

Limited Site Plan

Hennep Cultivation & Production Facility

Site Index Plan

LIMITED SITE PLAN HENNEP CULTIVATION & PRODUCTION FACILITY

located at
**160 Grove Street
Franklin, MA**

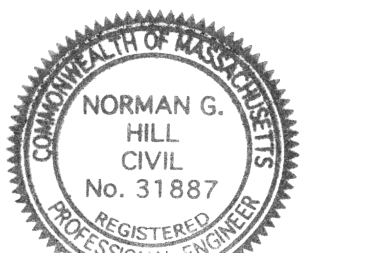
Owned By
Hennep Properties, LLC
200 Brookline Ave, #508
Boston, MA

Prepared for
HENNEP CULTIVATION LLC
1330 Boylston St Unit 202
Boston, MA 02215

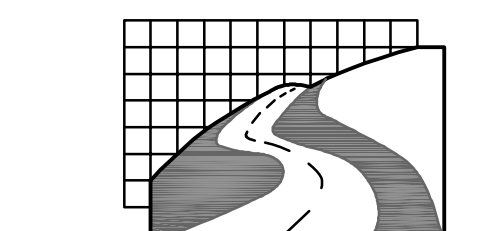
Scale: 1" = 100'
January 27, 2023

LEGEND

- SW STONE WALL
- IPF IRON PIN FOUND
- DHF DRILL HOLE FOUND
- BOUND TO BE SET
- BOUND FOUND
- DRAIN MANHOLE
- CATCH BASIN
- UTILITY POLE
- 100--- EXISTING CONTOUR
- [100] PROPOSED CONTOUR
- 581x5 PROPOSED SPOT GRADE
- ← LIGHT - WALL MOUNTED
- ☆ LIGHT - POLE MOUNTED
- SIGN
- ETC --- ELECT., TEL. & CABLE
- W --- WATER LINE
- S --- SEWER LINE
- G --- GAS LINE
- OHW --- OVERHEAD WIRE
- FENCE
- GUARD RAIL
- x WF-# WETLAND FLAG



Norman G. Hill, P.E.
Date: 1-27-2023
Norman G. Hill, PE #31887



Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham
167 Hartord Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144

www.landplanninginc.com

Scale
1" = 100'

Date
February 14, 2020

Job No.
B2521

Sheet No.

1

INDEX OF SHEETS	
SHEET NO.	TITLE
1	COVER/INDEX SHEET
3A	AMENDED SITE INDEX PLAN
4A	AMENDED UTILITY & GRADING PLAN
5A	AMENDED UTILITY & GRADING PLAN
6A	AMENDED SITE LAYOUT PLAN
7A	AMENDED SITE LAYOUT PLAN
3	ORIGINAL SITE INDEX PLAN
4	ORIGINAL UTILITY & GRADING PLAN
5	ORIGINAL UTILITY & GRADING PLAN
6	ORIGINAL SITE LAYOUT PLAN
7	ORIGINAL SITE LAYOUT PLAN

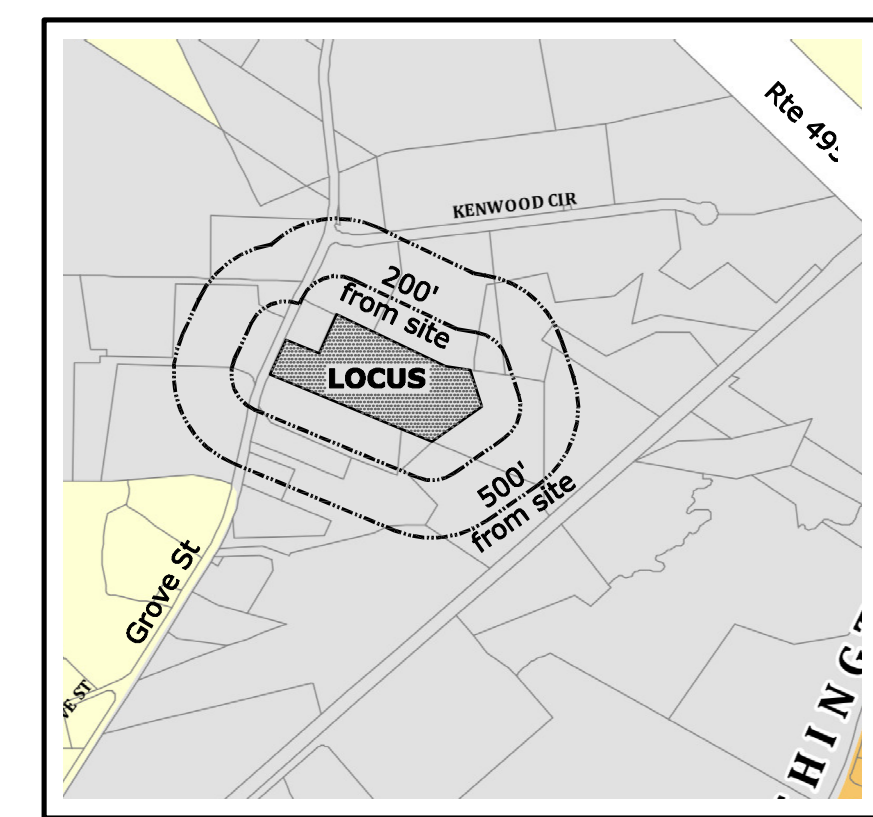
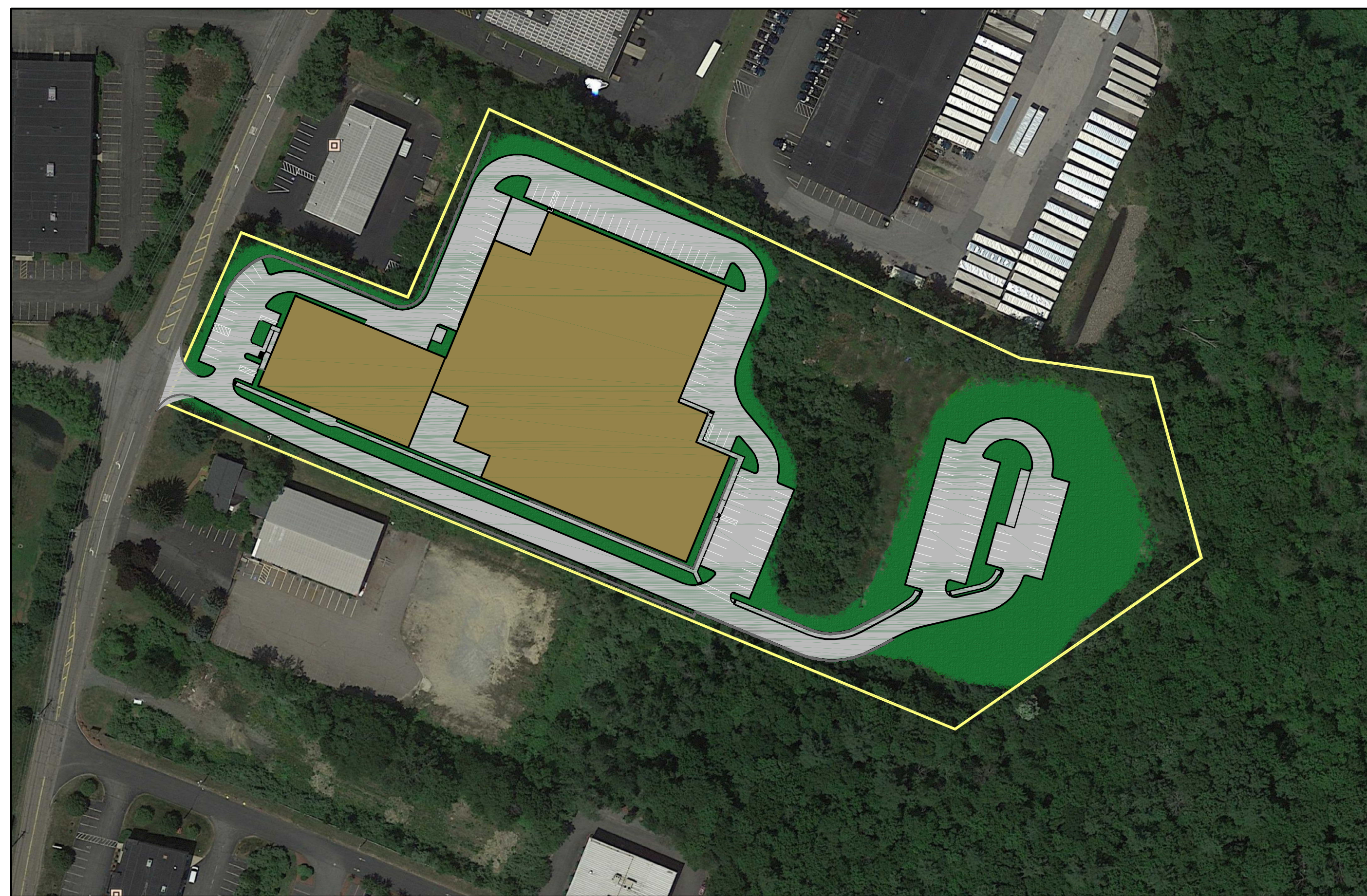
LEGAL REFERENCES

ASSESSORS: PARCEL 306-002-000
DEED: DEED BOOK 37525 PAGE 499
PLAN: PLAN BOOK 688 PAGE 38

ZONING SUMMARY

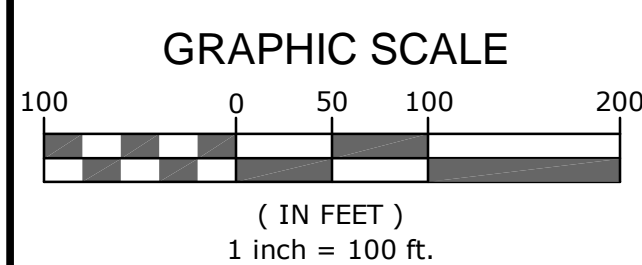
Zone: Industrial		
	Required	Proposed
Frontage:	175 ft	200.21 ft
Area:	40,000 ft ²	372,249 ft ²
Front Yard:	40 ft	80.8 ft
Side Yard:	30 ft	55.6 ft
Rear Yard:	30 ft	328.6 ft
Bldg. Coverage:	70%	28.5% of upland
Lot Coverage:	80%	57.0% of upland
Height:	3 Stories	3 Stories

Note: Portions of the locus is located within the Water Resource District.



Locus Map
scale 1" = 100'

Zoning Legend
Industrial
Rural Residential I



Located at
160 Grove Street
Franklin, MA

APPROVED
FRANKLIN PLANNING BOARD

DATE: _____
BEING A MAJORITY

Zoning Summary

Zone: Industrial		
	Required	Proposed
Frontage:	175 ft	200.21 ft
Area:	40,000 ft ²	372,249 ft ²
Front Yard:	40 ft	80.8 ft
Side Yard:	30 ft	41.6 ft
Rear Yard:	30 ft	338.4 ft
Bldg. Coverage:	70%	28.5% of upland
Lot Coverage:	80%	57.0% of upland
Height:	3 Stories	2 Stories

Note: Portions of the locus is located within the Water Resource District.

Parking Summary

Use	Regulation	Area	Required Spaces
Industrial	1 per 400 ft ²	14,581 ft ²	37 spaces
Warehouse	1 per 1000 ft ²	92,991 ft ²	93 spaces
Office	1 per 250 ft ²	4,586 ft ²	19 spaces
Total Parking Required = 149 spaces			

Minimum parking per Special Permit Waiver = 138 spaces

Total parking provided = 150 spaces

Note: The proposed changes to the site development result in a 1697 ft² net reduction of impervious area in comparison to the approved plan.

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FRANKLIN PLANNING BOARD

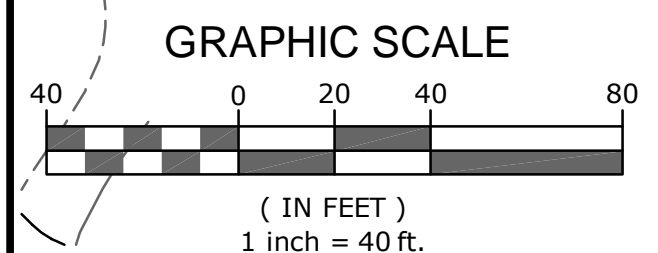
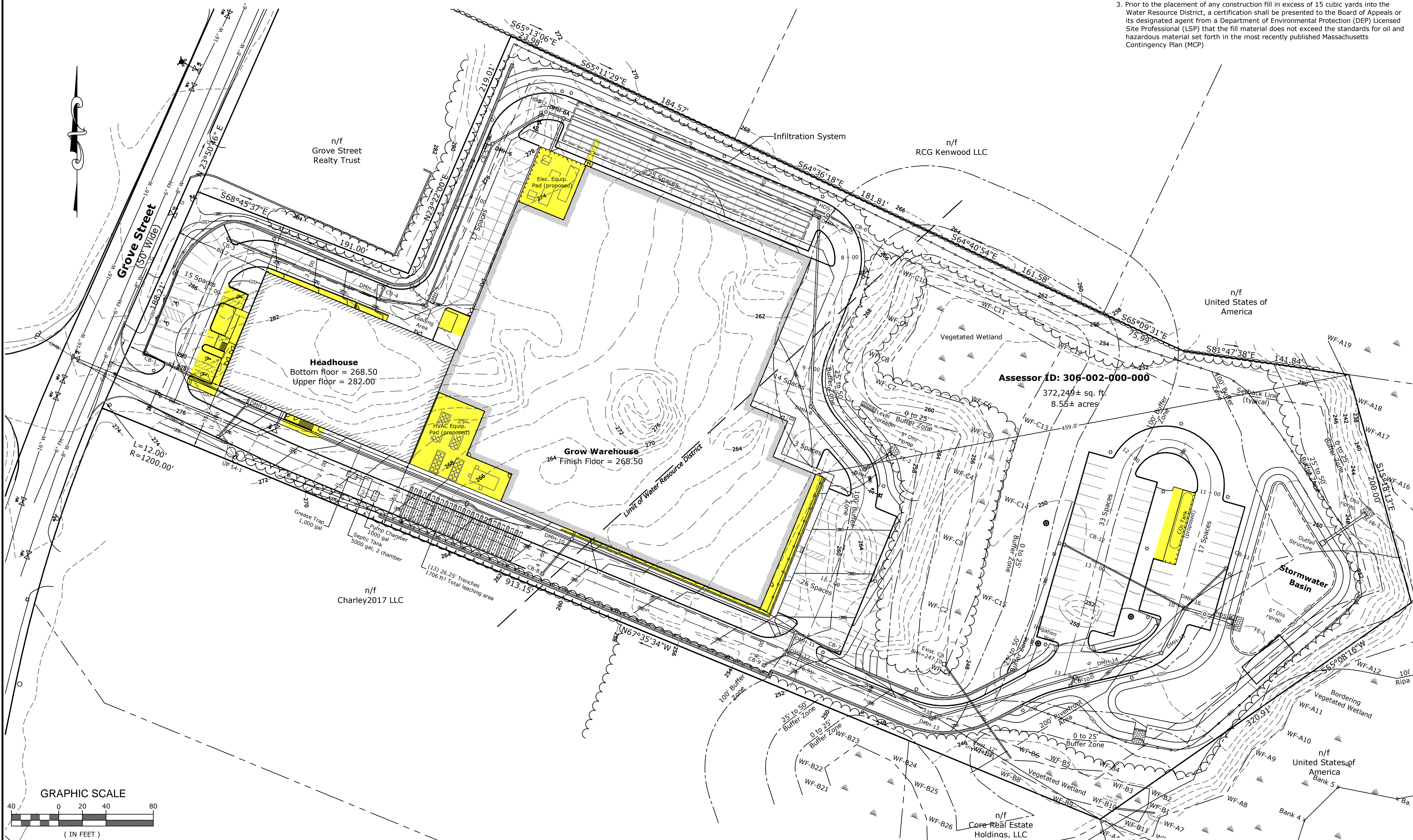
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Site Index Plan

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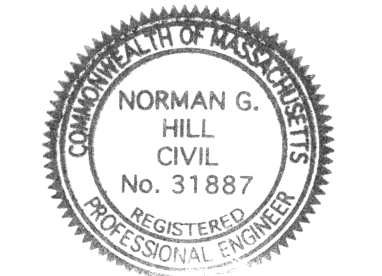
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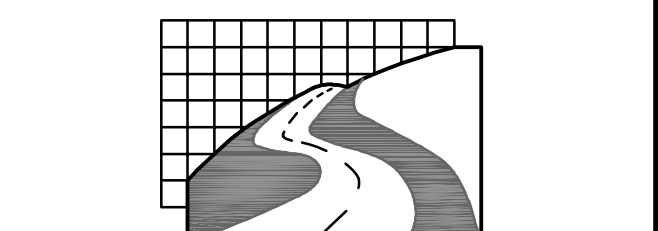
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Date: 1-27-2023
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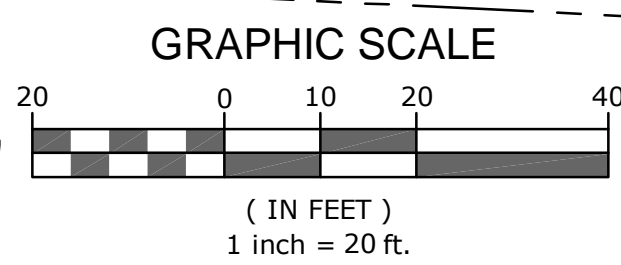
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Bellingham, MA 02019
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508-839-9526

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781-294-4144

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Scale	1" = 40'
Date	Jan. 27, 2023
Job No.	B2661
Sheet No.	3A



Zoning Summary

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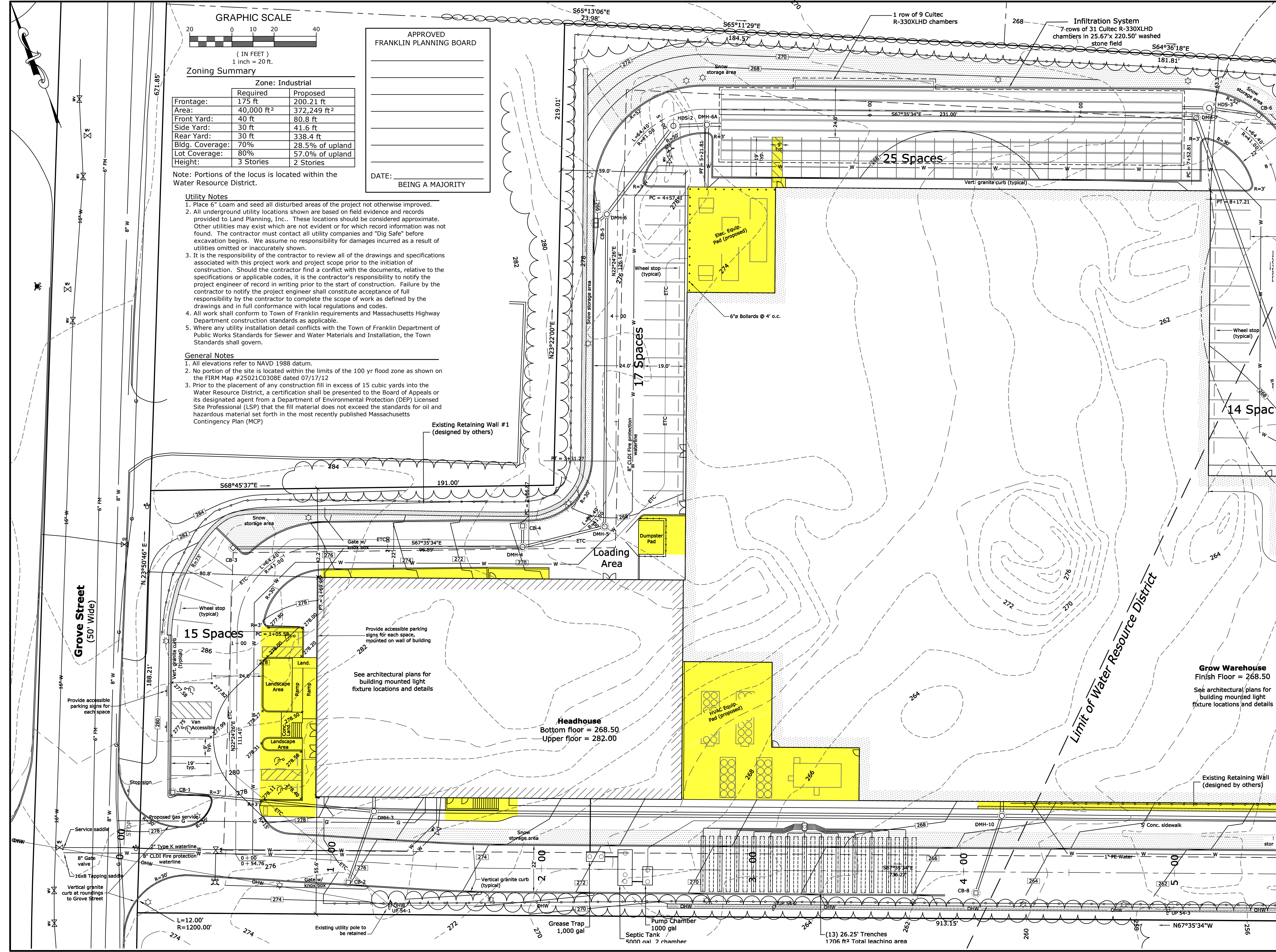
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BEING A MAJORITY

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Utility & Grading Plan

LIMITED SITE PLAN HENNEP CULTIVATION & PRODUCTION FACILITY

located at
**160 Grove Street
Franklin, MA**

Owned By
Hennep Properties, LLC
200 Brookline Ave, #508
Boston, MA

Prepared for
HENNEP CULTIVATION LLC
1330 Boylston St Unit 202
Boston, MA 02215

Scale: 1" = 20'
January 27, 2023

LEGEND

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- OVERHEAD WIRE
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Norman G. Hill, P.E.
Date: 1-27-2023
Norman G. Hill, PE #31887

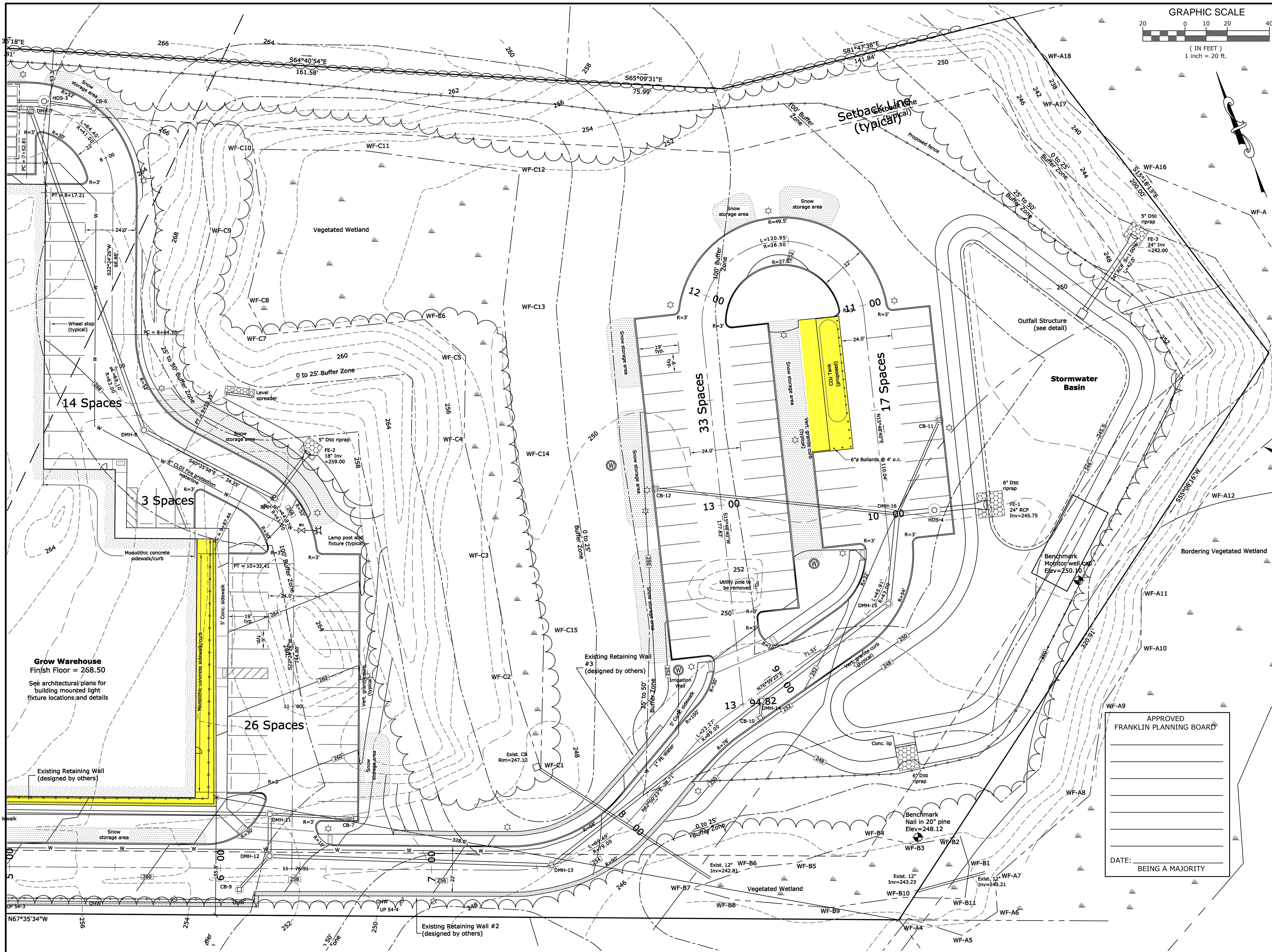
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www.landplanninginc.com

Scale: 1" = 20'
Date: **Jan. 27, 2023**
Job No.: **B2661**
Sheet No.: **4A**



Utility & Grading Plan

LIMITED SITE PLAN HENNEPE CULTIVATION & PRODUCTION FACILITY

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200 Brookline Ave, #508
Boston, MA

Prepared for
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Boston, MA 02215

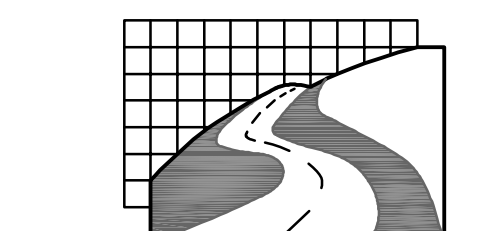
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APPROVED
FRANKLIN PLANNING BOARD

DATE: _____
BEING A MAJORITY

Site Layout Plan

LIMITED SITE PLAN HENNEP CULTIVATION & PRODUCTION FACILITY

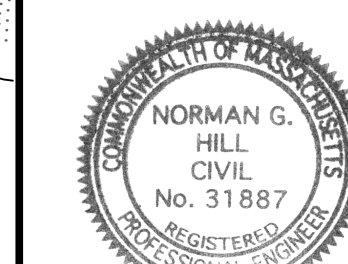
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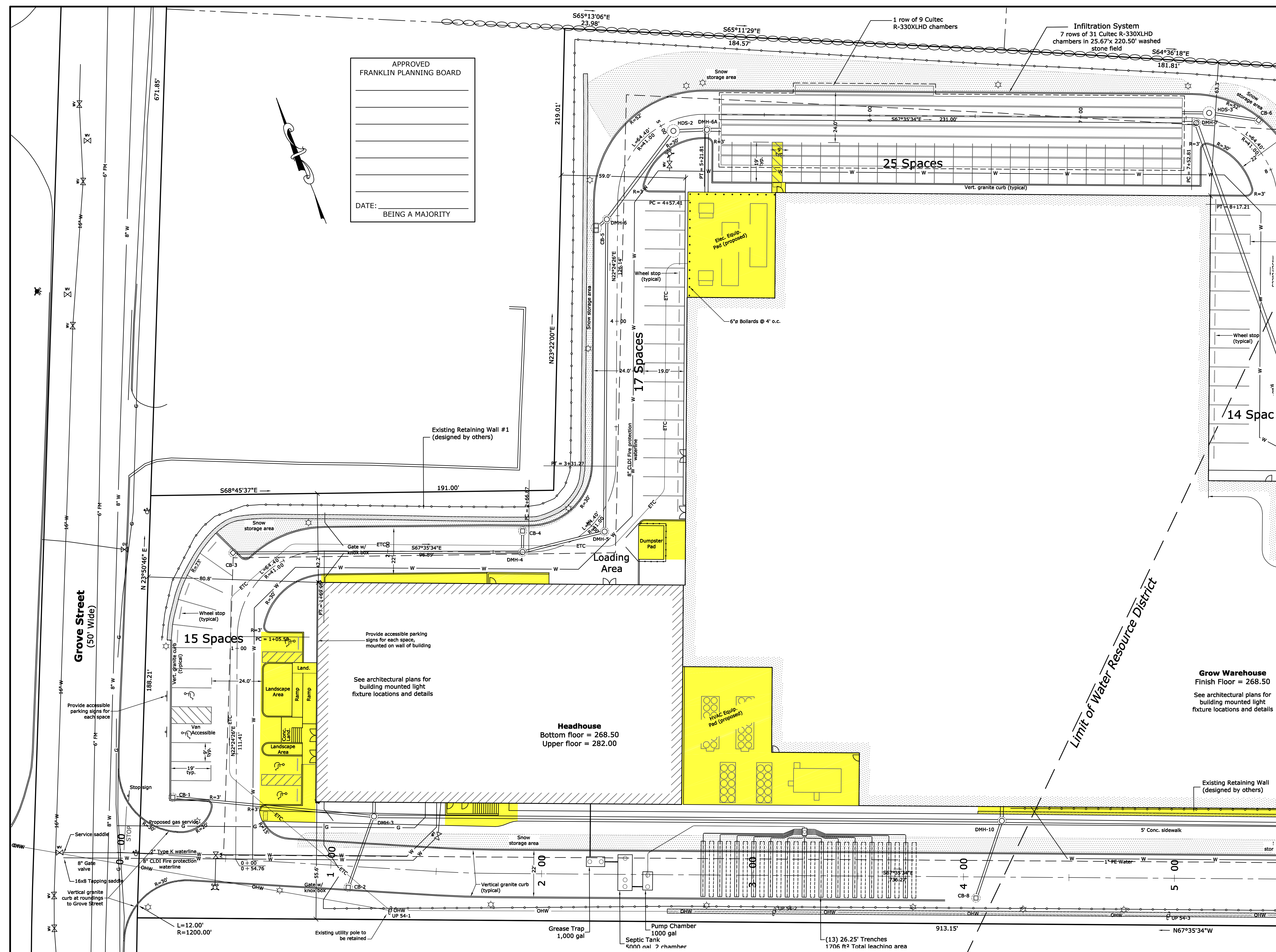
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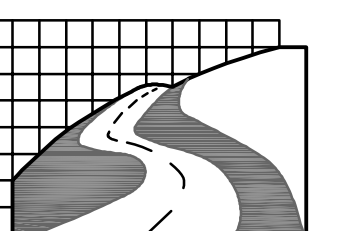
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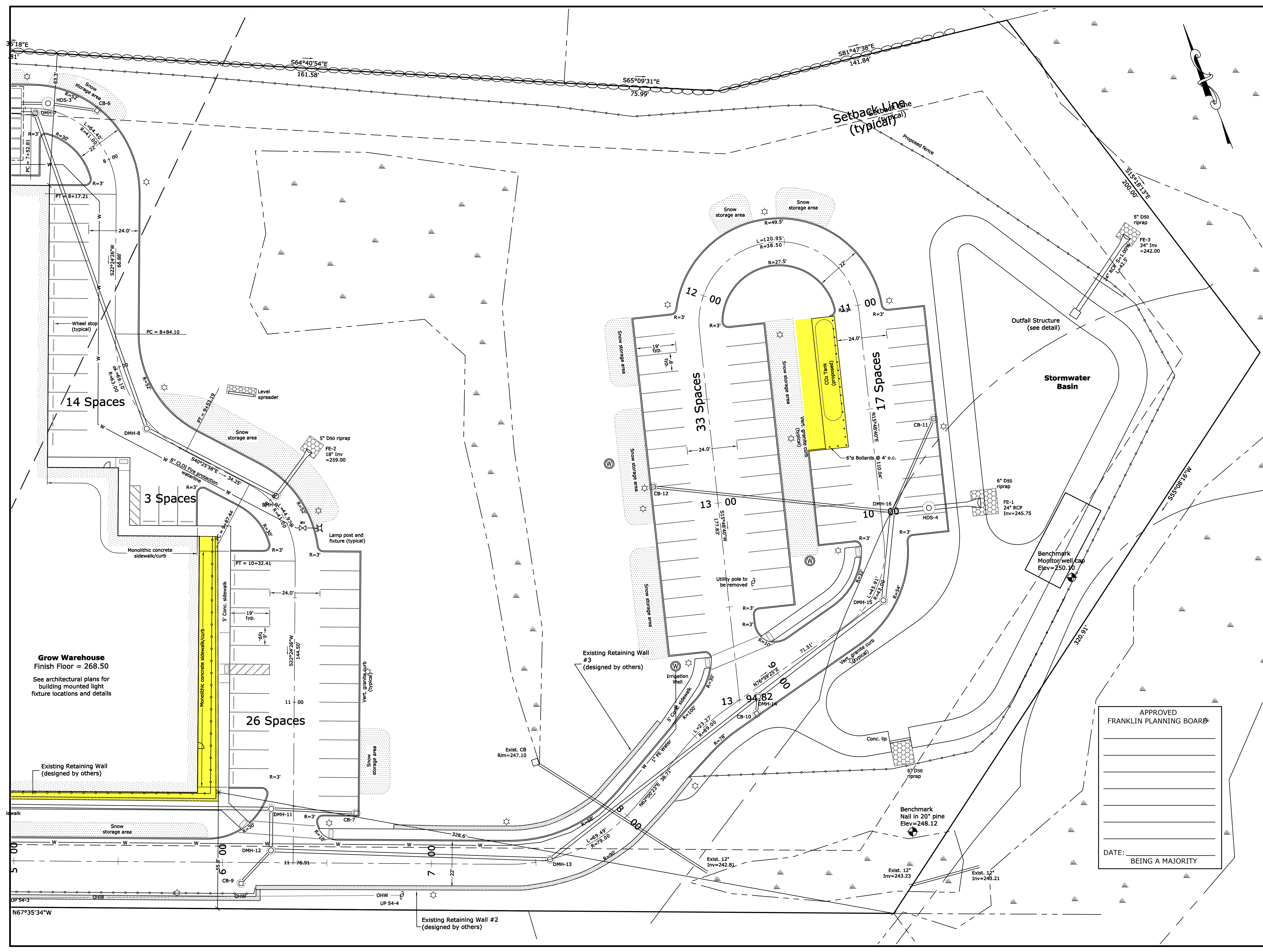
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BEING A MAJORITY



Zoning Summary

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Parking Summary

Use	Regulation	Area	Required Spaces
Industrial	1 per 400 ft ²	17250 ft ²	44 spaces
Warehouse	1 per 1000 ft ²	100841 ft ²	101 spaces
Office	1 per 250 ft ²	4211 ft ²	17 spaces
Total Parking Required = 162 spaces			
Total proposed parking = 162 spaces			

Earthwork Summary

Cut	49,402 yd ³
Fill	21,905 yd ³
Net	27,496 yd ³ cut

APPROVED
FRANKLIN PLANNING BOARD

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BEING A MAJORITY

**THIS PLAN WAS ENDORSED
BY THE PLANNING BOARD
9/23/2020**

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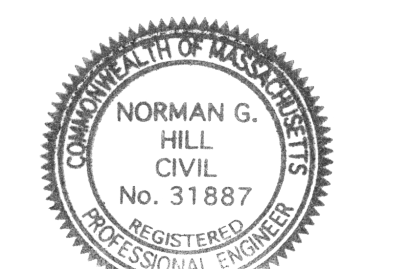
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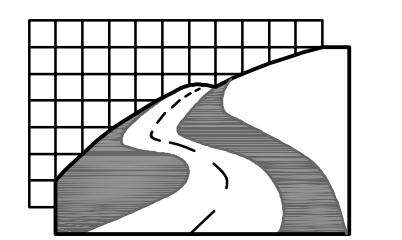
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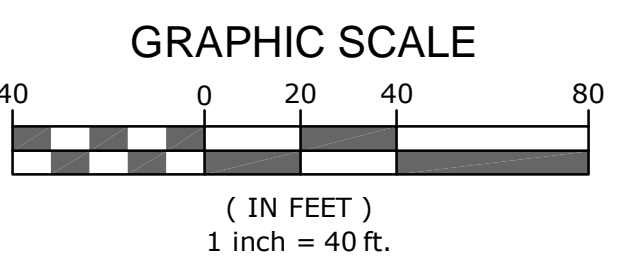
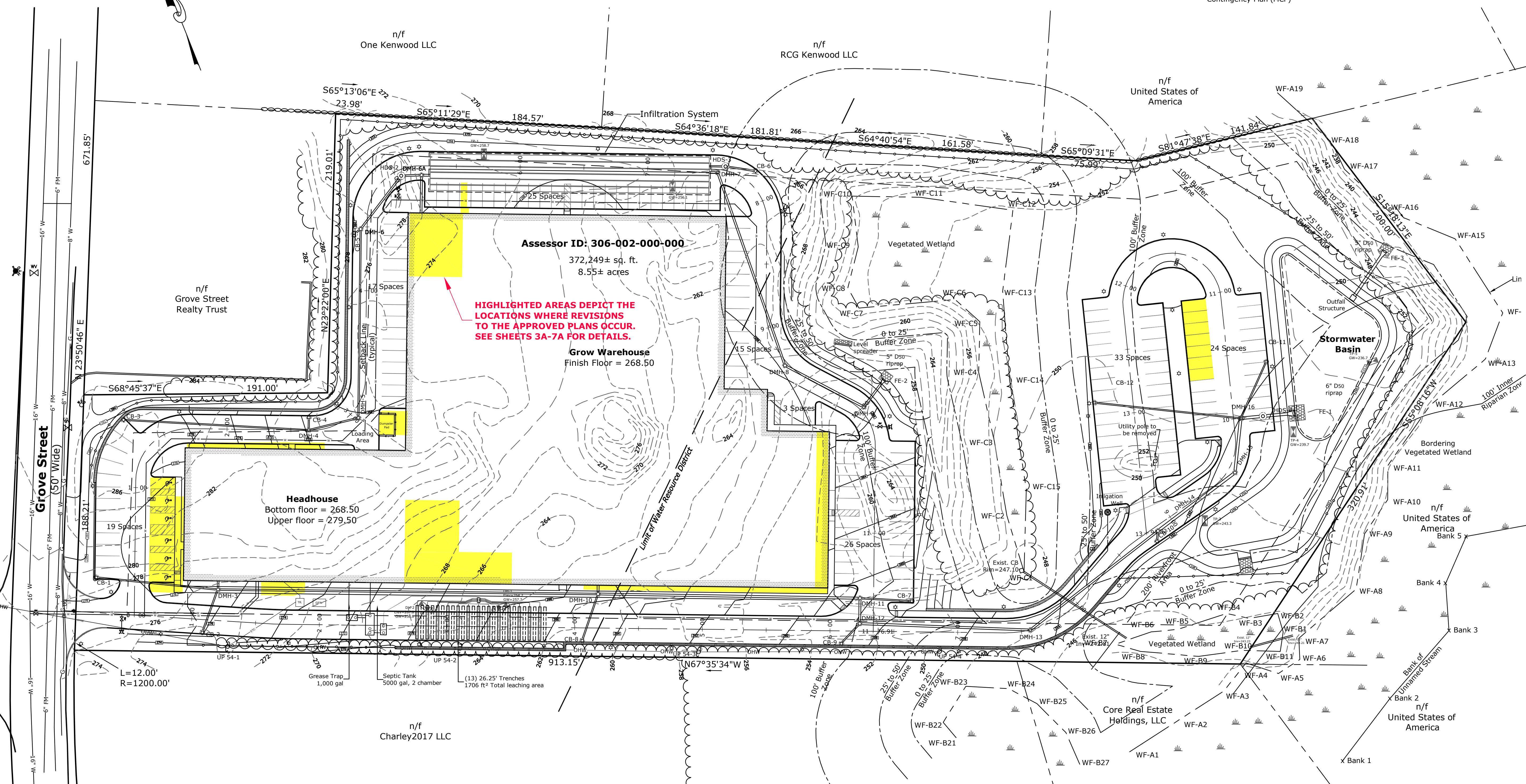
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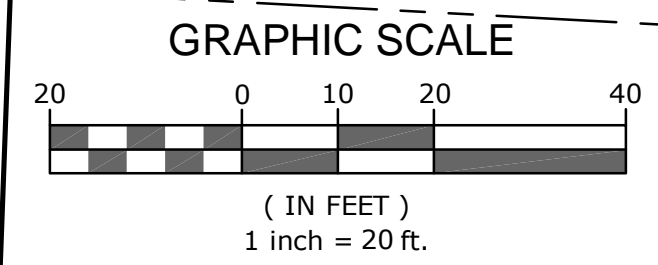
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B2521

Sheet No.
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Utility Notes

- Place 6" Loam and seed all disturbed areas of the project not otherwise improved.
- All underground utility locations shown are based on field evidence and records provided to Land Planning, Inc.. These locations should be considered approximate. Other utilities may exist which are not evident or for which record information was not found. The contractor must contact all utility companies and "Dig Safe" before excavation begins. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.
- It is the responsibility of the contractor to review all of the drawings and specifications associated with this project work and project scope prior to the initiation of construction. Should the contractor find a conflict with the documents, relative to the specifications or applicable codes, it is the contractor's responsibility to notify the project engineer of record in writing prior to the start of construction. Failure by the contractor to notify the project engineer shall constitute acceptance of full responsibility by the contractor to complete the scope of work as defined by the drawings and in full conformance with local regulations and codes.
- All work shall conform to Town of Franklin requirements and Massachusetts Highway Department construction standards as applicable.
- Where any utility installation detail conflicts with the Town of Franklin Department of Public Works Standards for Sewer and Water Materials and Installation, the Town Standards shall govern.

General Notes

- All elevations refer to NAVD 1988 datum.
- No portion of the site is located within the limits of the 100 yr flood zone as shown on the FIRM Map #25021C0308E dated 07/17/12
- Prior to the placement of any construction fill in excess of 15 cubic yards into the Water Resource District, a certification shall be presented to the Board of Appeals or its designated agent from a Department of Environmental Protection (DEP) Licensed Site Professional (LSP) that the fill material does not exceed the standards for oil and hazardous material set forth in the most recently published Massachusetts Contingency Plan (MCP)

APPROVED
FRANKLIN PLANNING BOARD

DATE: _____
BEING A MAJORITY

THIS PLAN WAS ENDORSED BY THE PLANNING BOARD 9/23/2020

Retaining Wall #1
Proposed segmental block wall
(design by others)

EGRESS TO BOTTOM FLOOR ADDED

Headhouse
Bottom floor = 268.50
Upper floor = 278.75
See architectural plans for building mounted light fixture locations and details

PARKING AREA REVISED TO ACCOMMODATE ACCESSIBLE ENTRANCE RAMP AND STAIRS

EGRESS TO BOTTOM FLOOR ADDED

Approximate location of transformer & generator
Design by others.

DUMPSTER PAD MOVED 2' SOUTH

BUILDING REDUCED TO PROVIDE CONCRETE PAD FOR HVAC EQUIPMENT

BUILDING REDUCED TO PROVIDE CONCRETE PAD FOR ELECTRICAL EQUIPMENT

Assessor ID: 306-002-000-000

372,249± sq. ft.
8.55± acres

Grow Warehouse
Finish Floor = 268.50
See architectural plans for building mounted light fixture locations and details

RETAINING WALL ADDED

Utility & Grading Plan

HENNEP CULTIVATION & PRODUCTION FACILITY

located at
**160 Grove Street
Franklin, MA**

Owned By
Hennep Properties, LLC
200 Brookline Ave, #508
Boston, MA

Prepared for
HENNEP CULTIVATION LLC
1330 Boylston St Unit 202
Boston, MA 02215

Scale: 1" = 20'
Revised June 16, 2020

LEGEND

- SW STONE WALL
- IPF IRON PIN FOUND
- DHF DRILL HOLE FOUND
- BOUND TO BE SET
- BOUND FOUND
- DRAIN MANHOLE
- CATCH BASIN
- UTILITY POLE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 58x5 PROPOSED SPOT GRADE
- ← LIGHT - WALL MOUNTED
- ☆ LIGHT - POLE MOUNTED
- SIGN
- ETC. ELECT., TEL. & CABLE
- WATER LINE
- SEWER LINE
- GAS LINE
- OVERHEAD WIRE
- FENCE
- GUARD RAIL
- x WF-# WETLAND FLAG

Norman G. Hill, P.E.
Date: 1-27-2023
Norman G. Hill, PE #31887

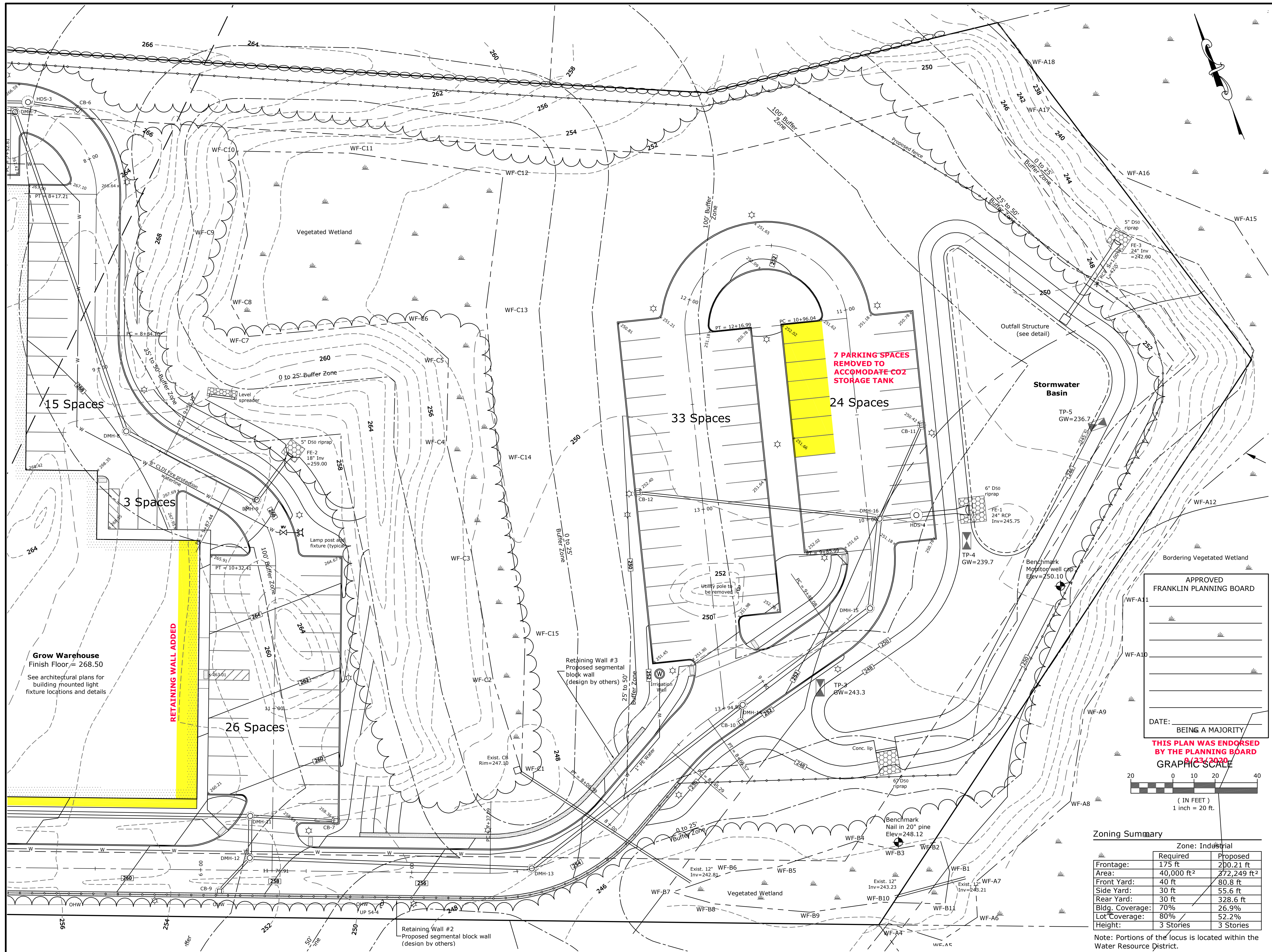
Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham
167 Hartord Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144
www.landplanninginc.com

Scale 1" = 20'	Sheet No. 4
Date February 14, 2020	
Job No. B2521	



Utility & Grading Plan

HENNEP CULTIVATION & PRODUCTION FACILITY

located at
**160 Grove Street
 Franklin, MA**

Owned By
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 200 Brookline Ave, #508
 Boston, MA

Prepared for
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 1330 Boylston St Unit 202
 Boston, MA 02215

Scale: 1" = 20'
 Revised June 16, 2020

LEGEND

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- EXISTING CONTOUR
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- OVERHEAD WIRE
- FENCE
- GUARD RAIL
- WETLAND FLAG

APPROVED
 FRANKLIN PLANNING BOARD

DATE: _____
 BEING A MAJORITY

**THIS PLAN WAS ENDORSED
 BY THE PLANNING BOARD
 8/23/2020**

GRAPHIC SCALE
 0 10 20 40
 (IN FEET)
 1 inch = 20 ft.

Land Planning, Inc.
 Civil Engineers • Land Surveyors
 Environmental Consultants

Bellingham
 167 Hartord Ave.
 Bellingham, MA 02019
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Zoning Summary

	Zone: Industrial	Required	Proposed
Frontage:	175 ft	200.21 ft	
Area:	40,000 ft ²	372,249 ft ²	
Front Yard:	40 ft	80.8 ft	
Side Yard:	30 ft	55.6 ft	
Rear Yard:	30 ft	328.6 ft	
Bldg. Coverage:	70%	26.9%	
Lot Coverage:	80%	52.2%	
Height:	3 Stories	3 Stories	

Note: Portions of the locus is located within the Water Resource District.

Site Layout Plan

HENNEP CULTIVATION & PRODUCTION FACILITY

located at
**160 Grove Street
Franklin, MA**

Owned By
**Hennep Properties, LLC
200 Brookline Ave, #508
Boston, MA**

Prepared for
**HENNEP CULTIVATION LLC
1330 Boylston St Unit 202
Boston, MA 02215**

Scale: 1" = 40'
Revised June 16, 2020

LEGEND

	SW STONE WALL
	IPF IRON PIN FOUND
	DHF DRILL HOLE FOUND
	BOUND TO BE SET
	BOUND FOUND
	DRAIN MANHOLE
	CATCH BASIN
	UTILITY POLE
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	PROPOSED CONTOUR
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Norman G. Hill, P.E.
Date: 1-27-2023
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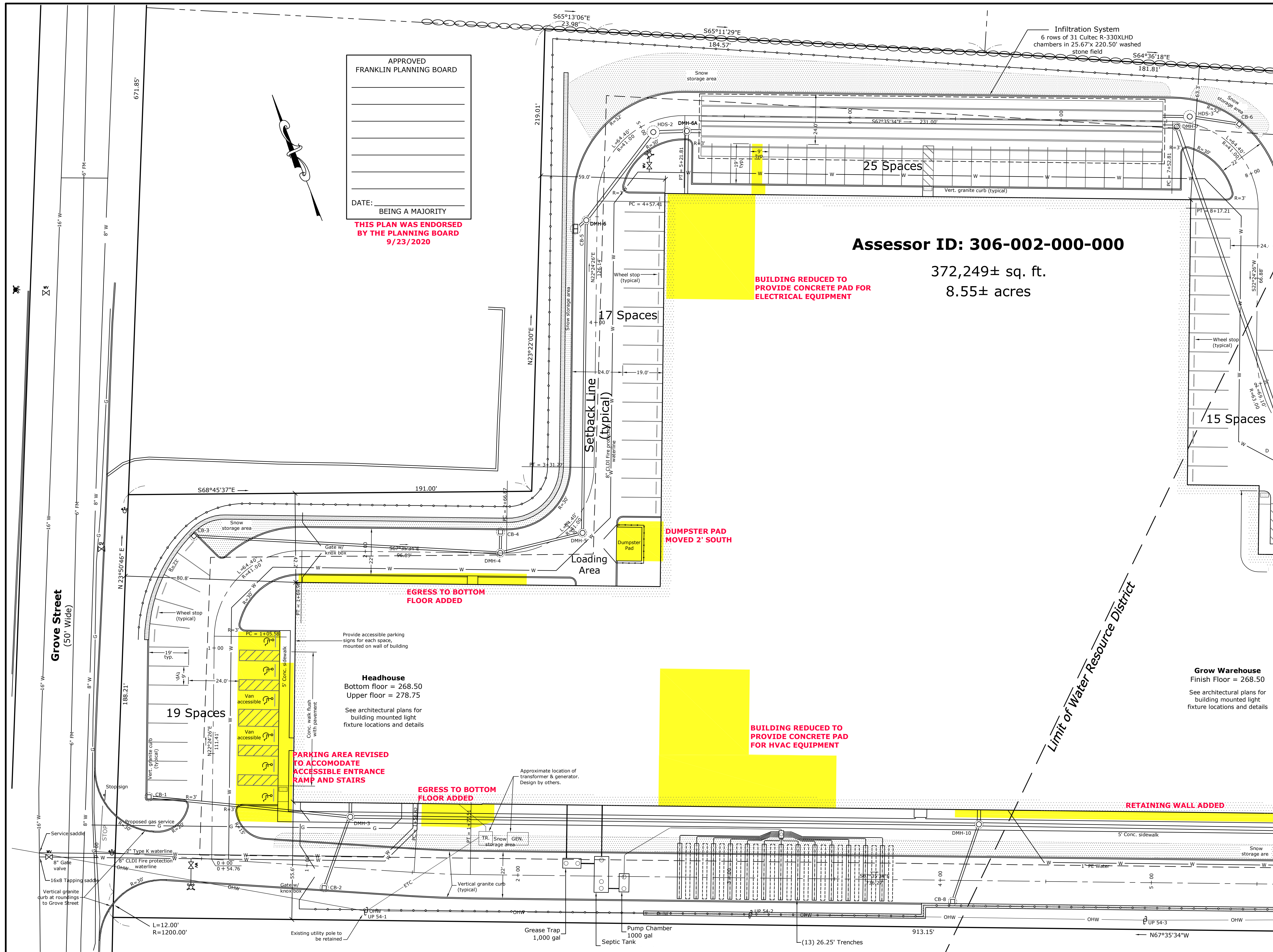
Hanson
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Hanson, MA 02341
781-294-4144

Scale
1" = 20'

Date
February 14, 2020
Job No.
B2521

Sheet No.

6



APPROVED
FRANKLIN PLANNING BOARD

DATE: _____
BEING A MAJORITY
**THIS PLAN WAS ENDORSED
BY THE PLANNING BOARD
9/23/2020**

Assessor ID: 306-002-000-000

372,249± sq. ft.
8.55± acres

**BUILDING REDUCED TO
PROVIDE CONCRETE PAD FOR
ELECTRICAL EQUIPMENT**

**DUMPSTER PAD
MOVED 2' SOUTH**

**BUILDING REDUCED TO
PROVIDE CONCRETE PAD
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**EGRESS TO BOTTOM
FLOOR ADDED**

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Headhouse
Bottom floor = 268.50
Upper floor = 278.75
See architectural plans for
building mounted light
fixture locations and details

**PARKING AREA REVISED
TO ACCOMMODATE
ACCESSIBLE ENTRANCE
RAMP AND STAIRS**

Approximate location of
transformer & generator.
Design by others.

Grow Warehouse
Finish Floor = 268.50
See architectural plans for
building mounted light
fixture locations and details

**Grove Street
(50' Wide)**

Site Layout Plan

HENNEP CULTIVATION & PRODUCTION FACILITY

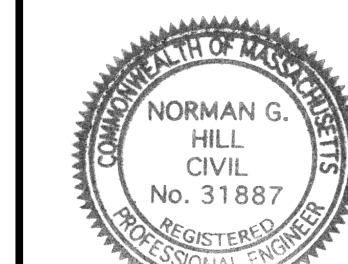
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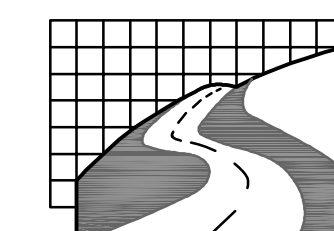
Prepared for
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 1330 Boylston St Unit 202
 Boston, MA 02215

Scale: 1" = 40'
 Revised June 16, 2020

LEGEND	
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Norman G. Hill, P.E.
 Date: 1-27-2023
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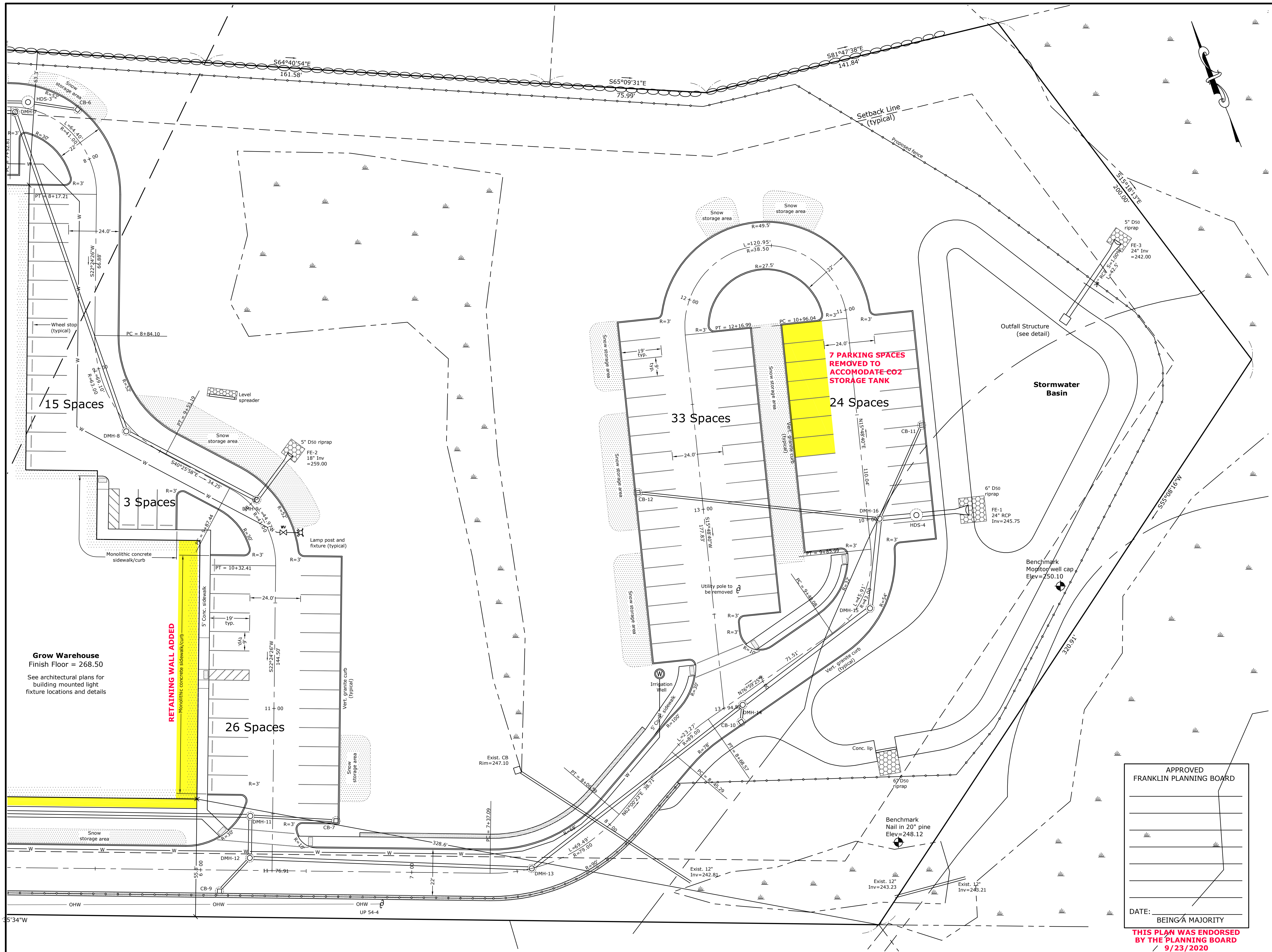
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Date
 February 14, 2020

Job No.
 B2521

Sheet No.

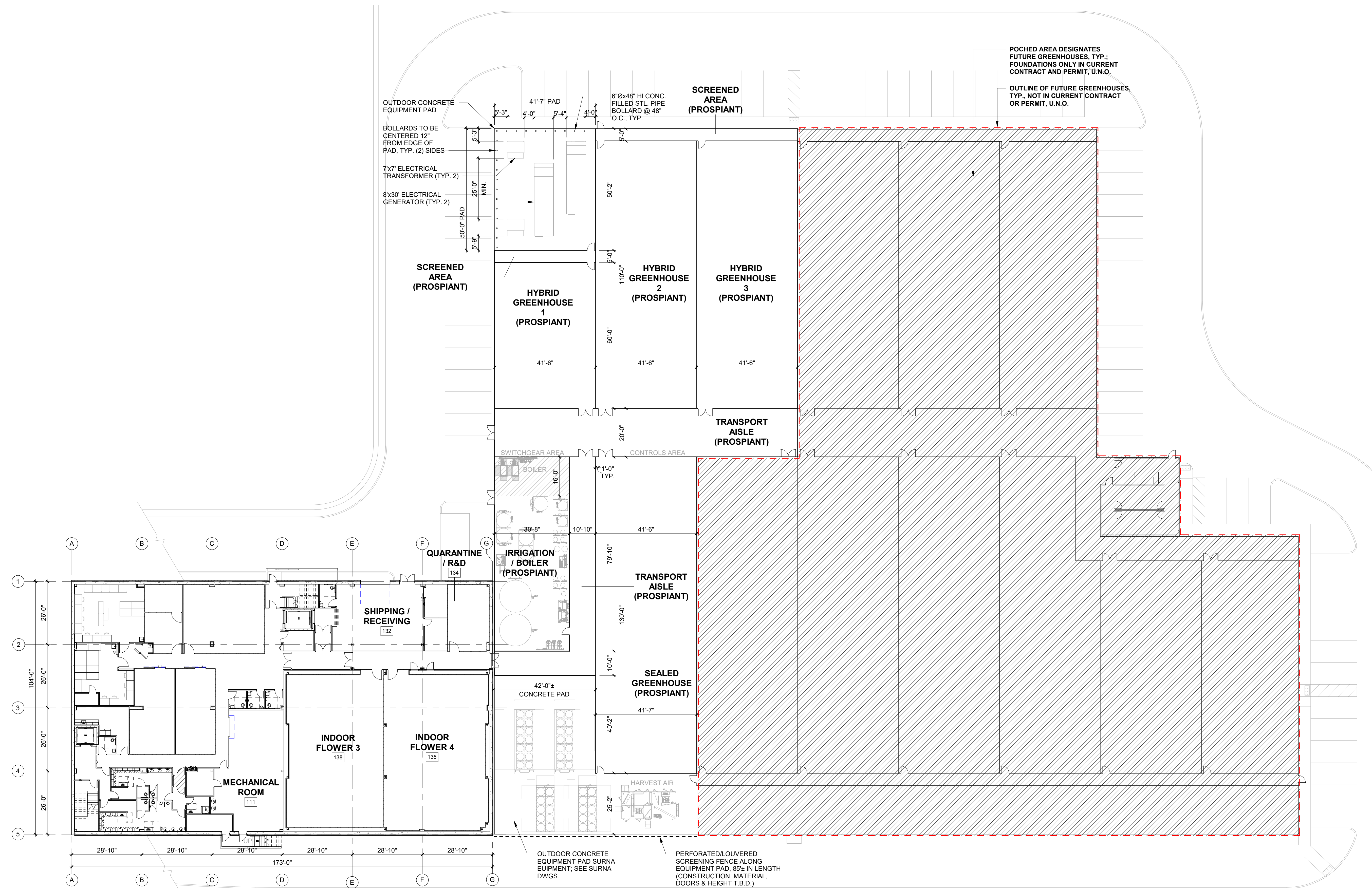
7



APPROVED
 FRANKLIN PLANNING BOARD

DATE: _____
 BEING A MAJORITY

**THIS PLAN WAS ENDORSED
 BY THE PLANNING BOARD
 9/23/2020**



1 OVERALL FOOTPRINT PLAN
 A1.1 SCALE: 1" = 20'-0"

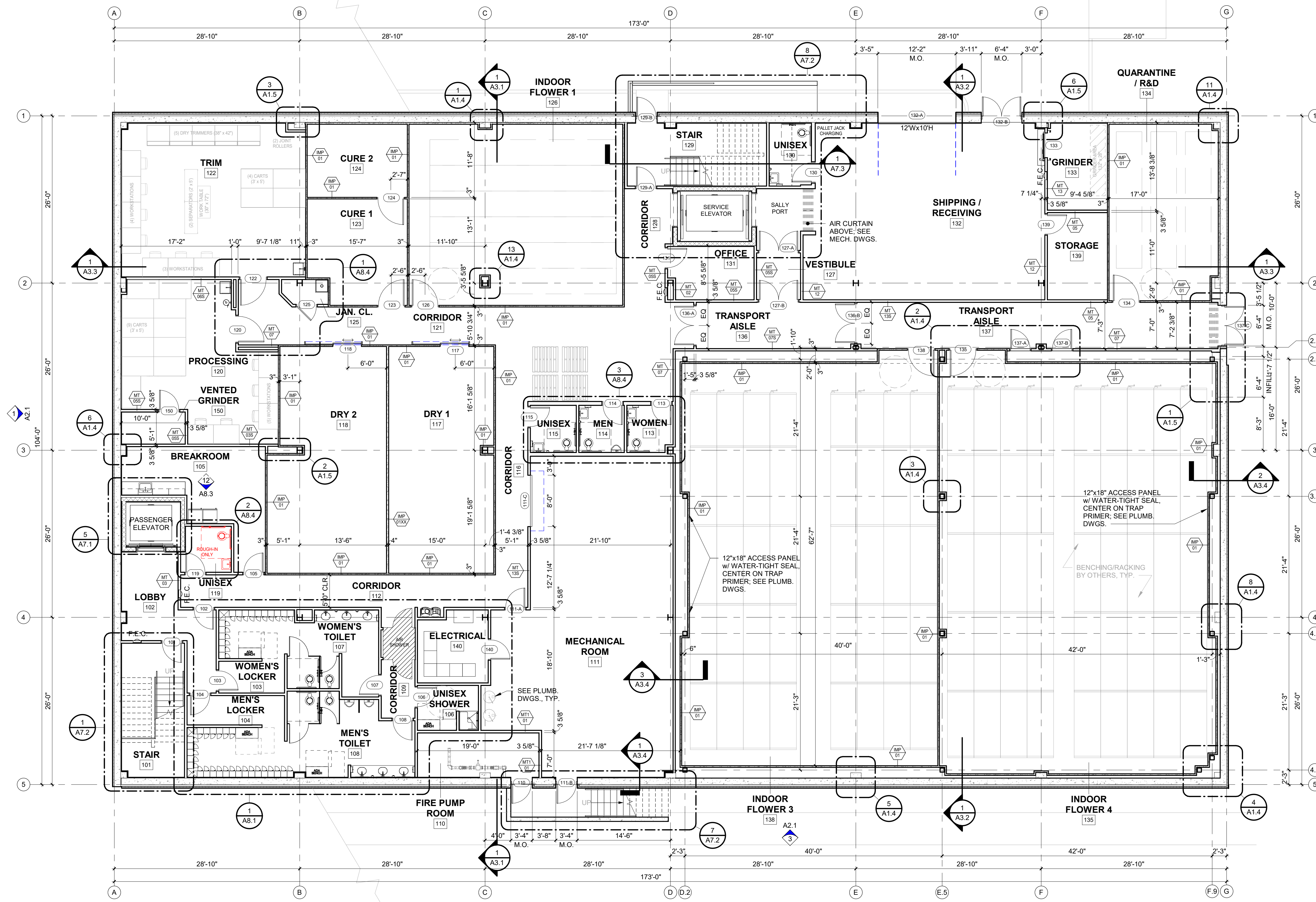
POCHED AREA DESIGNATES FUTURE GREENHOUSES, TYP.; FOUNDATIONS ONLY IN CURRENT CONTRACT AND PERMIT, U.N.O.
 OUTLINE OF FUTURE GREENHOUSES, TYP., NOT IN CURRENT CONTRACT OR PERMIT, U.N.O.

FOR PLANNING REVIEW ONLY - 01/23/23

Engel Architects
 1854 Lincoln Highway East
 Lancaster, PA 17602
 717-392-8021 (fax) 717-392-7140

CULTIVATION FACILITY
 for
HENNEP PROPERTIES, LLC
 160 Grove Street
 Franklin, MA 02038

SEAL
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PROJECT NO. 18161
MANAGED BY ERE
DRAWN BY TSG
REVISIONS No Date Description
DATE 12/20/22
DRAWING TITLE OVERALL FOOTPRINT PLAN
SHEET NO. A1.1



1 GREENHOUSE LEVEL PLAN
 A1.2 SCALE: 1/8" = 1'-0"

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PROJECT NO.
18161

MANAGED BY
ERE

DRAWN BY
TSG

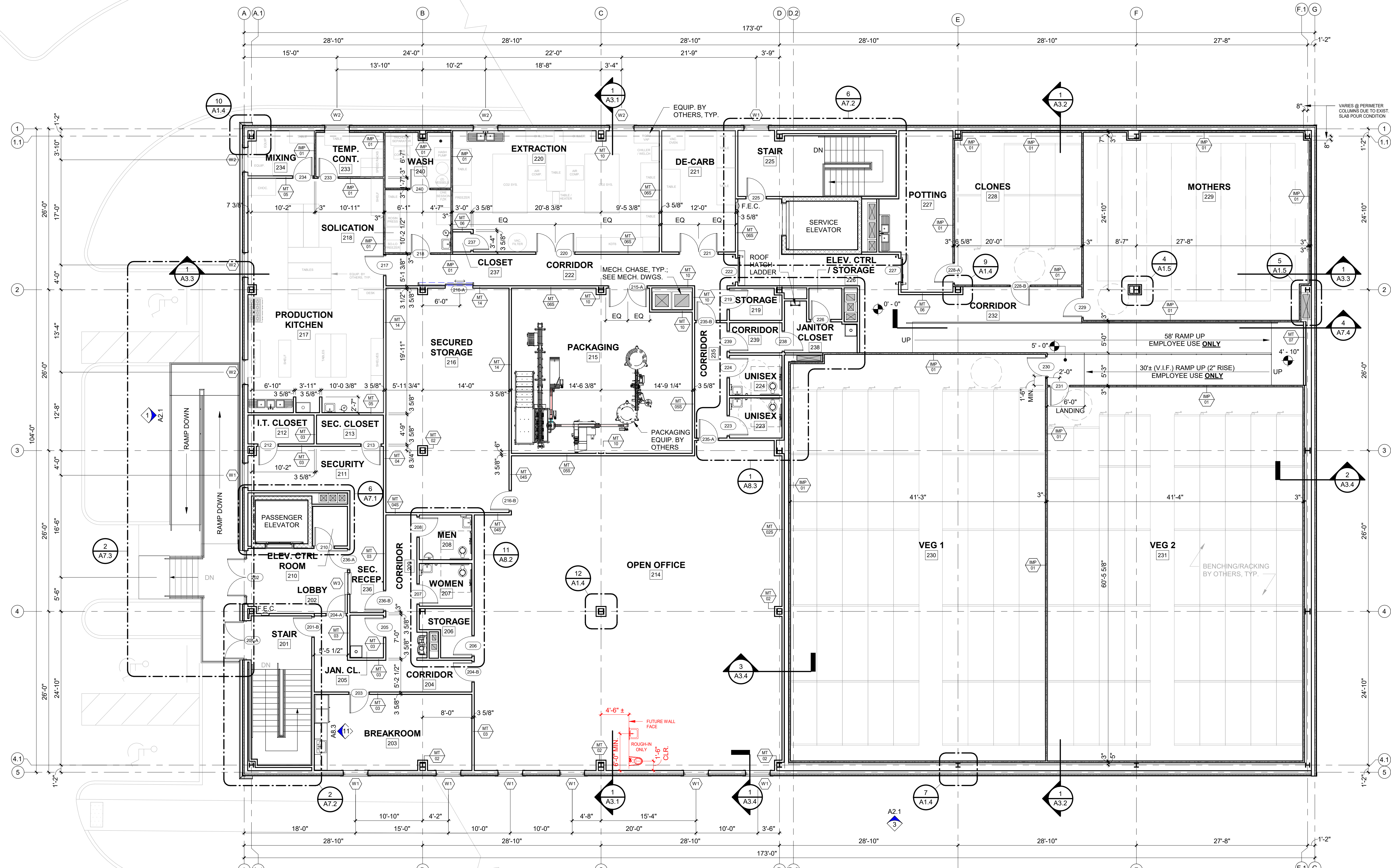
REVISIONS

No.	Date	Description

DATE
12/20/22

DRAWING TITLE
GREENHOUSE LEVEL PLAN

SHEET NO.
A1.2



1 ENTRANCE LEVEL PLAN
 A1.3 SCALE: 1/8" = 1'-0"

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ERE

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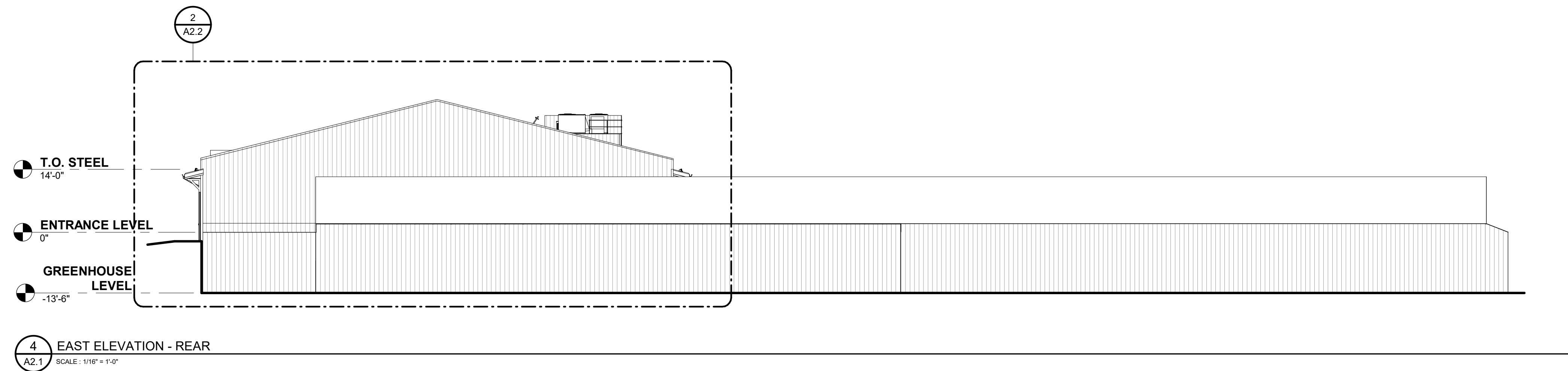
REVISIONS

No.	Date	Description

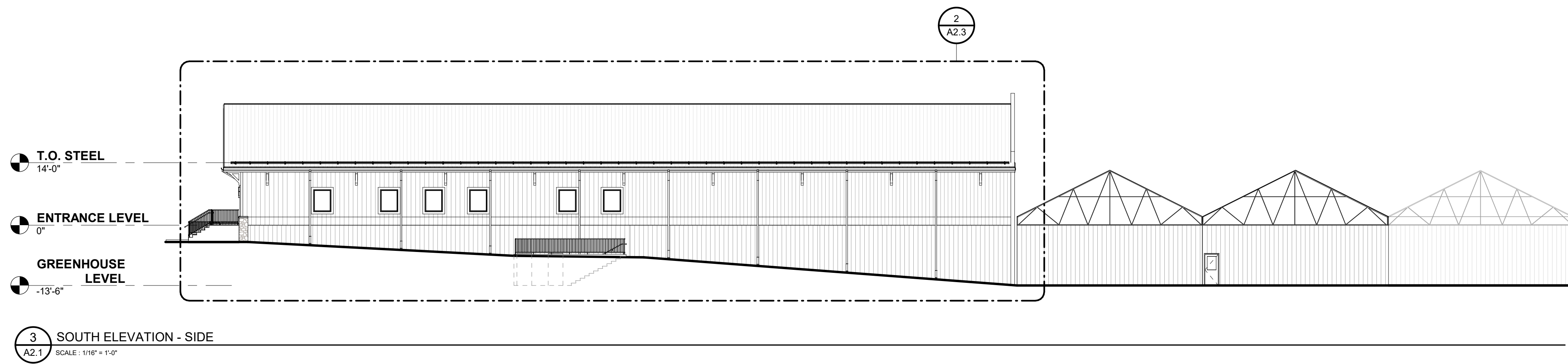
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12/20/22

DRAWING TITLE
ENTRANCE LEVEL PLAN

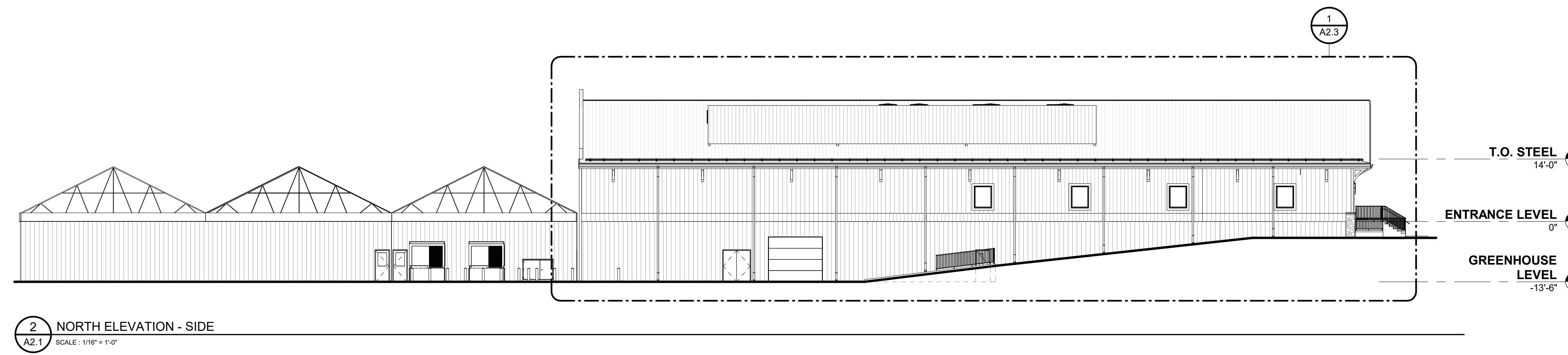
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A1.3



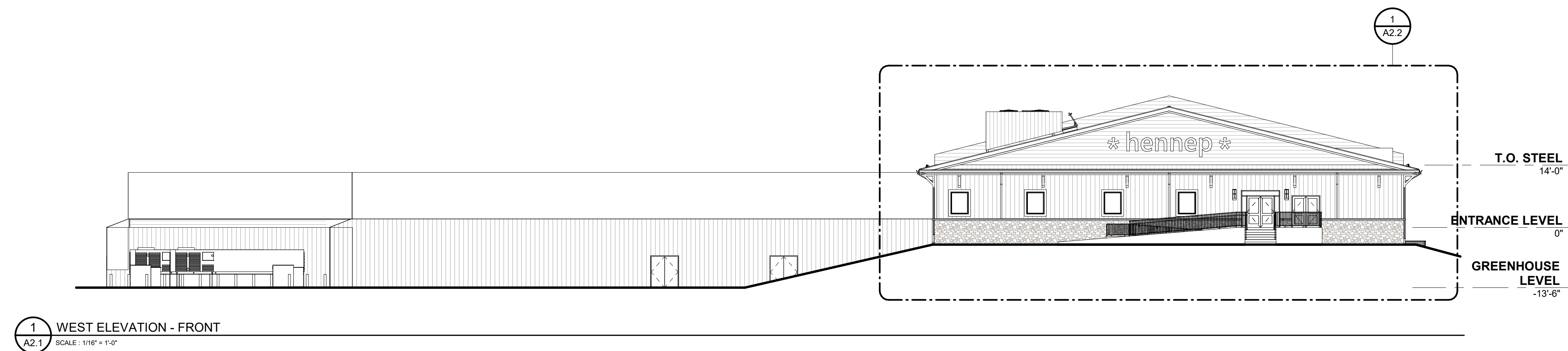
4 EAST ELEVATION - REAR
A2.1 SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION - SIDE
A2.1 SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION - SIDE
A2.1 SCALE: 1/16" = 1'-0"



1 WEST ELEVATION - FRONT
A2.1 SCALE: 1/16" = 1'-0"

FOR PLANNING REVIEW ONLY - 01/23/23

Engel Architects
1854 Lincoln Highway East
Lancaster, PA 17602
717-392-8021 (fax) 717-392-7140

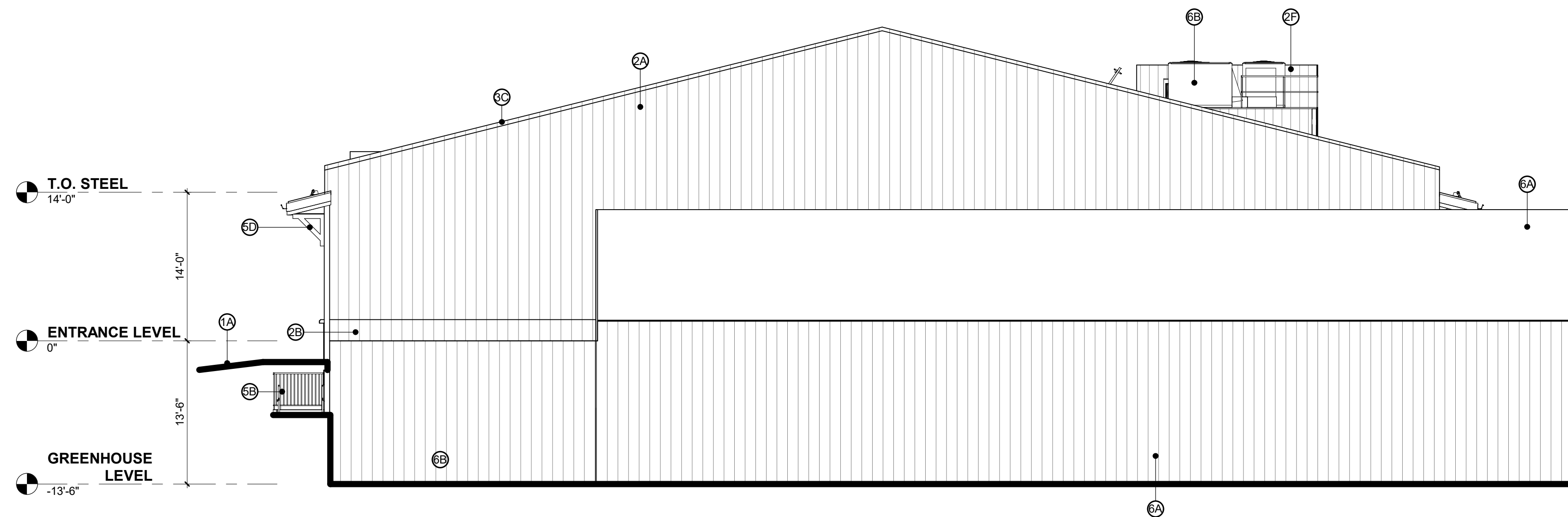
CULTIVATION FACILITY
for
HENNEP PROPERTIES, LLC
160 Circus Street
Franklin, MA 02038

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PROJECT NO. 18161		
MANAGED BY ERE		
DRAWN BY TSG		
REVISIONS		
No.	Date	Description
DATE 12/20/22		
DRAWING TITLE BUILDING ELEVATIONS		
SHEET NO. A2.1		

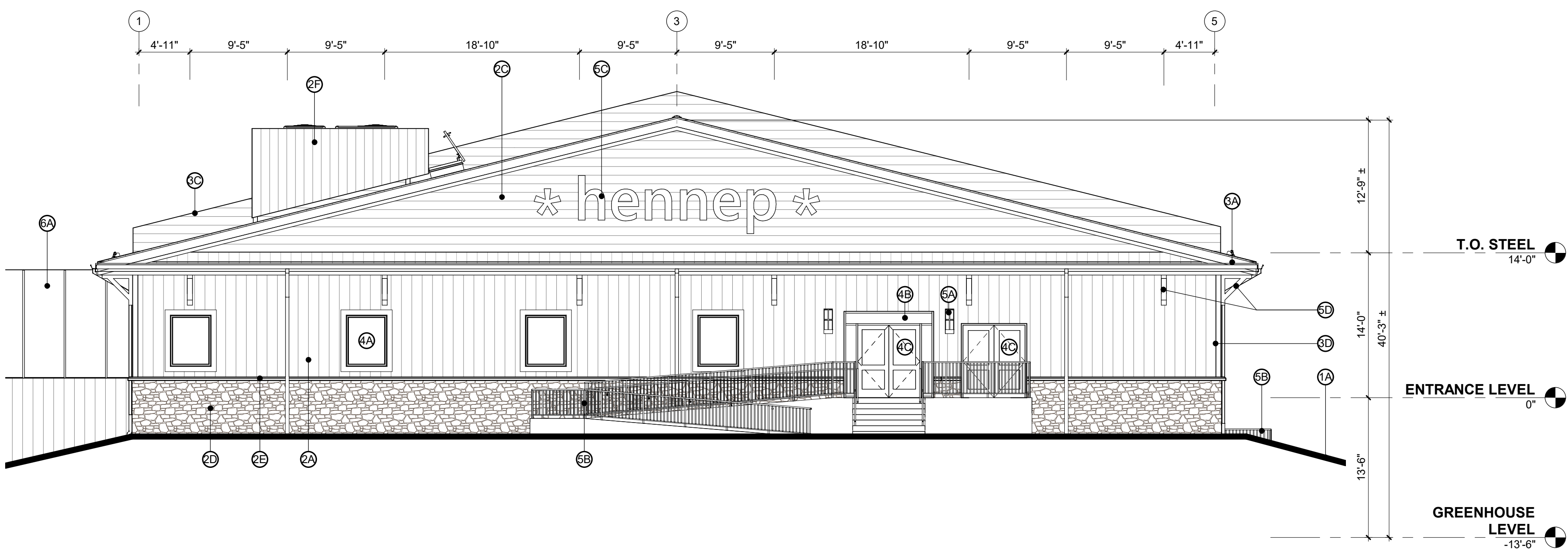
EXTERIOR ELEVATION KEY

- (1A) APPROX. FINISH GRADE; SEE CIVIL DRAWINGS
- (2A) AB MARTIN PBR METAL SIDING - VERTICAL (CLAY)
- (2B) AB MARTIN PBR METAL SIDING - VERTICAL ACCENT BAND (BRONZE)
- (2C) AB MARTIN PBR METAL SIDING - HORIZONTAL (BRONZE)
- (2D) STONE VENEER: ELDORADO STONE, CLIFFSTONE PROFILE, BOARDWALK COLOR
- (2E) CAST CONCRETE CAP: COLOR TO BE SELECT BY ARCHITECT AND/OR OWNER AFTER CONCRETE CONTRACTOR SELECTION
- (2F) AB MARTIN PERFORATED METAL PANEL SCREEN (BRONZE)
- (2G) AB MARTIN PBR METAL ROOF (BRONZE)
- (3A) ALUMINUM GUTTER (BRONZE)
- (3B) ALUMINUM DOWNSPOUT w/ BOOT (CLAY)
- (3C) BREAK METAL PARAPET CAP (BRONZE)
- (3D) 6x6 ALUMINUM CORNER TRIM (BRONZE)
- (3E) MECHANICAL LOUVERS (CLAY); SEE MECHANICAL DWGS.
- (4A) ALUMINUM STOREFRONT WINDOW: EFCO SERIES 403 (BRONZE)
- (4B) ALUMINUM STOREFRONT SYSTEM: EFCO SERIES 403 (BRONZE)
- (4C) ALUMINUM STOREFRONT DOOR: EFCO SERIES D502 (BRONZE)
- (4D) HOLLOW METAL DOOR AND FRAME (BRONZE)
- (4E) OVERHEAD DOOR: CLOPAY, ENERGY SERIES 3145 (BRONZE)
- (5A) EXTERIOR LIGHTING; SEE ELECTRICAL DWGS.
- (5B) ALUMINUM GUARDRAIL/HANDRAIL
- (5C) HENNEP LOGO/LETTERING, SELECTED BY OWNER
- (5D) 32"x32"x4" BRACKET: HARDIE BOYS, INC., BKT-13006-4-5.02.1, TOUPE STAIN FINISH
- (6A) GREENHOUSE; BY OTHERS
- (6B) MECHANICAL EQUIPMENT; BY OTHERS

NOTE: ALL BRONZE AND CLAY COLORS ARE TO MATCH AB MARTIN'S COLOR PALETTE



2 EAST ELEVATION (REAR) - ENLARGED
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION (FRONT) - ENLARGED
SCALE: 1/8" = 1'-0"

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Lancaster, PA 17602
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CULTIVATION FACILITY
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160 Grove Street
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PROJECT NO.
18161

MANAGED BY
ERE

DRAWN BY
TSG

REVISIONS

No	Date	Description

DATE
12/20/22

DRAWING TITLE
BUILDING ELEVATIONS

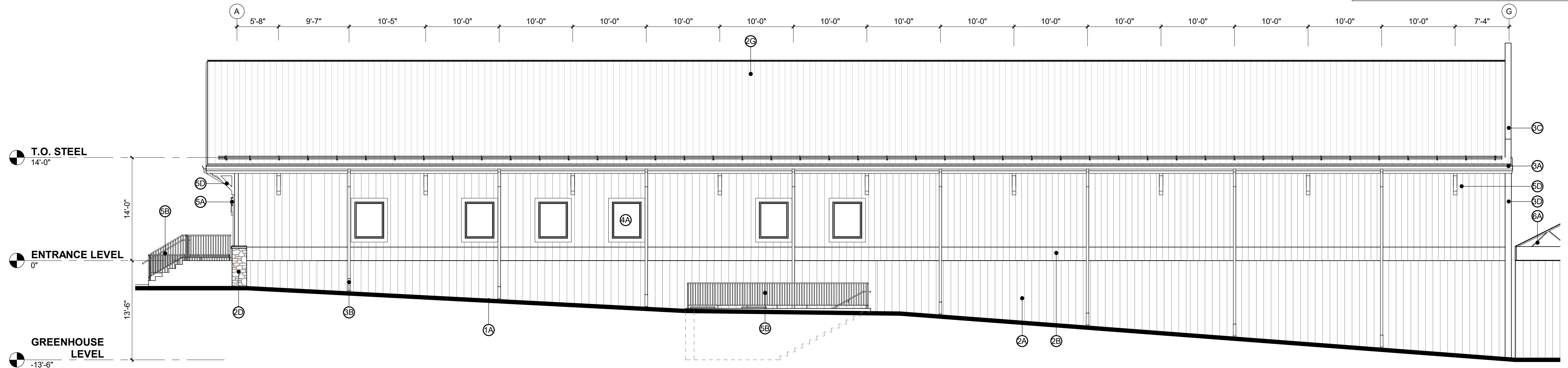
SHEET NO.
A2.2

FOR PLANNING REVIEW ONLY - 01/23/23

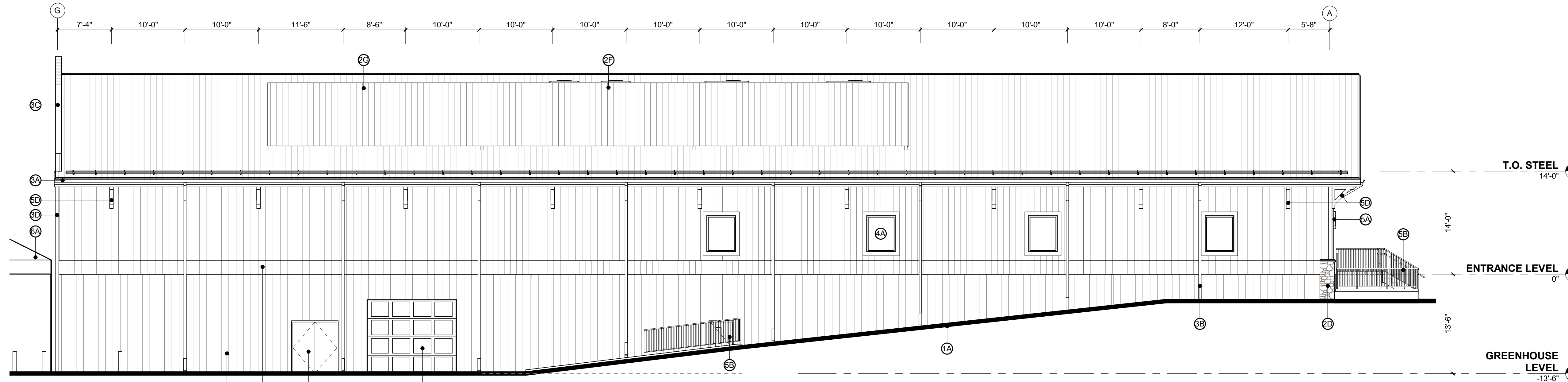
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- 2C AB MARTIN PBR METAL SIDING - HORIZONTAL (BRONZE)
- 2D STONE VENEER, ELDORADO STONE, CLIFFSTONE PROFILE, BOARDWALK COLOR
- 2E CAST CONCRETE CAP, COLOR TO BE SELECT BY ARCHITECT AND/OR OWNER AFTER CONCRETE CONTRACTOR SELECTION
- 2F AB MARTIN PERFORATED METAL PANEL SCREEN (BRONZE)
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- 2N ALUMINUM STOREFRONT SYSTEM: EFCO SERIES 403 (BRONZE)
- 2O ALUMINUM STOREFRONT DOOR: EFCO SERIES D502 (BRONZE)
- 2P HOLLOW METAL DOOR AND FRAME (BRONZE)
- 2Q OVERHEAD DOOR: CLOPAY, ENERGY SERIES 3145 (BRONZE)
- 2R EXTERIOR LIGHTING; SEE ELECTRICAL DWGS.
- 2S ALUMINUM GUARDRAIL/HANDRAIL
- 2T HENNEP LOGO/LETTERING, SELECTED BY OWNER
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- 2V GREENHOUSE; BY OTHERS
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NOTE: ALL BRONZE AND CLAY COLORS ARE TO MATCH AB MARTIN'S COLOR PALETTE



2 SOUTH ELEVATION (SIDE) - ENLARGED
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION (SIDE) - ENLARGED
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CULTIVATION FACILITY
for
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Franklin, MA 02038

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PROJECT NO.	18161
MANAGED BY	ERE
DRAWN BY	TSG
REVISIONS	
DATE	12/20/22
DRAWING TITLE	BUILDING ELEVATIONS
SHEET NO.	A2.3