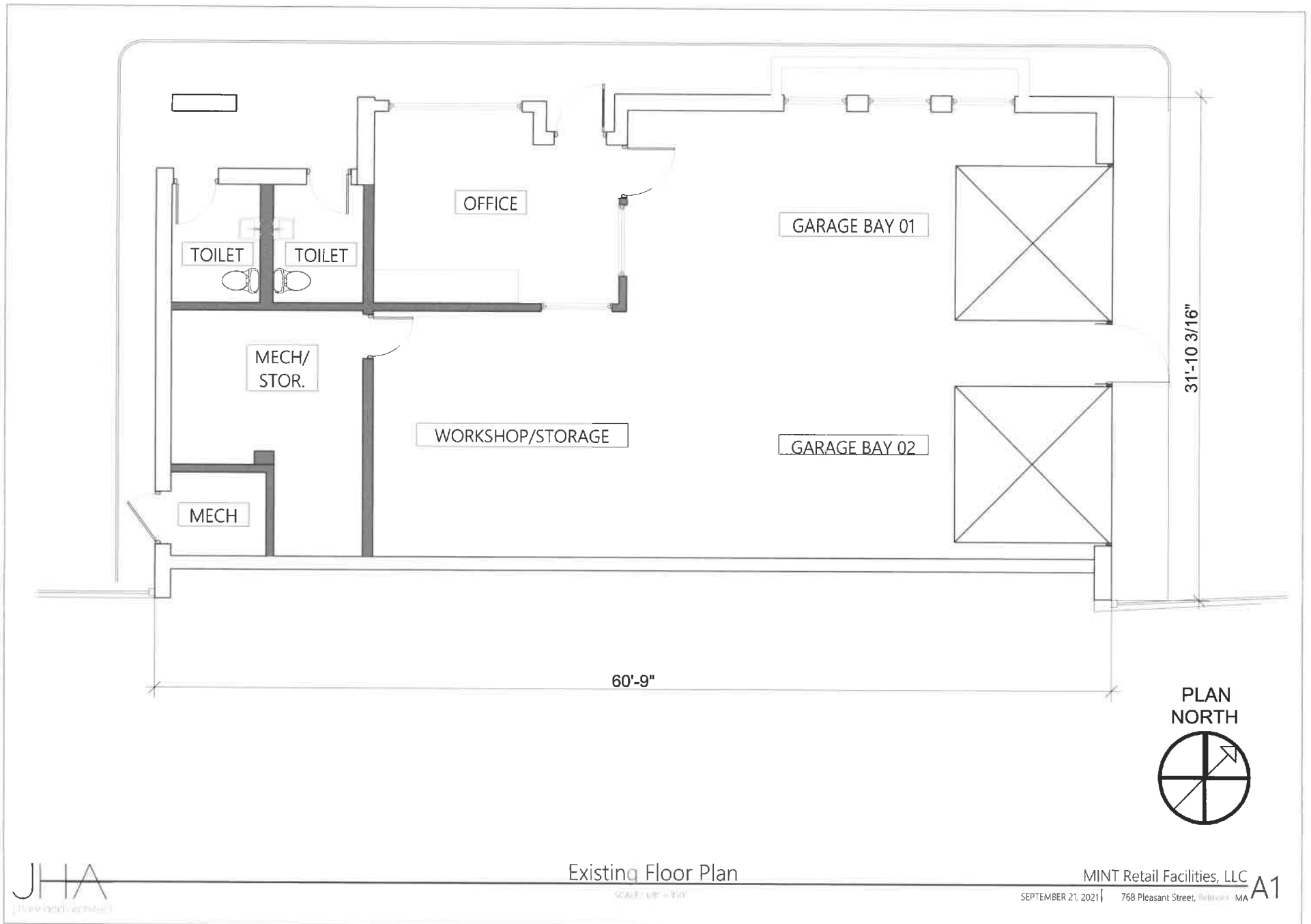
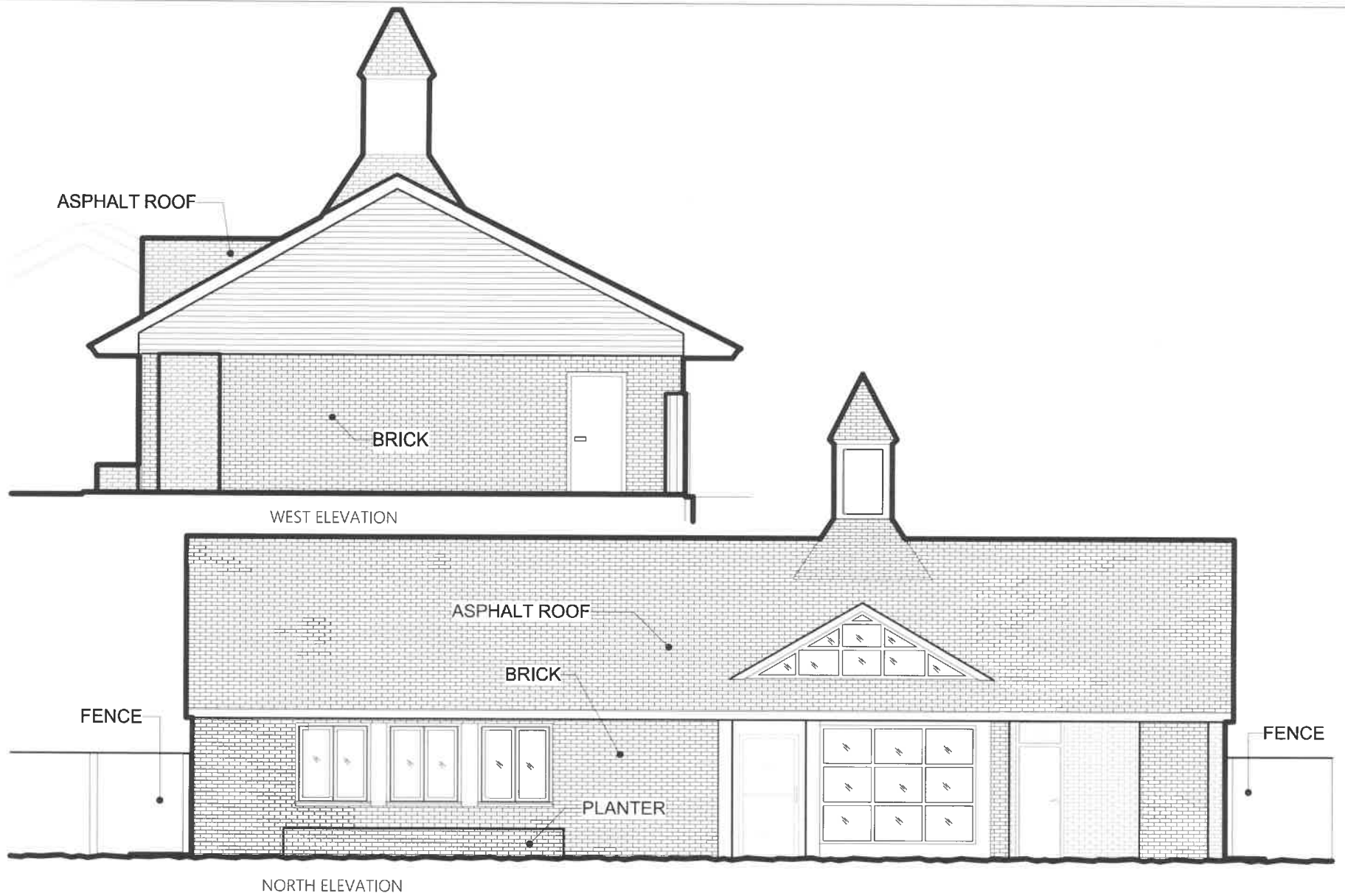


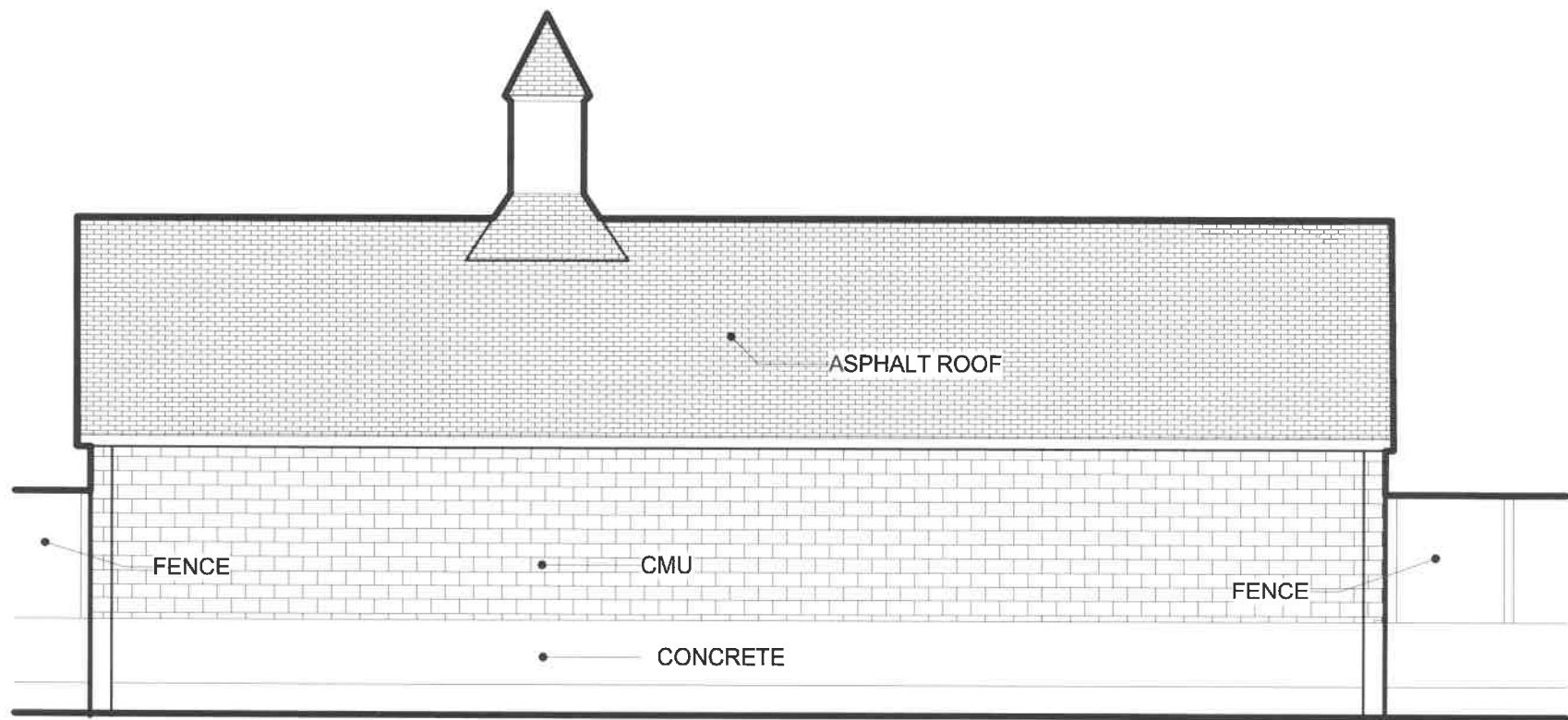
SKA-7



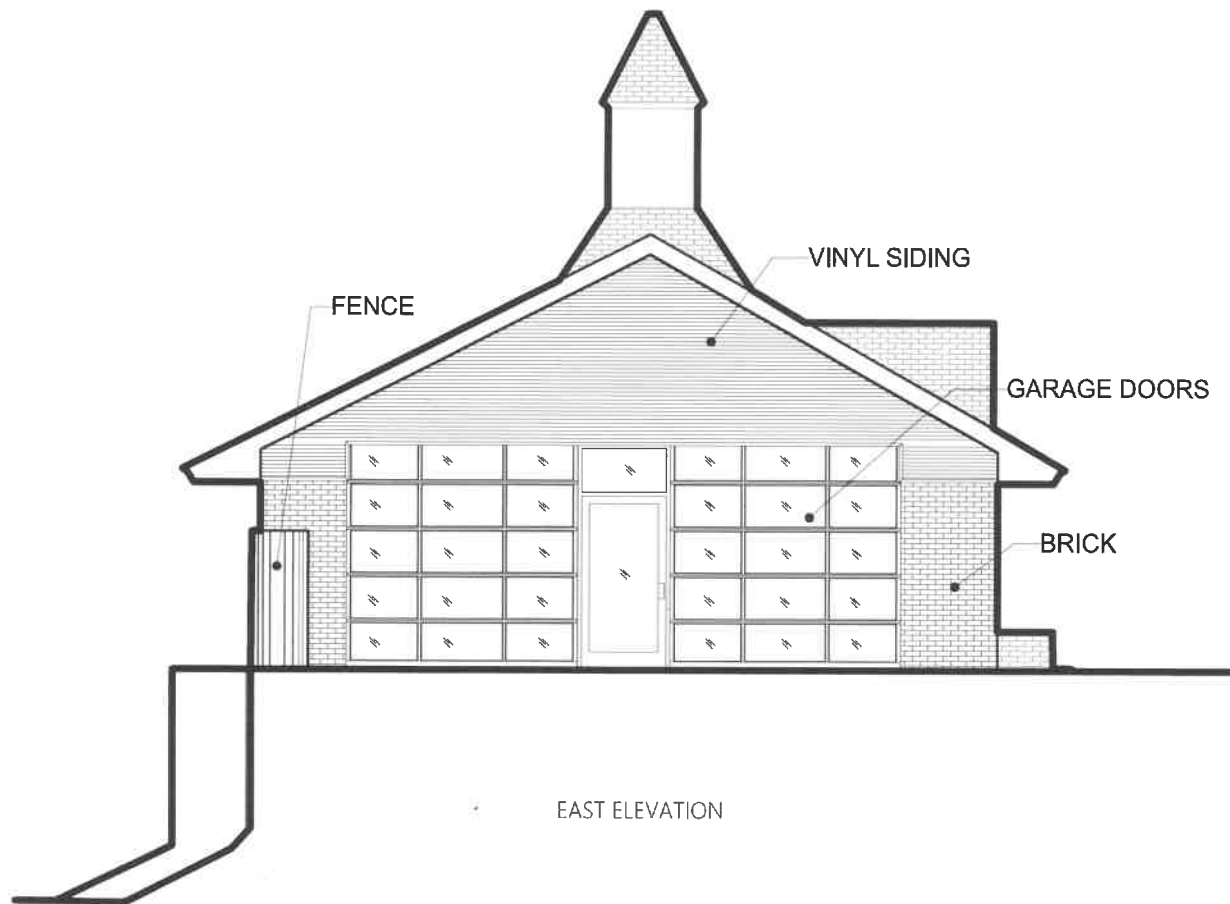
**NOTE:**  
THE AREA OF "EXPANSION" FOR SECURITY HALL OCCUPIES AREA UNDER THE EXISTING ROOF LINE AND IS CONGRUENT WITH CIVIL SHEET CAPROPOSED SITE PLAN CALL OUT THE PROPOSED BUILDING ADDITION.





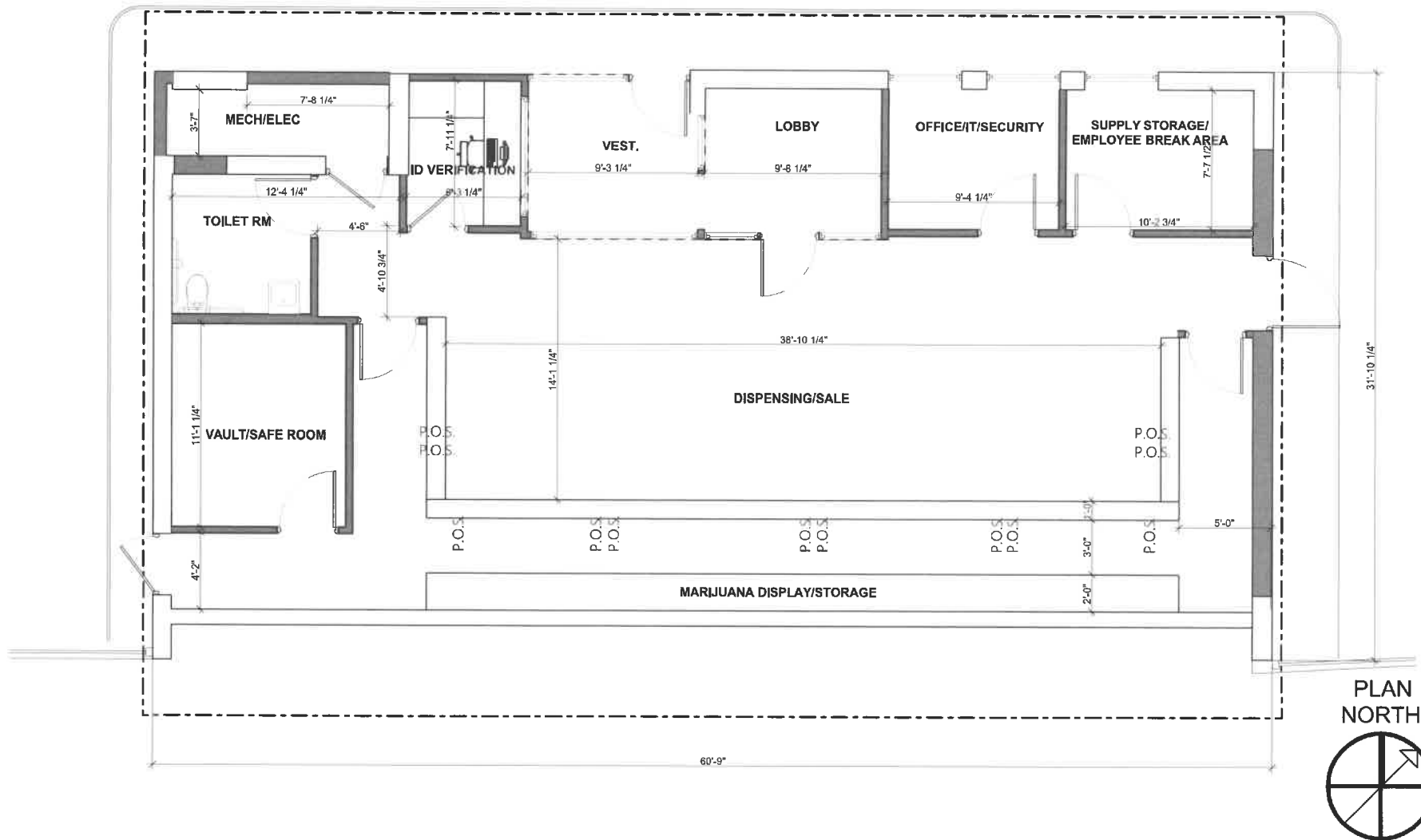


SOUTH ELEVATION



Existing Exterior Elevation

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





















Prepared For:

**Applicant**

The Mint Dispensary  
c/o The Caribbeas Group, LLC  
21001 N Tatum Blvd  
#1630 - 486  
Phoenix, AZ 85050  
562.294.6595

Prepared By:

*Hayes*

Hayes Engineering, Inc.  
603 Salem Street  
Walden, MA 01890  
Ph: 781.246.2900  
Fax: 781.246.7596  
[www.hayeseng.com](http://www.hayeseng.com)

Design By: AMC  
Drawn By: BRW  
Checked By: PJQ  
Project File: BEL - 00010  
Comp. No: SELB  
☐ Issued For Permit  
☒ Issued For Review  
☐ Issued For Bid  
☐ Issued For Construction  
☒ Not For Construction

[illegible]

Scale: 1"=100'

0' 50' 100' 200'

Date: February 16, 2021

Drawing Title:

COVER & INDEX  
THE MINT DISPENSARY  
768 PLEASANT STREET  
BELMONT, MASS.

Drawing No.:

C1

SHEET 1 OF 7

M:\DEVELOPMENT\868\deasant-MSCVS\_R2.dwg, 9/21/2021 11:54:30 AM, TC



PARCEL INFORMATION:  
MAP 30 PARCEL 72  
268 PLEASANT STREET

MIDDLESEX SOUTH REGISTRY OF DEEDS:  
DEED REFERENCE: 19550 / 354  
PLAN REFERENCE: 5621 / 321

RECORD OWNER:  
768 PLEASANT STREET REALTY TRUST

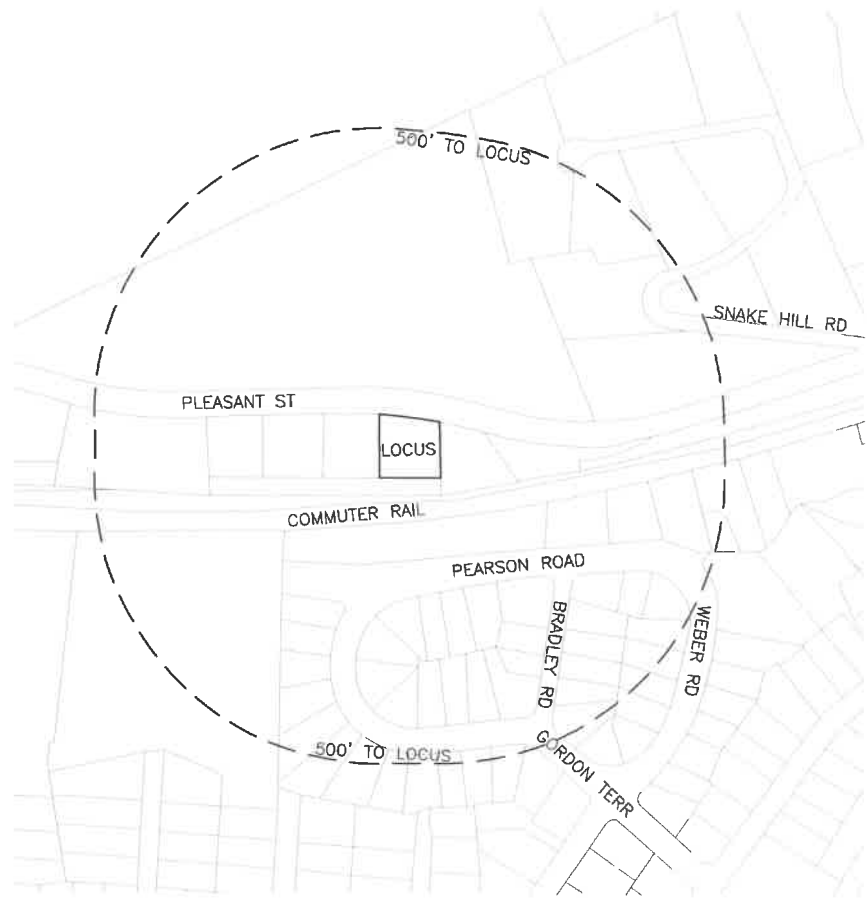
GENERAL NOTES:

1. VERTICAL DATUM IS NAVD83
2. PROPERTY LINE INFORMATION DEPICTED ON THIS SHEET COMPILED FROM TOWN OF BELLEVILLE LEVEL 3 GEOSPATIAL MAPPING AS AVAILABLE TO THE DATE OF THE FIELD SURVEY BY HAYES ENGINEERING, INC. MASSACHUSETTS BUREAU OF GEOGRAPHIC INFORMATION (MASSGIS), VARIOUS RECORD AND NON-RECORD PLANS, AND IS NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC.
3. WHERE SHOWN THE DATE OF THE PLAN LINE INFORMATION DEPICTED HEREIN IS BASED ON AN ACTUAL GROUND SURVEY BY HAYES ENGINEERING, INC. ON JUNE 4, 2020.
4. TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. ON JUNE 4, 2020.
5. ABUTTING BUILDING LOCATIONS DEPICTED ON THIS PLAN TAKE FROM MASSGIS 2-D LIDAR BUILDING LOCATIONS AND ARE NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. LOGGING BUILDING WAS LOCATED IN THE FIELD BY HAYES ENGINEERING, INC. ON JUNE 4, 2020.

UTILITY NOTES:

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

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



| ZONING TABLE         |                   |                         |
|----------------------|-------------------|-------------------------|
| ZONE                 | LOCAL BUSINESS II |                         |
| DIMENSIONAL CONTROLS | REQUIRED/ALLOWED  | PROVIDED <sup>(A)</sup> |
| FRONT YARD SETBACK   | 10 ft.            | 49.2 ft.                |
| SIDE YARD SETBACK    | 0 ft.             | 36.5 ft.                |
| REAR YARD SETBACK    | 20 ft.            | 4.2 ft.                 |
| MIN. FRONTAGE        | 20 ft.            | 150.00 ft.              |
| MIN. LOT AREA        | N/A               | 13,289± SF.             |
| FLOOR AREA RATIO     | 1.05              | 0.14                    |
| MAXIMUM LOT COVERAGE | 35%               | 17.8%                   |

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

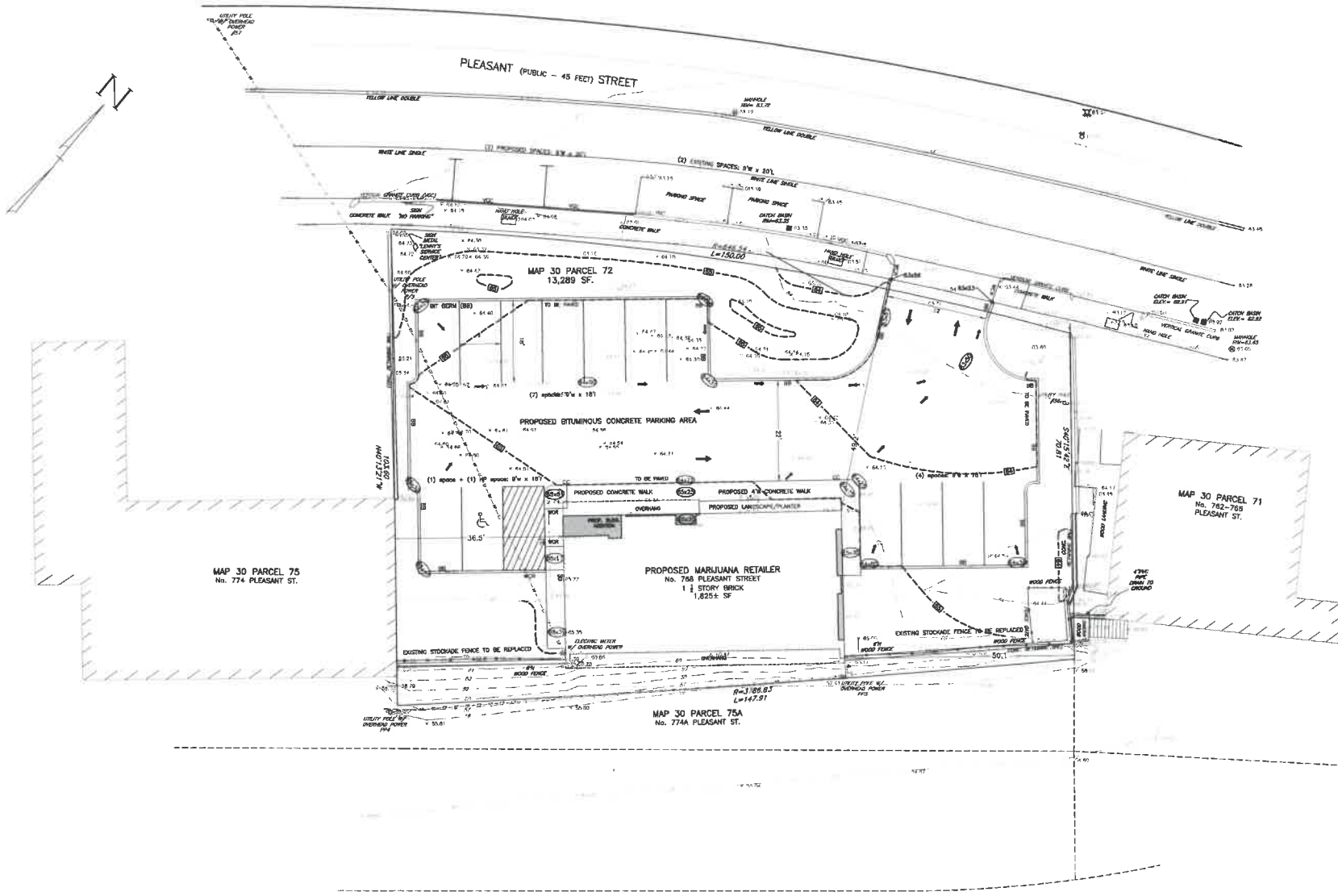
| PARKING CALCULATIONS        |                                                                                               |
|-----------------------------|-----------------------------------------------------------------------------------------------|
| REQUIRED RETAIL/SERVICE:    | 1 space/250 sf Ground Floor Area                                                              |
| REQUIRED REGULAR:           | $(1,825 \pm \text{sf Floor Area}) \div (1 \text{ space}/250 \text{ sf}) = 7.3 \text{ spaces}$ |
| REQUIRED HANDICAPPED:       | for 1-25 Total Spaces = 1 Handicapped                                                         |
| TOTAL SPACES PROVIDED:      | 13 (9 $\times$ 18') - Includes Handicapped Space                                              |
| TOTAL HANDICAPPED PROVIDED: | 1 Van Accessible                                                                              |

COVER &amp; INDEX

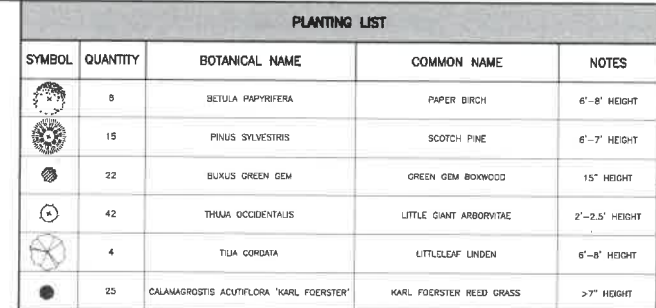
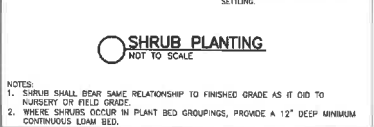
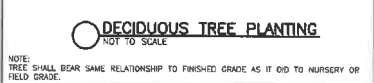








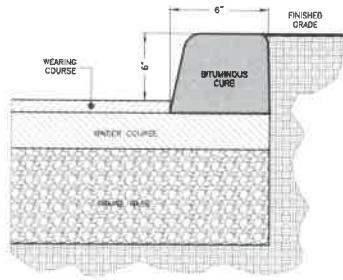
|                                                                                                                                                                                                                                                                                                                                                                             |                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| Prepared For:<br>Applicant:<br>The Mint Dispensary<br>768 Pleasant Street<br>Belmont, MA 02458<br>Phone: 617.254.6555                                                                                                                                                                                                                                                       |                                           |
| Prepared By:<br>Design:<br>Drawn By: AHC<br>Checked By: RJB<br>Project Title: BEL-00010<br>Comp. No: BCLB<br><input type="checkbox"/> Issued For Permit<br><input checked="" type="checkbox"/> Issued For Review<br><input type="checkbox"/> Issued For Bid<br><input type="checkbox"/> Issued For Construction<br><input checked="" type="checkbox"/> Not For Construction |                                           |
| Scale: 1"=10'<br>0' 5' 10' 20'<br>Date: February 16, 2021                                                                                                                                                                                                                                                                                                                   |                                           |
| Drawing Title:<br><b>PROPOSED SITE PLAN<br/>                 THE MINT DISPENSARY<br/>                 768 PLEASANT STREET<br/>                 BELMONT, MASS.</b>                                                                                                                                                                                                           |                                           |
| Seal:                                                                                                                                                                                                                                                                                                                                                                       | Drawing No.:<br><b>C4</b><br>SHEET 4 OF 7 |



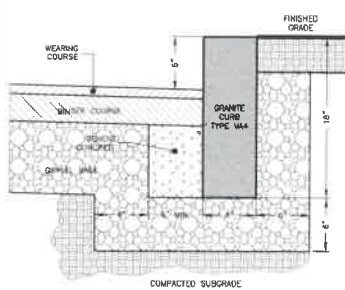
|                                                                                                                                                                                                                                                                                                                                                                               |  |                              |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------|--|
| Drawing No.:                                                                                                                                                                                                                                                                                                                                                                  |  | C5                           |  |
| SHEET 5 OF 7                                                                                                                                                                                                                                                                                                                                                                  |  |                              |  |
| LANDSCAPE PLAN<br>THE MINT DISPENSARY<br>768 PLEASANT STREET<br>BELMONT, MASS.                                                                                                                                                                                                                                                                                                |  |                              |  |
| Drawing Title:                                                                                                                                                                                                                                                                                                                                                                |  |                              |  |
| Scale: 1" = 10'                                                                                                                                                                                                                                                                                                                                                               |  | Date: February 16, 2021      |  |
|                                                                                                                                                                                                                                                                                                                                                                               |  |                              |  |
| 10' -                                                                                                                                                                                                                                                                                                                                                                         |  | 9-21-21                      |  |
| 7' -                                                                                                                                                                                                                                                                                                                                                                          |  | DATE                         |  |
| 6' -                                                                                                                                                                                                                                                                                                                                                                          |  |                              |  |
| 5' -                                                                                                                                                                                                                                                                                                                                                                          |  |                              |  |
| 4' -                                                                                                                                                                                                                                                                                                                                                                          |  |                              |  |
| 3' -                                                                                                                                                                                                                                                                                                                                                                          |  |                              |  |
| 2' -                                                                                                                                                                                                                                                                                                                                                                          |  |                              |  |
| 1' -                                                                                                                                                                                                                                                                                                                                                                          |  |                              |  |
| 0' -                                                                                                                                                                                                                                                                                                                                                                          |  | Reduced to scale<br>Enlarged |  |
| Prepared For:                                                                                                                                                                                                                                                                                                                                                                 |  |                              |  |
| Applicant: The Mint Dispensary Group, LLC<br>27001 N. Tatum Blvd.<br>#1830 - 4th Floor<br>Phoenix, AZ 85020<br>562.294.6595                                                                                                                                                                                                                                                   |  |                              |  |
| Prepared By: Hayes Engineering<br>Hayes Engineering, Inc.<br>10000 N. 19th Avenue<br>Westminster, CO 80040<br>Ph: 781.345.9800<br>www.hayeseng.com                                                                                                                                                                                                                            |  |                              |  |
| Design By: AMC<br>Drawn By: BRW<br>Checked By: PDL<br>Project File: SCL - 90010<br>Comp. No: R20<br><input checked="" type="checkbox"/> Issued For Permit<br><input checked="" type="checkbox"/> Issued For Review<br><input type="checkbox"/> Issued For Bid<br><input type="checkbox"/> Issued For Construction<br><input checked="" type="checkbox"/> Not For Construction |  |                              |  |



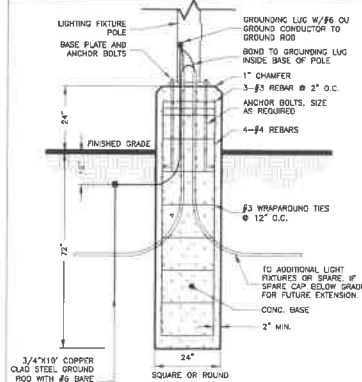




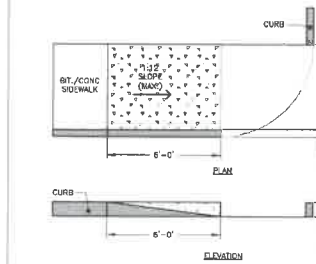
**BITUMINOUS CURB**  
NOT TO SCALE



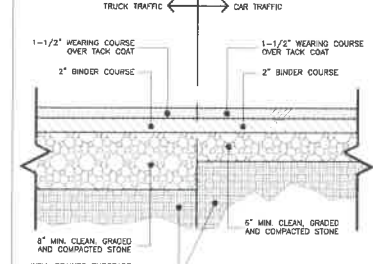
**VERTICAL GRANITE CURB**  
NOT TO SCALE



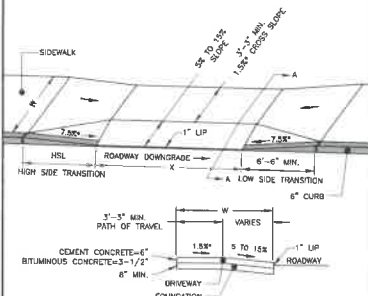
**LIGHT POLE BASE**  
NOT TO SCALE



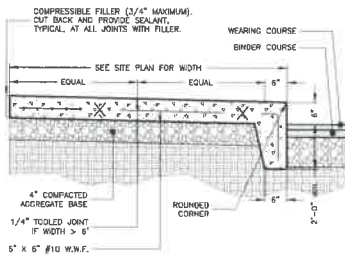
**WHEELCHAIR RAMP**  
NOT TO SCALE



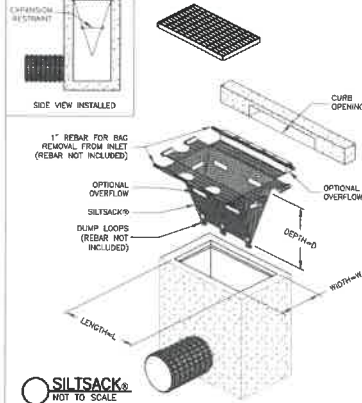
**PAVEMENT SECTION**  
NOT TO SCALE



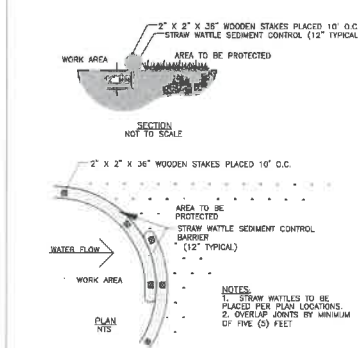
**SIDEWALK THROUGH DRIVEWAY**  
NOT TO SCALE



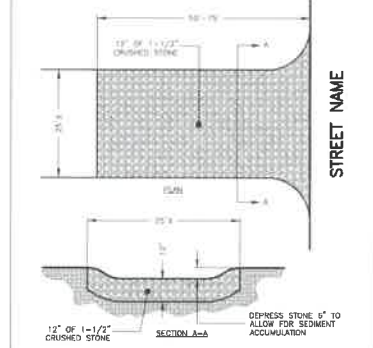
**CONCRETE SIDEWALK (BUILDING PERIMETER)**  
NOT TO SCALE



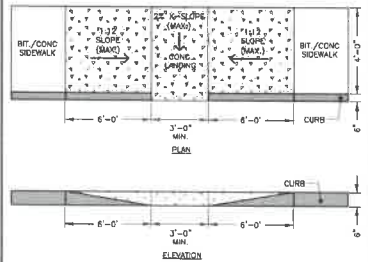
**SILTSACK**  
NOT TO SCALE



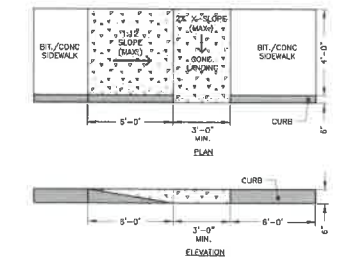
**STRAW WATTLE SEDIMENT CONTROL**  
NOT TO SCALE



**TIRE TRACKING PAD**  
NOT TO SCALE



**WHEELCHAIR RAMP**  
NOT TO SCALE



**WHEELCHAIR RAMP**  
NOT TO SCALE

Prepared For:

Applicant:  
The Mint Dispensary, LLC  
768 Pleasant Street  
Belmont, MA 02458  
Phone: 617-254-0800  
www.mintdispensary.com

Prepared By:  
Hayes Engineering, Inc.  
803 Salem Street  
Boston, MA 02118  
Phone: 617-254-0800  
www.hayeseng.com

Design By: AMC  
Drawn By: BSW  
Checked By: PJD  
Project File: 96L-C0010  
Comp. No.: BEL8  
☐ Issued For Permit  
☐ Issued For Review  
☐ Issued For Bid  
☒ Issued For Construction  
☒ Not For Construction

Scale: 1"=10'  
0' 5' 10' 20'

Date: February 16, 2021

Drawing Title:

DETAILS  
THE MINT DISPENSARY  
768 PLEASANT STREET  
BELMONT, MASS.

Drawing No.:  
C7

SHEET 7 OF 7