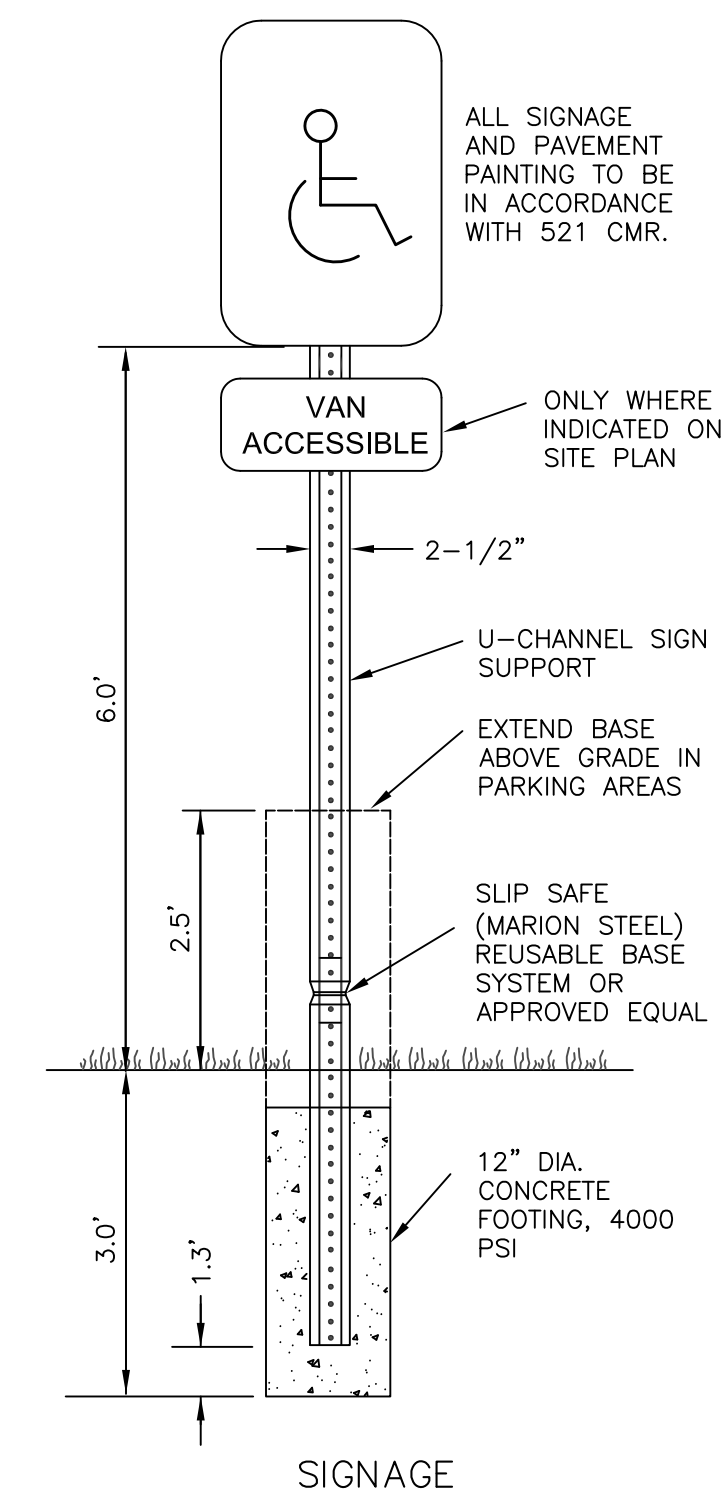
ACCESSIBLE RAMP, STRIPING AND SIGNAGE
NOT TO SCALE



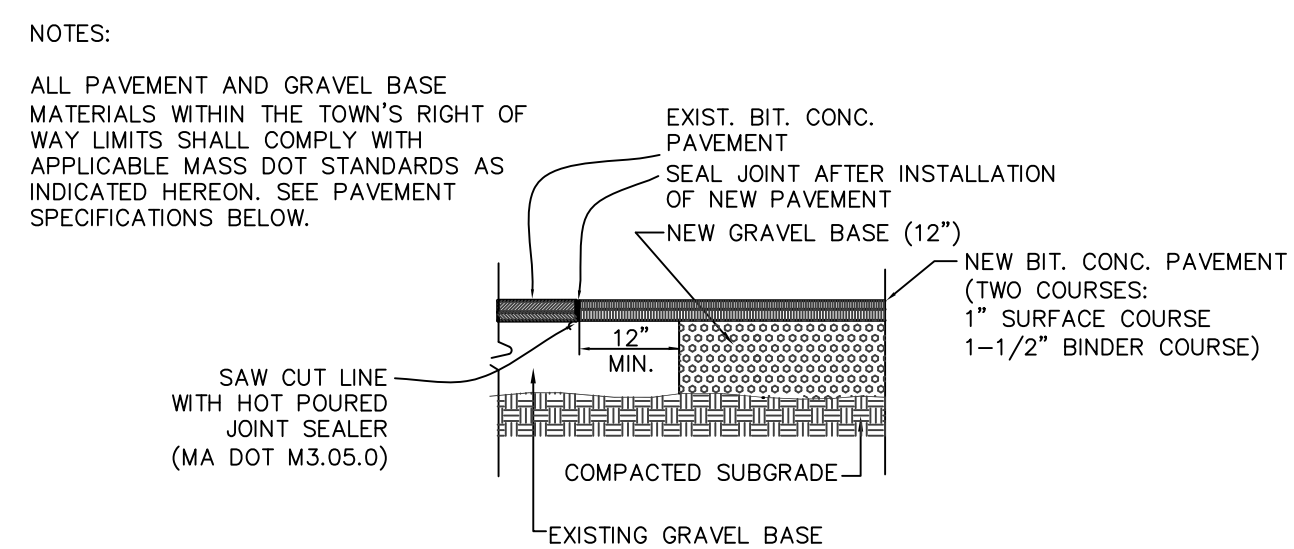
CORNER CURB RAMP



PAVEMENT MARKINGS



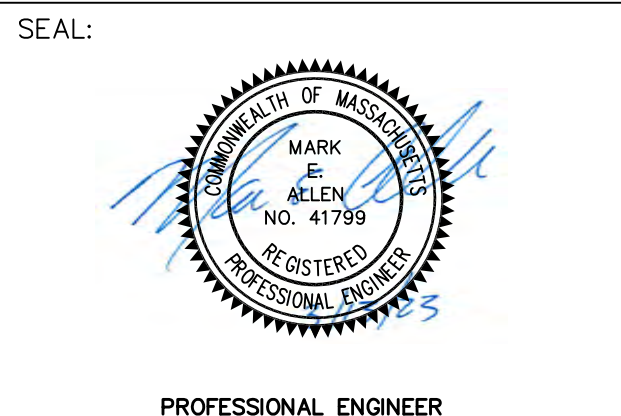
SIGNAGE



PAVEMENT SAWCUT AND JOINT
NOT TO SCALE

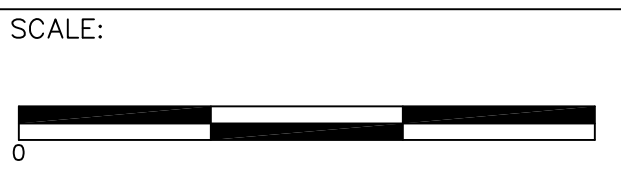
OWNER:
Arlington Autos, LLC
C/O John Finochetti
251 Summer Street
Arlington, MA 02474

APPLICANT:
Calyx Peak Companies
P.O. Box 1358
Mansfield, MA 02048



TITLE:
Construction
Details
for
Local
Cannabis
at
251 Summer Street
Arlington, MA

PREPARED BY:
ALLEN ENGINEERING
& ASSOCIATES
Civil Engineers - Surveyors
Land Development Consultants
140 Hartford Avenue East
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(508) 381-3212 • Phone
www.allen-rea.com



DATE: March 23, 2023

#	DATE	DESCRIPTION	INIT
1			
2			
3			
4			
5			

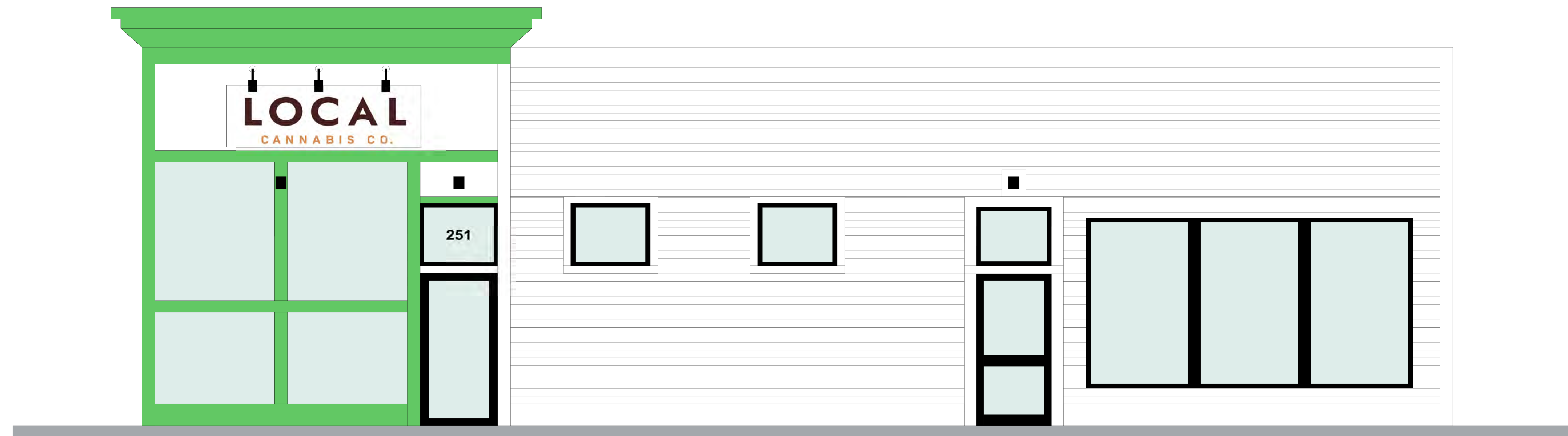
JOB NO: 00459 SHEET: C.7

EXISTING CONDITIONS

LOCAL CANNABIS

251 SUMMER STREET

ARLINGTON, MA 02474



PROJECT INFORMATION

LOCAL CANNABIS
251 SUMMER STREET
ARLINGTON, MA 02474

OWNER

CALYX PEAK COMPANIES
PO BOX 1358
MANSFIELD, MA 02048

PROJECT MANAGER

TENAX STRATEGIES
100 FRANKLIN STREET
SUITE 404
BOSTON, MA 02110

GENERAL CONTRACTOR

KENCO DEVELOPMENT LLC
591 NORTH AVE
SUITE A2
WAKEFIELD, MA 01880

CIVIL ENGINEER

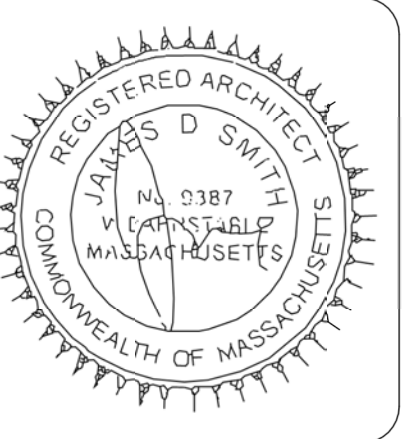
ALLEN ENGINEERING &
ASSOCIATES INC
140 HARTFORD AVE
EAST HOPEDALE, MA 01747

SHEET INDEX

ARCHITECTURAL	
T1	COVER SHEET
AB1	AS-BUILT FLOOR PLAN
AB2	AS-BUILT ELEVATIONS
A1	PROPOSED FLOOR PLAN
A2	PROPOSED ELEVATIONS
PLUMBING	
P*	SEE PLUMBING PLANS FOR INDEX AS RELEVANT
ELECTRICAL	
E*	SEE PLUMBING PLANS FOR INDEX AS RELEVANT
MECHANICAL	
M*	SEE PLUMBING PLANS FOR INDEX AS RELEVANT

**JAMES D. SMITH,
ARCHITECT**

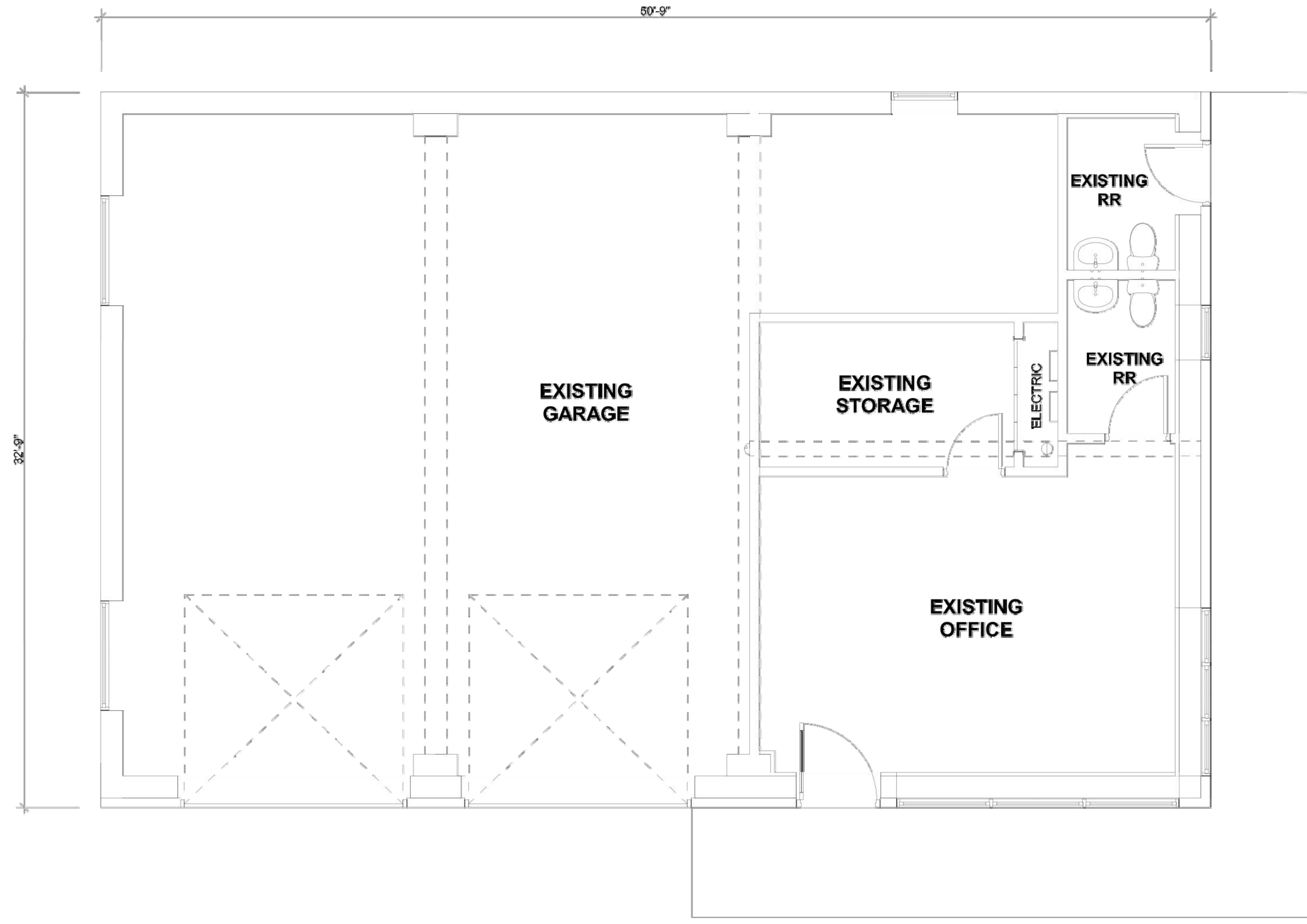
522 BAY LANE CENTERVILLE, MA 02632
PHONE: 508-367-8920 EMAIL: JAMESDSMITH1@COMCAST.NET



NO.	DESCRIPTION	BY	DATE
JDS	01/26/23		

JOB LOCATION:
251 SUMMER STREET
ARLINGTON, MA 02474
COVERSHEET

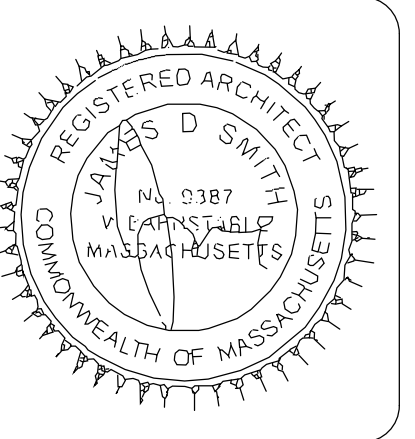
SHEET
T1
FILE#: JDSXXXXX
DATE: 01/26/23
PROJ. MGR. JDS
C.M. N/A



EXISTING FLOOR PLAN

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

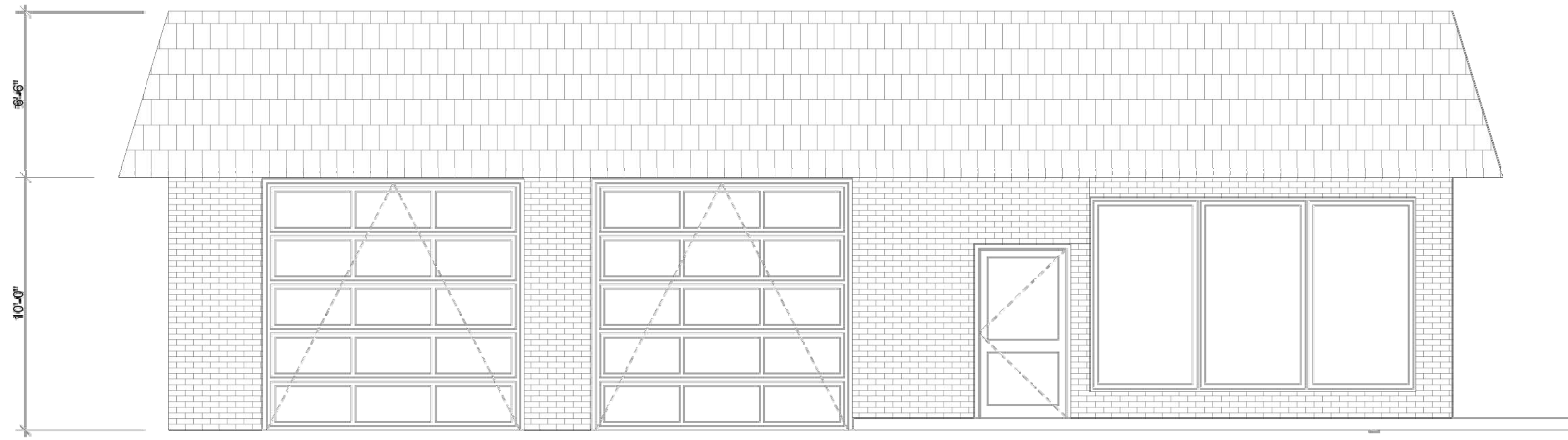
**JAMES D. SMITH,
ARCHITECT**
522 BAY LANE CENTERVILLE, MA 02632
PHONE: 508-367-8920 EMAIL: JAMESDSMITH1@COMCAST.NET



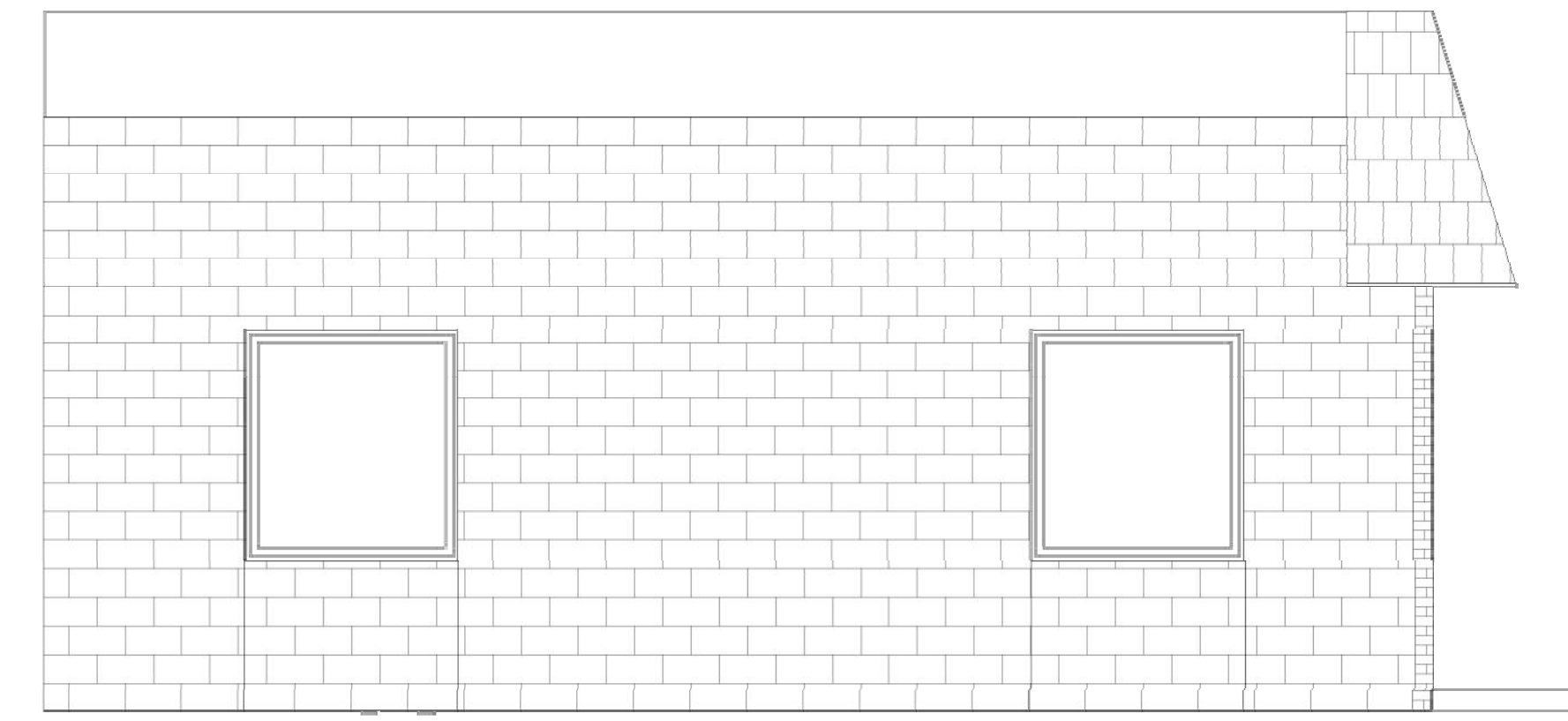
REVISIONS		
NO.	DESCRIPTION	DATE
1	JDS	01/26/23

JOB LOCATION:
251 SUMMER STREET
ARLINGTON, MA 02474
AS-BUILT FLOOR PLAN

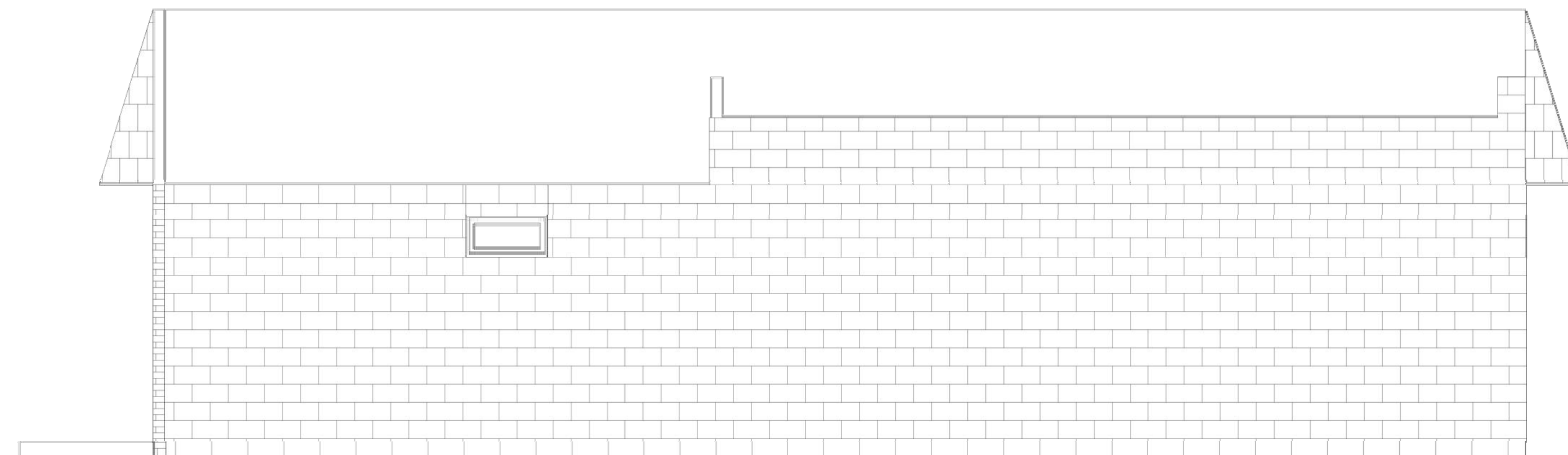
SHEET
AB1
FILE#: JDSXXXXX
DATE: 01/26/23
PROJ. MGR. JDS
C.M. N/A



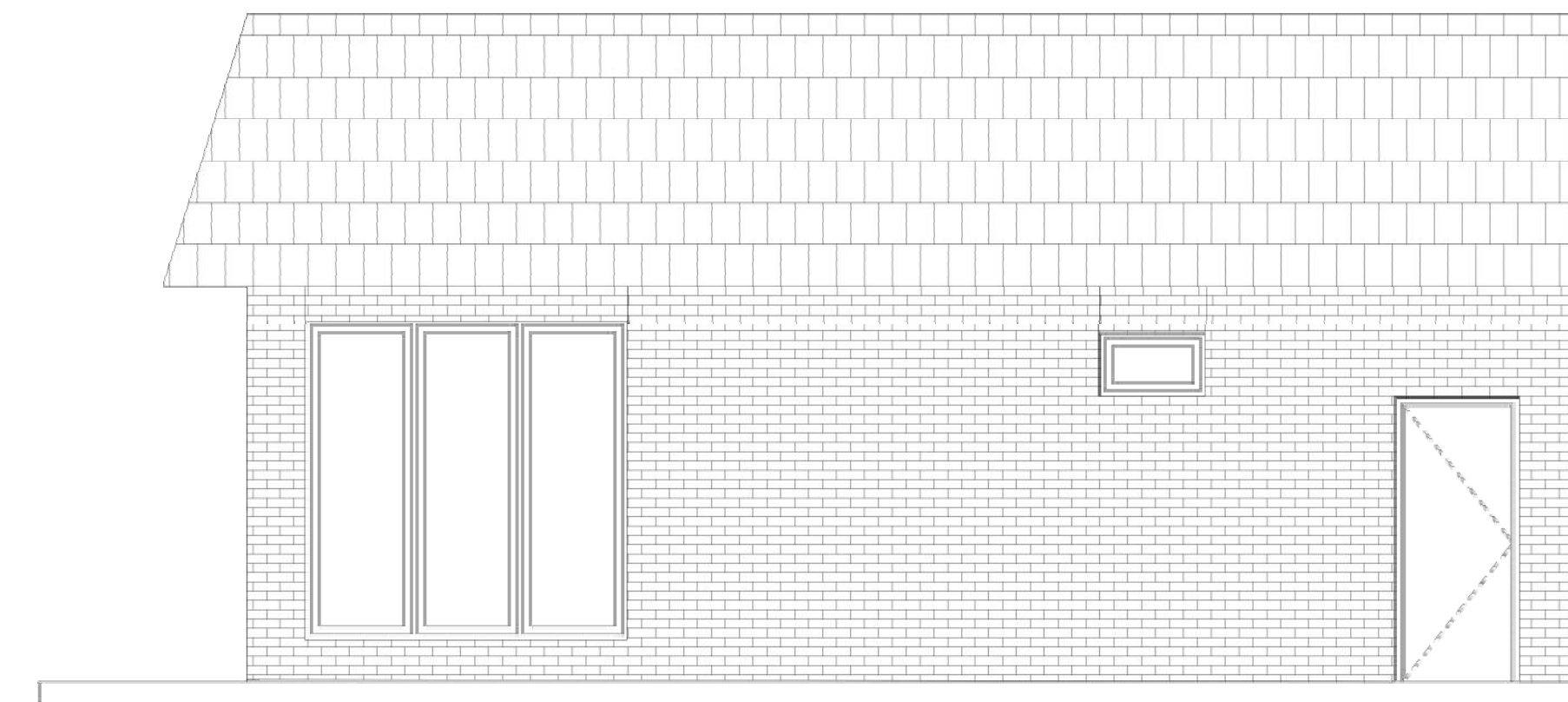
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"

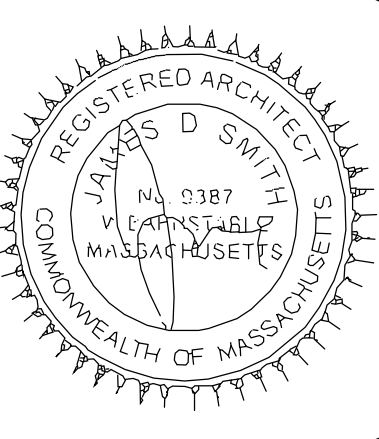


EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

**JAMES D. SMITH,
ARCHITECT**
522 BAY LANE CENTERVILLE, MA 02632
PHONE: 508-367-8920 EMAIL: JAMESDSMITH1@COMCAST.NET



REVISIONS		
NO.	DESCRIPTION	DATE
	INITIAL	
	JDS	01/26/23

JOB LOCATION:
251 SUMMER STREET
ARLINGTON, MA 02474
AS-BUILT ELEVATIONS

SHEET
AB2
FILE#: JDSXXXXX
DATE: 01/26/23
PROJ. MGR. JDS
C.M. N/A

**PROPOSED FLOOR PLAN
AND ELEVATIONS**

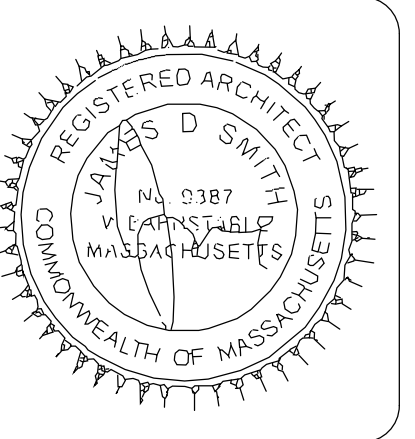


PROPOSED FLOOR PLAN

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

**JAMES D. SMITH,
ARCHITECT**

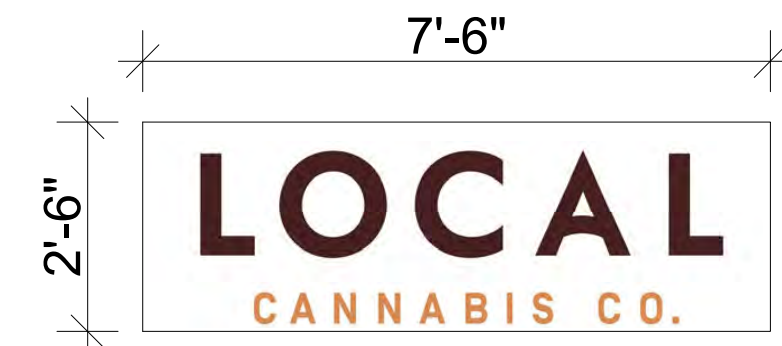
522 BAY LANE, CENTERVILLE, MA 02632
PHONE: 508-367-8920 EMAIL: JAMESDSMITH1@COMCAST.NET



REVISIONS		
NO.	DESCRIPTION	DATE
1	JDS	01/26/23

JOB LOCATION:
251 SUMMER STREET
ARLINGTON, MA 02474
PROPOSED FLOOR PLAN

SHEET
A1
FILE#: JDSXXXXX
DATE: 01/26/23
PROJ. MGR. JDS
C.M. N/A

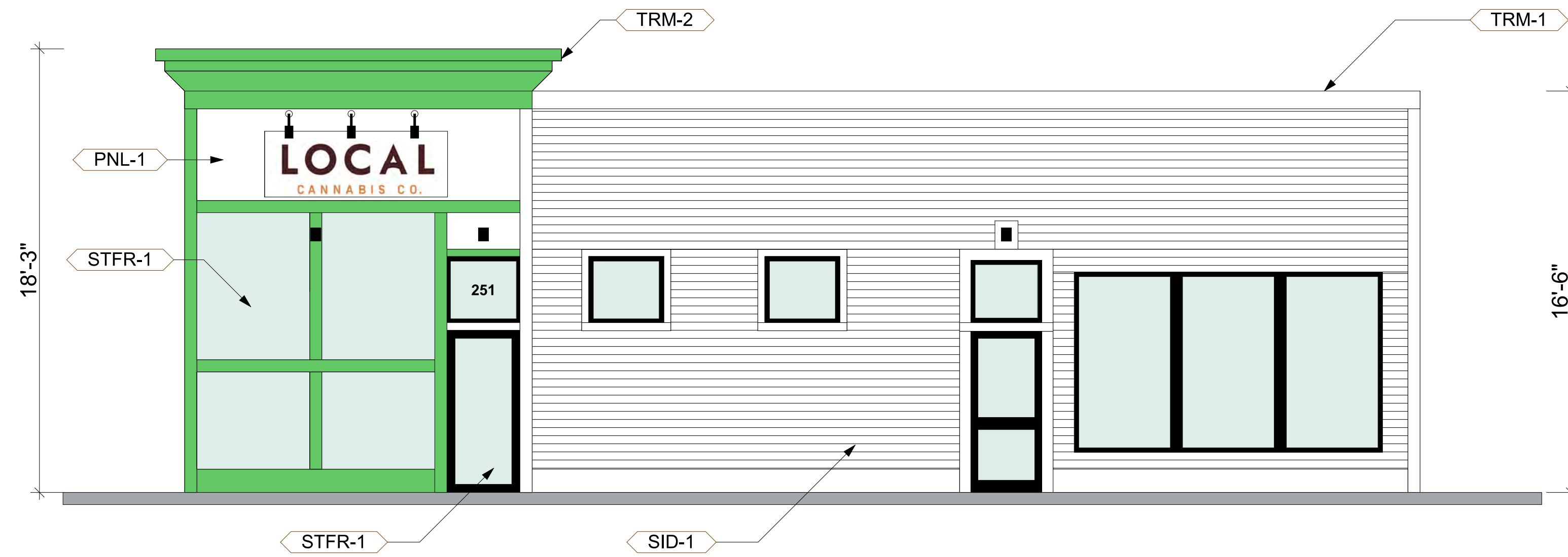


BUILDING SIGN

Externally Illuminated Letters

- "LOCAL" Letters Router Cut From 1" Clear Acrylic
- Spray Finish With Acrylic Polyurethane To Match PMS# TBD
- Stud Mount To Building With .25" Stand-Off Spacers
- "CANNABIS CO." Letters Router Cut From .50" Clear Acrylic
- Spray Finish With Acrylic Polyurethane To Match PMS# TBD
- Stud Mount To Building With .25" Stand Off Spacers
- SEE ELEVATIONS FOR EXACT LOCATION

TAG	MATERIAL	MANUFACTURER/SUPPLIER	FINISH/SIZE	DESCRIPTION	LOCATIONS
EPDM-1	RUBBER ROOFING	EPDM	BLACK	60 MIL BLACK RUBBER EPDM ROOFING	FLAT ROOF AND REAR PARAPET
PNL-1	PVC PANELING	AZEK	PRE-FINISHED WHITE	1X4 TRIM INSTALLED IN PANEL FORM W/ 3/4" PVC SHEET PANELS AS BACKING	FRONT ENTRY AROUND SIGN AREA
TRM-1	PVC TRIM	AZEK	PRE-FINISHED WHITE	1X4 DOOR & WINDOW TRIM, 1X6 CORNER BOARDS, 1X8 ROOF TRIM, 1X10 WATER TABLE	THROUGHOUT EXTERIOR OF BUILDING PER PLANS
TRM-2	PVC TRIM	AZEK	PAINTED GREEN	1X4 DOOR & WINDOW TRIM, 1X6 CORNER BOARDS, 1X8 ROOF TRIM, 1X10 WATER TABLE	FRONT CORNER
SID-1	HARDI CLADBOARD SIDING	JAMES HARDI SIDING	PRE-FINISHED: WHITE	SELECT CEDARMILL FINISH: 4" EXPOSURE	THROUGHOUT EXTERIOR OF BUILDING PER PLANS
STFR-1	STOREFRONT SYSTEM	KAWNEER	TRI-FAB: DARK BRONZE	KAWNEER STOREFRONT SYSTEM, THERMALLY BROKEN WITH 1" INSULATED GLASS	EXTERIOR DOORS AND WINDOWS



FRONT ELEVATION

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



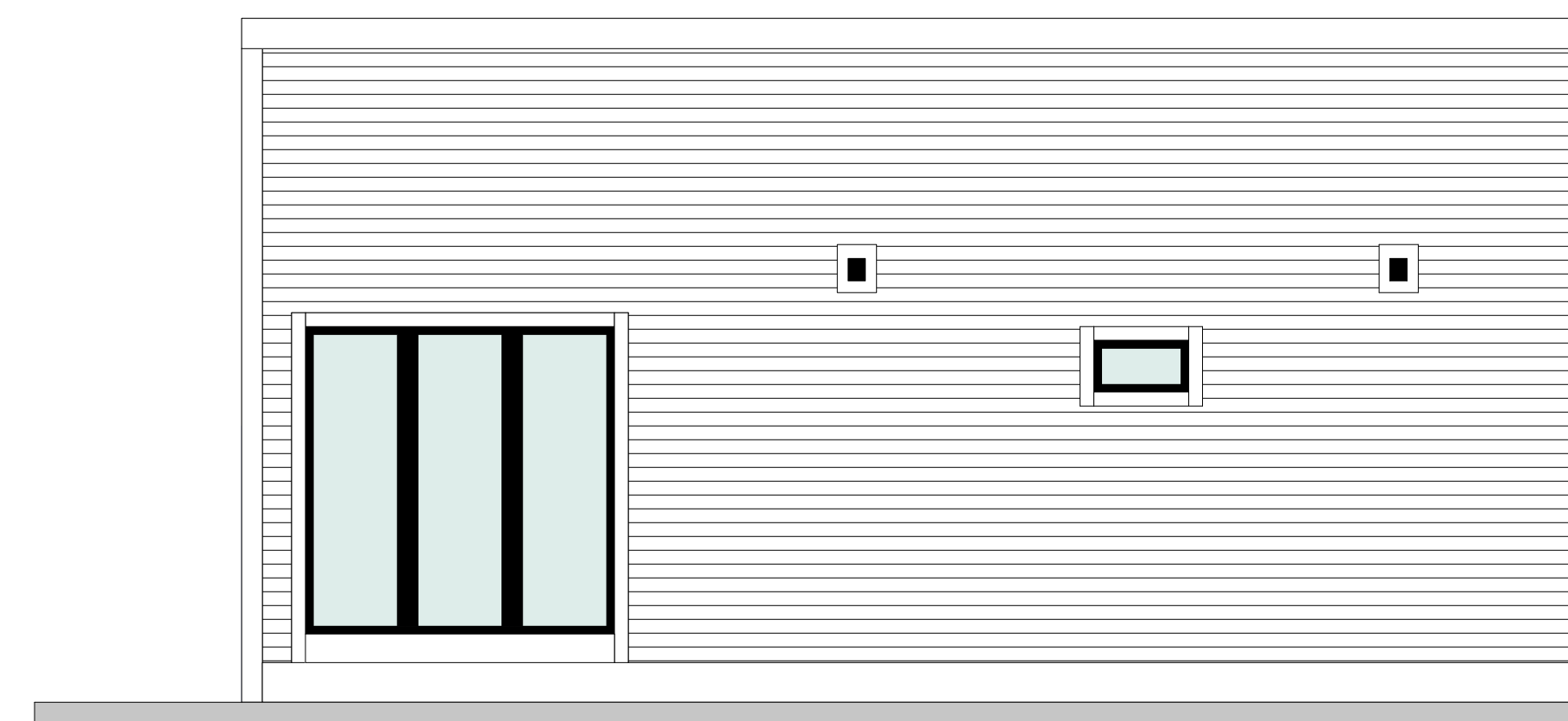
LEFT ELEVATION

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



REAR ELEVATION

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

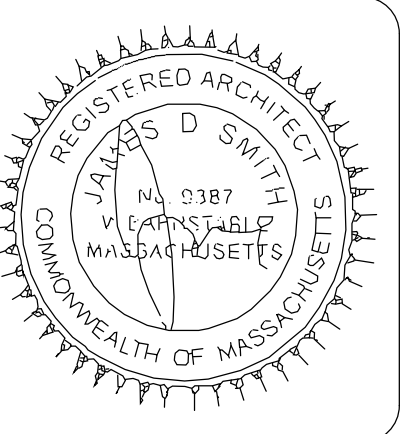


RIGHT ELEVATION

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

**JAMES D. SMITH,
ARCHITECT**

522 BAY LANE CENTERVILLE, MA 02632
PHONE: 508-367-8920 EMAIL: JAMESDSMITH1@COMCAST.NET

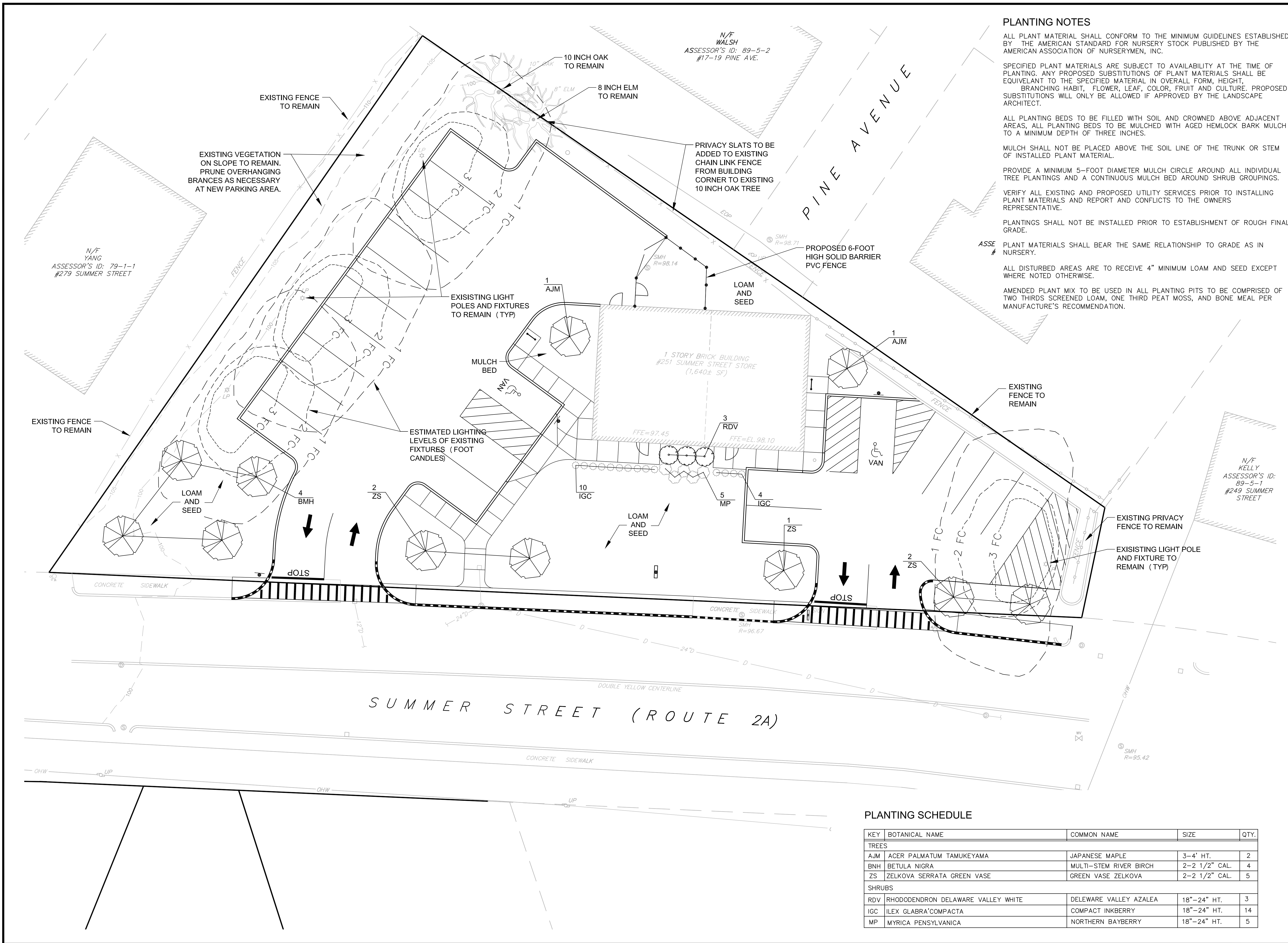


NO.	DESCRIPTION	BY	DATE
		JDS	01/26/23

JOB LOCATION:
251 SUMMER STREET
ARLINGTON, MA 02474
PROPOSED ELEVATIONS

SHEET
A2
FILE#: JDSXXXXX
DATE: 01/26/23
PROJ. MGR. JDS
C.M. N/A

PROPOSED LANDSCAPING



PLANTING NOTES

ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

SPECIFIED PLANT MATERIALS ARE SUBJECT TO AVAILABILITY AT THE TIME OF PLANTING. ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIALS SHALL BE EQUIVALENT TO THE SPECIFIED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. PROPOSED SUBSTITUTIONS WILL ONLY BE ALLOWED IF APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT AREAS. ALL PLANTING BEDS TO BE MULCHED WITH AGED HEMLOCK BARK MULCH TO A MINIMUM DEPTH OF THREE INCHES.

MULCH SHALL NOT BE PLACED ABOVE THE SOIL LINE OF THE TRUNK OR STEM OF INSTALLED PLANT MATERIAL.

PROVIDE A MINIMUM 5-FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND A CONTINUOUS MULCH BED AROUND SHRUB GROUPINGS.

VERIFY ALL EXISTING AND PROPOSED UTILITY SERVICES PRIOR TO INSTALLING PLANT MATERIALS AND REPORT AND CONFLICTS TO THE OWNERS REPRESENTATIVE.

PLANTINGS SHALL NOT BE INSTALLED PRIOR TO ESTABLISHMENT OF ROUGH FINAL GRADE.

PLANT MATERIALS SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS IN NURSERY.

ALL DISTURBED AREAS ARE TO RECEIVE 4" MINIMUM LOAM AND SEED EXCEPT WHERE NOTED OTHERWISE.

AMENDED PLANT MIX TO BE USED IN ALL PLANTING PITS TO BE COMPRISED OF TWO THIRDS SCREENED LOAM, ONE THIRD PEAT MOSS, AND BONE MEAL PER MANUFACTURER'S RECOMMENDATION.

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES				
AJM	ACER PALMATUM TAMUKEYAMA	JAPANESE MAPLE	3-4' HT.	2
BNH	BETULA NIGRA	MULTI-STEM RIVER BIRCH	2-2 1/2" CAL.	4
ZS	ZELKOVA SERRATA GREEN VASE	GREEN VASE ZELKOVA	2-2 1/2" CAL.	5
SHRUBS				
RDV	RHODODENDRON DELAWARE VALLEY WHITE	DELEWARE VALLEY AZALEA	18"-24" HT.	3
IGC	ILEX GLABRA COMPACTA	COMPACT INKBERRY	18"-24" HT.	14
MP	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	18"-24" HT.	5

OWNER:
Arlington Autos, LLC
 C/O John Finochetti
 251 Summer Street
 Arlington, MA 02474

APPLICANT:
Calyx Peak Companies
 P.O. Box 1358
 Mansfield, MA 02048


SEAL:

 PROFESSIONAL LANDSCAPE ARCHITECT

TITLE:
Landscape & Lighting Plan
 for
Local Cannabis
 at
 251 Summer Street
 Arlington, MA

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES
 Civil Engineers · Surveyors
 Land Development Consultants
 140 Hartford Avenue East
 Hopedale, Ma 01747
 (508) 381-3212 · Phone
 www.allen-rea.com

SCALE:
 1"=10 FEET


DATE: **March 23, 2023**

REVISIONS

#	DATE	DESCRIPTION	INIT
1			
2			
3			
4			
5			

JOB NO: 00459 SHEET: **C.5**

**PHOTOGRAPHS /
RENDERINGS**



Tree omitted to show building façade




LOCAL
CANNABIS CO.



Tree omitted to show building façade





LOCAL

LOCAL
CARNATION





LOCAL
CANNABIS CO.

LOCAL
CANNABIS CO.

SIGN AND LIGHTING SPECIFICATIONS

WAC LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

Tube

Single & Double Wall Mount 3000K

Model & Size	Color Temp & CRI	Watt	Lumens	Finish
<input checked="" type="radio"/> WS-W2604 Double <input type="radio"/> WS-W2605 Single	<input checked="" type="radio"/> 3000K 90 <input type="radio"/> 3000K 90	30W 16W	1750 800	<input type="radio"/> AL Brushed Aluminum <input checked="" type="radio"/> BK Black <input type="radio"/> BZ Bronze <input type="radio"/> GH Graphite <input type="radio"/> WT White
<input type="text" value="WS-W2604"/>	<input type="text" value="3000K"/>			<input type="text" value="BK"/>

Example: **WS-W2604-AL**

DESCRIPTION

A simple sconce with endless possibilities. This cylindrical wall luminaire delivers powerful lumen output, either upwards or **downwards**, or a combination of both, depending on the configuration and application. Built to last with die-cast aluminum construction and designed with no visible hardware, this low profile highly versatile Tube is perfect for your exterior and interior lighting needs. Five handsome architectural finishes will complement nearly any dcor.

FEATURES

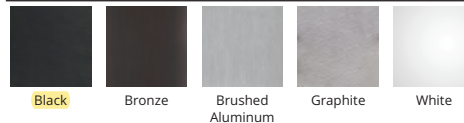
- Title 24 may not be available for all finishes, check for availability
- 2605 Single, 2604 Double
- Driver concealed within the fixture
- 5 year warranty

SPECIFICATIONS

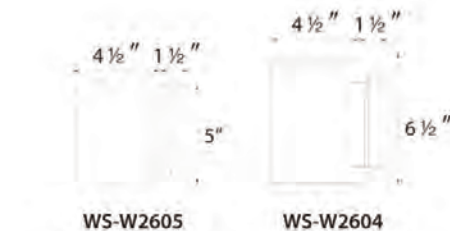
Construction:	Die-cast Aluminum
Power:	30W, 16W
Input:	120-277 VAC, 50/60Hz
Dimming:	ELV: 100-15%, 0-10V: 100-10%
Light Source:	Integrated LED
Rated Life:	70000 Hours
Mounting:	Mounts directly to junction box, Can be mounted on wall in all orientations
Finish:	Electrostatically Powder Coated White, Black , Bronze, Brushed Aluminum, Graphite
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP65, Title 24 JA8-2016 Compliant, Title 24:



FINISHES



LINE DRAWING

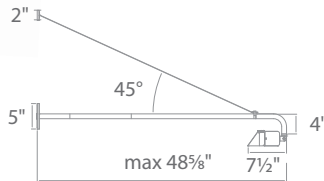


SINGLE ADJUSTABLE FLOOD LIGHT

Endurance™ - WP-LED514

WAC LIGHTING

Responsible Lighting®



Fixture Type:

Catalog Number:

Project: Calyx Arlington

Location: Front Goosenecks at Building Sign

PRODUCT DESCRIPTION

Die cast aluminum factory sealed luminaire with patent pending design for a water and dust proof IP66 rated outdoor.

FEATURES

- Rotate to continuously adjust beam angles indexed at 15°, 25°, 40°, 60°
- IP66 and ETL & cETL Wet Location Listed
- Factory-Sealed LED Light Engine
- Die-Cast Aluminum Construction
- 120V Direct Wire - No Driver Needed
- Safety cable and canopy included
- Comes with extension rod kit to extend up to 44" total
- Detachable Shroud
- Safety cable recommended for extensions over 36"
- One 6", one 12", one 24" field interchangeable rods included

SPECIFICATIONS

Construction: Die-cast aluminum

Power: Line Voltage input (120V)

CRI: 85

Dimming: 100% - 10% with Electronic Low Voltage (ELV) dimmer

Finish: Architectural Bronze, Black, Graphite and White

Operating Temp: -40°F to 122°F (-40°C to 50°C)

Standards: IP66, Wet Location, ETL & cETL Listed

Rated Life: 50,000 hours

ORDER NUMBER

	Power	Comparable	Beam	Delivered Lumens	CBCP	Color Temp	Finish
WP-LED514 Single	15W	150W PAR38	15°	600	4145	30 3000K	ABZ Architectural Bronze ABK Architectural Black AGH Architectural Graphite AWT Architectural White
			60°	985	875		
			15°	695	4800	40 4000K	
			60°	1140	1015		

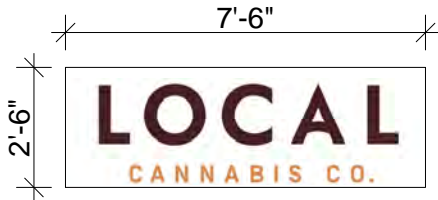
Example: **WP-LED514-40-AGH**

WAC Lighting
www.waclighting.com
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

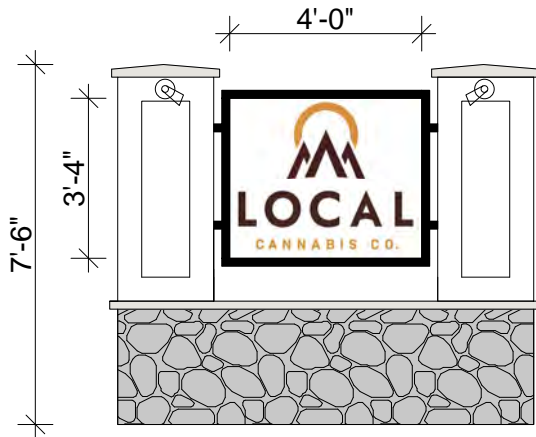
LOCAL CANNABIS SIGNAGE



BUILDING SIGN

Externally Illuminated Letters

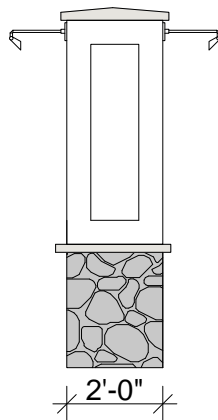
- "LOCAL" Letters Router Cut From 1" Clear Acrylic
- Spray Finish With Acrylic Polyurethane To Match PMS# TBD
- Stud Mount To Building With .25" Stand-Off Spacers
- "CANNABIS CO." Letters Router Cut From .50" Clear Acrylic
- Spray Finish With Acrylic Polyurethane To Match PMS# TBD
- Stud Mount To Building With .25" Stand Off Spacers
- SEE ELEVATIONS FOR EXACT LOCATION



MONUMENT SIGN: FRONT

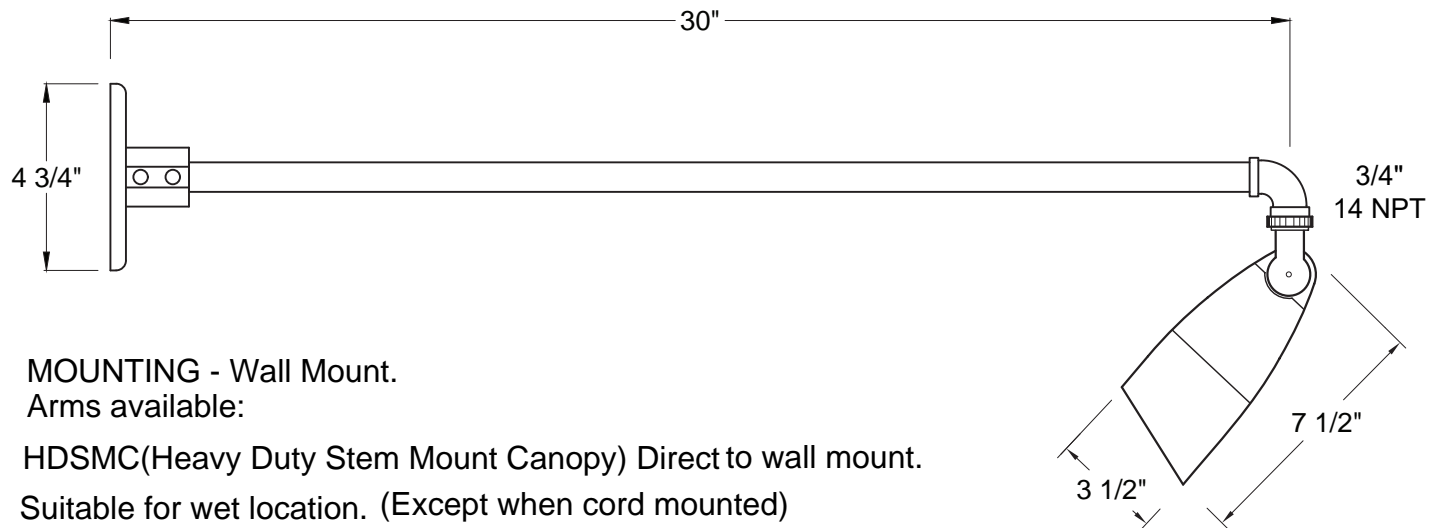
Externally Illuminated Monument Sign

- Sign Measures 48" W X 40" H
- Letters and Logo router cut from 1" clear acrylic
- Spray finish with Acrylic Polyurethane to Match PMS#TBD
- Stud mount to Sign Backboard, prefinished White, with .25" Stand-offs
- Externally Illuminated by straight-arm Bullet Sign DownLight
- 2" Black Anodized Aluminum Frame to Match Storefront System
- PVC Trim Pillars to match building trim, Stone Caps
- Stone Monument Base with Stone Cap
- Total Unit is 7'-6" High
- SEE CIVIL DRAWINGS FOR EXACT LOCATION



MONUMENT SIGN:SIDE

FINISH -Multi-stage pretreatment procedure using materials of polyester/polished powder coat, baking enamel liquid, raw metals, and galvanized finishes. Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).



MOUNTING - Wall Mount.
Arms available:

HDSMC(Heavy Duty Stem Mount Canopy) Direct to wall mount.
Suitable for wet location. (Except when cord mounted)

SOCKETS/LAMPS - Available in:
Incandescent
- rated 75 watt max/120 volt, medium base.

FRONT VIEW

Date: 07/2015
Scale: NTS
DB: CF
CB:
Rep:
Order#:

Content: PAR20 120V Straight Arm Sleek and Modern Directional Bullet Sign Lighter
PN: SL8-PAR20BLTC-301-C91
Color/Finish: C91 - Black
Customer Approval: _____

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T:1-888-919-7446

F:760-603-0888

IMPACT STATEMENT

LOCAL CANNABIS - IMPACT STATEMENT

251 Summer Street, Arlington, MA

1. **Preservation of Landscape**

As an auto sales and service establishment, the majority of the existing site is covered by impervious surfaces including a building, bituminous paving and cement concrete. There is little vegetation except for a vegetated slope along the western boundary consisting of overgrown scrub vegetation. There are also two mature trees (10" Oak and 8" Elm) located in the northwest corner of the site. The mature trees will be preserved and protected during construction. The vegetated slope will receive selective pruning and maintenance to remove any invasive plant materials and allow native materials to thrive.

2. **Relationship of Buildings to Environment**

An existing, single story building consisting of 1,640+/- square feet is located in the approximate center of the property. The building will be refurbished in the currently location, which will significantly improve the esthetics of the building when viewed from the public way and adjacent properties.

3. **Open Space**

As previously mentioned, there is little open space present at the site. Under existing conditions, approximately 14% of the site is open space, with none meeting the definition of "Usable Open Space". The proposed project will result in approximately 48% open space. , approximately 16.5% of which is Usable Open Space. Proposed trees will be provided along the site frontage as well as foundation plantings and ornamental trees plantings along the along the front and sides of the building. Lawn areas will also be incorporated. These features will drastically improve the esthetic qualities of the site and will provided for shading of impervious areas. Refer to the illustrative perspective drawings provided.

4. **Circulation**

Aside from two short sections of sidewalk, the existing site frontage is open to vehicular access. This condition represents a safety hazard. The proposed project will reduce the expansive curb cut and provide well defined access points to control circulation and improve safety. Organized parking stalls, including accessible spaces, are provided with ample maneuvering space.

Sidewalk improvements will be made to provide a continuous cement concrete sidewalk along the site frontage, with accessible curb ramps and painted cross-walks. A sidewalk connection is provided from Summer Street to the proposed retail cannabis entrance. Accessible curb ramps are provided throughout the site. Long and short term bicycle parking is also provided in accordance with bylaw requirements. Refer also to the Traffic Assessment provided.

5. **Surface Water Drainage**

Under existing conditions, there are currently no peak flow mitigation or water quality measures. The majority of the stormwater run-off from the rooftop and paved surfaces flows in a south easterly direction into an on-site catch basin and into the Summer Street drainage system. A small drainage area exists in the northwest corner of the site where flow is captured by a second catch basin. This catch basin appears to be marginally functional and its connection point in undetermined.

The redevelopment project will result in a significant reduction of paved surface and an increase in vegetated lawn and landscaped areas. This will result in reduced run-off rates and volumes, and promote opportunities for infiltration. Stormwater runoff will also be improved by incorporating a proprietary water quality structure to capture the majority of the paved parking surface on the west side of the site prior to discharge to Summer Street drainage system. A grass swale/filter strip is proposed on the east side to capture the small flows and reduce rate and volume before entering the Summer Street drainage system.

The proposed site improvement represent a vast improvement in stormwater management by improving water quality and reducing peak flows and run-off volume.

6. Utility Services

Existing utility serve connections will be utilized to the extent possible. Any required upgrades will be closely coordinated with town officials and private utility providers.

7. Advertising Features

A new compliant pylon sign is proposed to replace the existing pylon sign, which is located in the center of the sidewalk within the Summer Street Right-of-way. Building signage is also provided. Refer to the architectural renderings provided.

8. Special Features

The existing exterior storage area is located on the west side of the building where it is in view from the public way. The proposed service entrance area and refuse area for the retail cannabis use is located to the rear of the building and is fully screened by a 6-foot high solid barrier PVC fence. Bicycle racks are provided on each side of the building for short term bicycle parking.

9. Safety

The renovation will include an array of safety upgrades throughout the building. All renovation work will be in accordance will Local and State Building & Life Safety code along with all NFPA requirements. The building will be equipped with a new fire alarm system and all new Life Safety devices including exit signs and emergency lighting. The exterior of the building will be well lit at night during business hours, all while following the requirements of “Dark Sky” lighting. The building, both inside and out, will be equipped with a 24-hour surveillance system. The new space will be ADA compliant and meet all applicable local and national ADA codes. There is a “man trap” vestibule designed with the intent to check all identification and credentials prior to entering the store. The building will be equipped with the proper number of egress doors which will be illustrated on the Emergency Egress Map located inside the facility and labeled in the field via illuminated exit signs.

10. Heritage

The proposed project will not impact or disrupt historically significant structures or features. The project will result in a new building façade, reduced pavement, organized parking fields, and new landscaping. When completed the project will represent a vast improvement over existing conditions and will be more in scale and character with the surrounding neighborhood.

11. Microclimate

The project will generate or emit heat, vapor, fumes, dust, vibration or noise. Tree plantings are provided to shade parking areas and reduce heat gain on paved surfaces.

12. Sustainable Building and Site Design

The renovation of the building will meet the LEED Certification Program. See LEED Checklist attached. The proposed renovation currently has a score of 47 points, passing the Certified program. Our mission is to improve the carbon footprint by implementing low-carbon solutions. We intend to create a “greener” location that improves the overall look, performance and environmental impact.

COMMUNITY OUTREACH

Community Outreach:

Calyx Peak of MA Inc. d/b/a Local Cannabis Co. (Local) conducted community engagement through multiple avenues. Specifically, Local was part of public meetings and public hearings over a two-year period before the Selectboard as part of the Town's Request for Information (RFI) process. The Selectboard's RFI process was established to provide the Town and residents an avenue to evaluate and select the best operator and location for the Town. This particular location was discussed with the Selectboard at several of these public meeting and hearings. No abutters provided any opposition during any of the Selectboard meetings/hearings related to the proposed location.

After the Selectboard voted to approve Local at 251 Summer St. and after the completion of the Host Community Agreement process, Local conducted a Community Outreach Meeting as part of the Cannabis Control Commission (CCC) licensing process. As part of the Community Outreach Meeting process, Local noticed all abutters within 300' of the property through direct mail, as well as noticing the Town through the Town Clerk and publishing the notice in the local paper 14 days prior to the meeting.

During the Community Outreach Meeting Local heard from residents in support and opposition to the project, more specifically, Local primarily heard from three (3) neighbors who raised concern. The objections were primarily related to the legalization of cannabis and the zoning which was passed by Town meeting. However, in light of the neighbors' concerns related to the legalization of cannabis, Local took specific, thoughtful steps to minimize any impact to the neighbors. Specifically, one neighbor had a concern with traffic cutting across the sidewalk near their property to access the site. In response to this concern, which apparently is an existing issue, Local placed a curb and landscape area on the right side of the parcel next to the abutting neighbor to eliminate the possibility of anyone being able to cut through their property into the parking lot. Additionally, and specifically for the benefit to the neighbors, Local implemented the following measures:

- Local moved the Cannabis business to the left side of the building to place it as far from neighbors as possible.
- Local installed a fence along the entire property line to physically separate the parcels.
- Local placed trees at the back left and right of the building to break up the view of the building from neighboring properties.
- Local separated the onsite parking lots, removing vehicular access between both sides of the parcel as well as provided a significant increase in green space. These separate parking lots will ensure that cannabis customers are limiting their presence to the left side of the parcel. The left side of the parcel abuts a fairly significant elevation change between the next parcel thus putting the business and the associated parking lot away from any neighbors with the physical separation of the building, the fence and the elevation change.

While none of the steps taken above were required by the Town bylaw or any other regulatory authority, Local wanted to make every effort to demonstrate its commitment to the Town and our neighbors. Retail cannabis stores have evolved significantly over the years and Local believes our approach demonstrates that these businesses can be appropriately located within the community and serve as an opportunity to provide significant improvement to the places where they are operated.

LEED

Local Cannabis Co.

251 SUMMER ST, ARLINGTON, MA 02474



LEED PROJECT CHECKLIST



GENERAL CONTRACTING | CONSTRUCTION MANAGEMENT

kencodevelopment.com 781-587-3497

SUSTAINABILITY NARRATIVE

This retail project consists of a major renovation of an existing Auto Dealership and Auto Mechanic Garage. Our project team is challenging ourselves to convert this existing building to an updated and resilient structure that satisfies the label of a sustainable building that meets LEED Certified requirements.

The design team has been thoroughly investigating how to take this old and non-conforming building and create a “greener” location that improves the overall look, performance and environmental impact. The exterior site improvements consist of major landscaping upgrades that reduce the impervious areas and create a more vibrant eco-friendly location. It will focus on better stormwater management, new trees and plantings, new grass areas in lieu of existing pavement, and the implementation of electric vehicle infrastructure and bicycle storage.

The building will be equipped with new and energy efficient mechanical equipment that focuses on thermal comfort, fresh air and exhaust treatment. We will be implementing smart controls for mechanical and electrical systems to ensure minimal amount of energy consumption. All interior and exterior lighting will be upgraded to LED, with the exterior lighting meeting all “Dark Sky” requirements. Plumbing fixtures will consist of low-flow fixtures with on demand/high efficiency water heaters. The existing envelope will be upgraded with new roofing and insulation throughout along with updated low-E windows and doors.

Our mission is to improve the carbon impact by implementing low-carbon solutions. Our team anticipates that this updated location will improve its carbon impact by at least 15% that existing structure.

LEED Checklist is on the following page. Our current projected Score is 47 which meets LEED Certification

PROJECT TEAM

OWNER/OPERATOR | **CALYX PEAK**

OWNERS PROJECT MANAGER | **TENAX STRATEGIES**

GENERAL CONTRACTOR | **KENCO DEVELOPMENT**

CIVIL ENGINEER | **ALLEN ENGINEERING & ASSOCIATES**

ARCHITECT/DESIGNER | **JAMES D. SMITH**

ENGINEERS & LEED ACCREDITED | **SYSKA HENNESSY GROUP**





LEED v4 for BD+C: Retail
Project Checklist

Project Name: Calyx Peak Retail, Arlington
Date: 3/13/23

Y ? N

1		Credit	Integrative Process	1
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10	2	0	Location and Transportation	16
			Credit LEED for Neighborhood Development Location	16
1			Credit Sensitive Land Protection	1
	1		Credit High Priority Site	2
3			Credit Surrounding Density and Diverse Uses	5
4			Credit Access to Quality Transit	5
1			Credit Bicycle Facilities	1
	1		Credit Reduced Parking Footprint	1
1			Credit Green Vehicles	1

9	0	0	Sustainable Sites	10
Y			Prereq Construction Activity Pollution Prevention	Required
1			Credit Site Assessment	1
2			Credit Site Development - Protect or Restore Habitat	2
1			Credit Open Space	1
2			Credit Rainwater Management	3
2			Credit Heat Island Reduction	2
1			Credit Light Pollution Reduction	1

5	2	4	Water Efficiency	12
Y			Prereq Outdoor Water Use Reduction	Required
Y			Prereq Indoor Water Use Reduction	Required
Y			Prereq Building-Level Water Metering	Required
2			Credit Outdoor Water Use Reduction	2
2	2	2	Credit Indoor Water Use Reduction	7
		2	Credit Cooling Tower Water Use	2
1			Credit Water Metering	1

10	4	#	Energy and Atmosphere	33
Y			Prereq Fundamental Commissioning and Verification	Required
Y			Prereq Minimum Energy Performance	Required
Y			Prereq Building-Level Energy Metering	Required
Y			Prereq Fundamental Refrigerant Management	Required
5			Credit Enhanced Commissioning	6
4	3	11	Credit Optimize Energy Performance	18
	1		Credit Advanced Energy Metering	1
		2	Credit Demand Response	2
		3	Credit Renewable Energy Production	3
	1		Credit Enhanced Refrigerant Management	1
1			Credit Green Power and Carbon Offsets	2

1	7	5	Materials and Resources	13
Y			Prereq Storage and Collection of Recyclables	Required
Y			Prereq Construction and Demolition Waste Management Planning	Required
		5	Credit Building Life-Cycle Impact Reduction	5
	2		Credit Building Product Disclosure and Optimization - Environmental Product Declarations	2
	2		Credit Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	2		Credit Building Product Disclosure and Optimization - Material Ingredients	2
1	1		Credit Construction and Demolition Waste Management	2

8	6	1	Indoor Environmental Quality	15
Y			Prereq Minimum Indoor Air Quality Performance	Required
Y			Prereq Environmental Tobacco Smoke Control	Required
2			Credit Enhanced Indoor Air Quality Strategies	2
2	1		Credit Low-Emitting Materials	3
	1		Credit Construction Indoor Air Quality Management Plan	1
1	1		Credit Indoor Air Quality Assessment	2
1			Credit Thermal Comfort	1
1	1		Credit Interior Lighting	2
1	2		Credit Daylight	3
		1	Credit Quality Views	1

3	0	0	Innovation	6
2			Credit Innovation	5
1			Credit LEED Accredited Professional	1

0	0	0	Regional Priority	4
			Credit Regional Priority: Specific Credit	1
			Credit Regional Priority: Specific Credit	1
			Credit Regional Priority: Specific Credit	1
			Credit Regional Priority: Specific Credit	1

47	21	27	TOTALS	Possible Points: 110
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Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

STORMWATER MANAGEMENT

Stormwater Management

The site at 251 Summer Street is currently 100% paved and, therefore, completely impervious for the purposes of stormwater drainage. The landscaping and grounds work, including the removal of impermeable landcover in favor of permeable materials, will bring the site to 80% impervious. Furthermore, since the new construction will not increase the impervious surface by 350 square feet or more, a full stormwater management report is not required. The proposed landscaping will not include any bioretention areas or other means of treating stormwater with plantings. However, catch basins will be installed throughout the site to aid with stormwater runoff.