

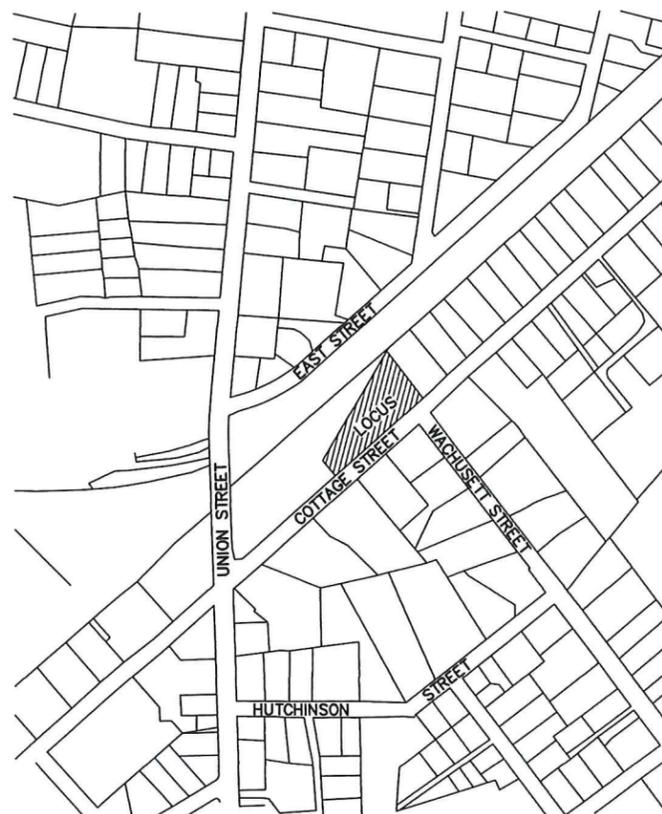
TOWN OF FRANKLIN
TOWN CLERK

2025 APR 17 P 3:01

RECEIVED

SITE PLAN

157 COTTAGE STREET



LOCUS MAP
SCALE: 1" = 200'

ZONING:
THE PROPERTY IS LOCATED WITHIN A COMMERCIAL I ZONE.

	REQUIREMENTS:	EXISTING	PROPOSED
AREA:	5,000 S.F.	32,436± S.F.	32,436± S.F.
FRONTAGE:	50'	260.0'	260.0'
DEPTH:	50'	199.69'	199.69'
HEIGHT:	3 STORIES - 40' *15	1 STORY	1 STORY
WIDTH:	45'	> 45'	> 45'
SETBACKS			
FRONT:	20' *1	29.8'	---
SIDE EAST:	10' *14	76.8'	---
SIDE WEST:	10' *14	3.2'	---
SIDE NORTH:	10' *14	0.0'	---
COVERAGE			
STRUCTURES:	80%	24.1%	24.1%
STRUC. & PAVING:	90%	69.5%	66.8%

LOT COVERAGE BASED ON UPLAND AREA.

*1 - BUT NO NEW STRUCTURE SHALL BE REQUIRED TO PROVIDE A DEEPER YARD THAN EXISTED ON THAT PARCEL UPON ADOPTION OF THIS AMENDMENT.
*14 - THE 10-FOOT SIDE SETBACK IS ONLY REQUIRED ON ONE SIDE OF THE LOT; IF LOT ABUTS A RESIDENTIAL DISTRICT, A 20-FOOT SETBACK IS REQUIRED ON THE ABUTTING SIDE.
*15 - BUILDINGS UP TO 50 FEET IN HEIGHT, REGARDLESS OF THE NUMBER OF STORIES, MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE PLANNING BOARD.

THE PROPERTY IS NOT LOCATED WITHIN A FRANKLIN WATER RESOURCE DISTRICT. THE PROPERTY IS NOT LOCATED WITHIN A ZONE A OR B BASED ON FEMA FIRM MAP 25021C0309E DATED JULY 17, 2012.

DRAWING INDEX:

1. COVER SHEET
 2. EXISTING CONDITIONS PLAN
 3. PROPOSED CONDITIONS PLAN
 4. CONSTRUCTION DETAILS - 1
 5. CONSTRUCTION DETAILS - 2
- SITE LIGHTING-LIGHTING PLAN, PHOTOMETRICS AND SCHEDULES BY SK & ASSOCIATES

OWNER AND APPLICANT:
157 COTTAGE STREET LLC
138 EAST CENTRAL STREET, UNIT B
FRANKLIN, MASSACHUSETTS

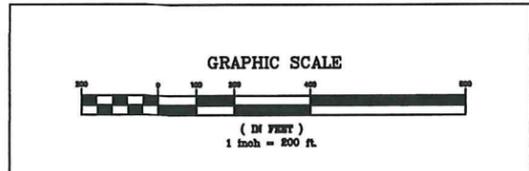
REFERENCES:
MAP 287 PARCEL 044
DEED BOOK 41788 PAGE 255
DEED BOOK 10427 PAGE 334
DEED BOOK 3135 PAGE 409
PLAN BOOK 225 OF 1969
PLAN 953 OF 1966
PLAN 1221 OF 1952

- WAIVER REQUESTS:**
1. TO ALLOW LESS THAN 42" OF COVER OVER THE DRAIN PIPE.
 2. TO ALLOW THE USE OF PVC PIPE FOR THE SITE DRAINAGE AND THE ROOF DRAIN COLLECTION SYSTEMS.
 3. TO ALLOW THE CUBING TO BE CAPE COD BERM.
 4. TO ALLOW SITE LIGHTING TO EXTEND PAST THE PROPERTY LINE.

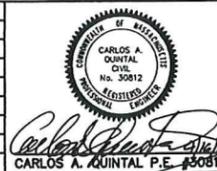
SITE PLAN
COVER SHEET
157 COTTAGE STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
157 COTTAGE STREET LLC
138 E. CENTRAL ST. UNIT B
FRANKLIN, MASSACHUSETTS
MARCH 31, 2025
SCALE: 1" = 200'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE _____



NO.	DATE	DESCRIPTION	BY

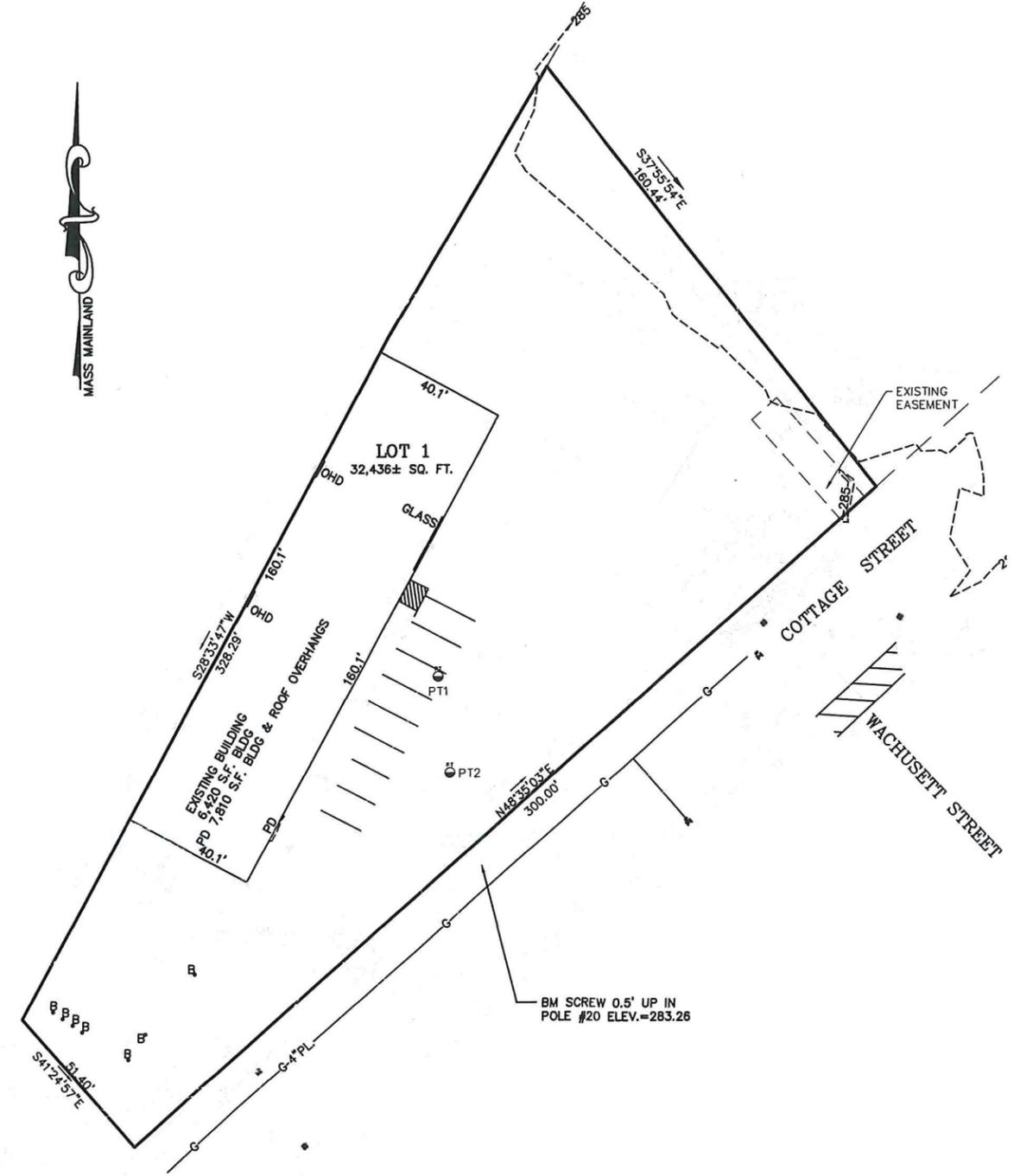


DATE	FIELD BY:	INT.
11/24	BL	BL
BK#	FIELD BOOK	PG#
3/25	CALCS BY:	RRG
3/25	DESIGNED BY:	RRG
3/25	DRAWN BY:	COMP
3/25	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.

850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
608-384-6560 FAX 608-384-6566

DATE	MAR. 31, 2025
SCALE	1" = 200'
PROJECT	UC1655
SHEET	1 OF 5



LEGEND:

- SBDH DRILL HOLE STONE BOUND
- SSM STEEL SURVEY MARKER
- EXISTING COUNTOUR
- 207 PROPOSED COUNTOUR
- x274.3 SPOT GRADE - PROPOSED
- x274.3EX SPOT GRADE - EXISTING
- UTILITY POLE
- OVERHEAD WIRES
- \square GAS GATE
- \square WATER CURB STOP
- \square WATER GATE
- \square FIRE HYDRANT
- \square DRAIN MANHOLE
- \blacksquare CATCH BASIN
- \blacksquare SEWER MANHOLE
- CO CLEANOUT
- D DUMPSTER
- VCC VERTICAL CONCRETE CURBING (REINFORCED)
- VGC VERTICAL GRANITE CURBING
- CCB CAPE COD BERM
- \square HANDICAP PARKING SPACE
- \square BUILDING MOUNTED LIGHT
- \star POLE MOUNTED LIGHT
- R=5' CURB RADIUS
- $\textcircled{5}$ PARKING SPACE COUNT
- \square SIGN
- OB BOLLARD
- \square COMPOST SOCK

MARCH 19, 2025
 PERFORMED BY:
 CARLOS A. QUINTAL, P.E., SOIL EVALUATOR
 BRIAN LANE, UNITED CONSULTANTS

PT 1 ELEV. = 280.85
 0 - 32" A - FILL ELEV. = 278.18
 32" - 84" C1 - 2.5 Y 5/4 SAND & GRAVEL ELEV. = 273.85
 84" - 90" C - 2.5Y 5/3 PACKED SANDY CLAY ELEV. = 273.35
 NO GROUNDWATER OBSERVED
 RESTRICTIVE LAYER @ 84" ELEV. = 273.85
 PERMEABILITY RATE = 30 IN/HR

PT 2 ELEV. = 280.93
 0 - 23" A - FILL ELEV. = 279.01
 23" - 54" C1 - 2.5 Y 5/4 SAND & GRAVEL ELEV. = 276.43
 54" - 92" C2 - 2.5Y 5/2 FINE SAND ELEV. = 273.28
 92" - 98" C3 - 2.5Y 5/3 PACKED SANDY CLAY ELEV. = 272.93
 NO GROUNDWATER OBSERVED
 RESTRICTIVE LAYER @ 92" ELEV. = 273.28
 PERMEABILITY RATE = 25 IN/HR

OWNER AND APPLICANT:
 157 COTTAGE STREET LLC
 138 EAST CENTRAL STREET, UNIT B
 FRANKLIN, MASSACHUSETTS

REFERENCES:
 MAP 287 PARCEL 044
 DEED BOOK 41788 PAGE 255
 DEED BOOK 10427 PAGE 334
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 PLAN 953 OF 1966
 PLAN 1221 OF 1952

SITE PLAN
 EXISTING CONDITIONS
 157 COTTAGE STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 157 COTTAGE STREET LLC
 138 E. CENTRAL ST. UNIT B
 FRANKLIN, MASSACHUSETTS
 MARCH 31, 2025
 SCALE: 1" = 20'

SITE PLAN APPROVAL
 REQUIRED
 FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

NO.	DATE	DESCRIPTION	BY



DATE	FIELD BY:	INT. BL.
11/24		
BK#	FIELD BOOK	PG#
3/25		
DATE	DESIGNED BY:	RRG
3/25		
DATE	DRAWN BY:	COMP
3/25		
DATE	CHECKED BY:	CAQ
3/25		

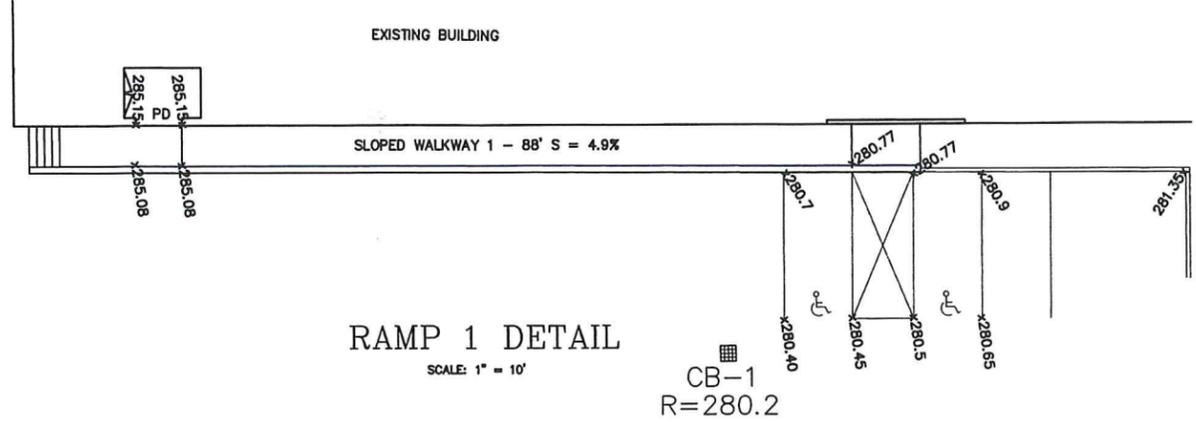
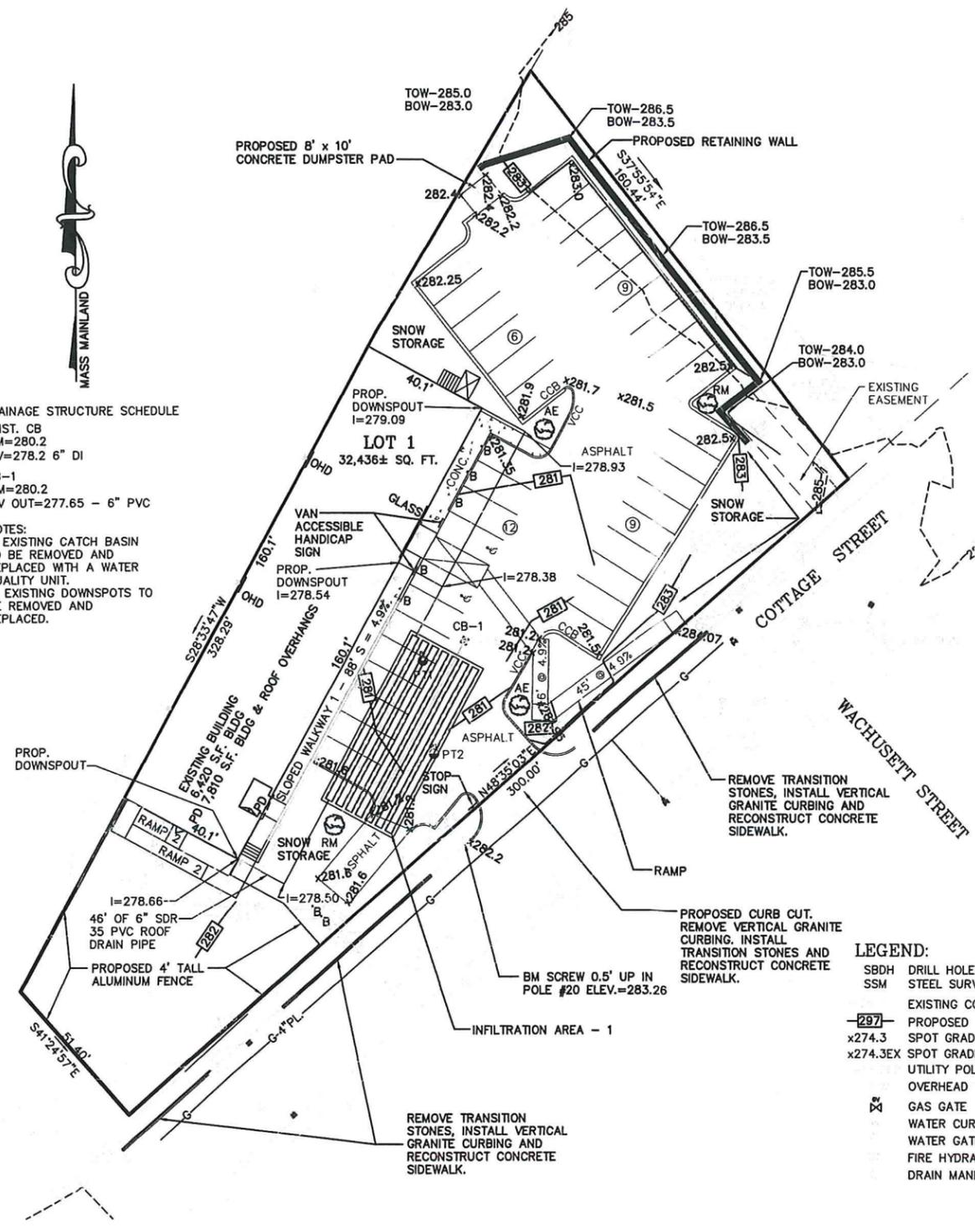
UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-884-8560 FAX 508-884-8566

DATE	MAR. 31, 2025
SCALE	1" = 20'
PROJECT	UC165.5
SHEET	2 OF 5

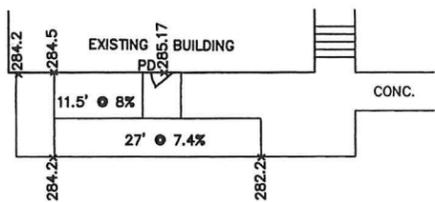


DRAINAGE STRUCTURE SCHEDULE
 EXIST. CB
 RIM=280.2
 INV=278.2 6" DI
 CB-1
 RIM=280.2
 INV OUT=277.65 - 6" PVC

NOTES:
 1. EXISTING CATCH BASIN TO BE REMOVED AND REPLACED WITH A WATER QUALITY UNIT.
 2. EXISTING DOWNSPOTS TO BE REMOVED AND REPLACED.



RAMP 1 DETAIL
 SCALE: 1" = 10'



RAMP 2 DETAIL
 SCALE: 1" = 10'

NOTE:
 RAMPS 1 AND 2 ARE SHOWN FOR ELEVATIONS ONLY.
 RAMP AND WALL DESIGN BY ARCHITECT.

MARCH 19, 2025
 PERFORMED BY:
 CARLOS A. QUINTAL, P.E., SOIL EVALUATOR
 BRIAN LANE, UNITED CONSULTANTS

PT 1 ELEV. = 280.85
 0 - 32" A - FILL ELEV. = 278.18
 32" - 84" C1 - 2.5 Y 5/4 SAND & GRAVEL ELEV. = 273.85
 84" - 90" C - 2.5Y 5/3 PACKED SANDY CLAY ELEV. = 273.35
 NO GROUNDWATER OBSERVED
 RESTRICTIVE LAYER @ 84" ELEV. = 273.85
 PERMEABILITY RATE = 30 IN/HR

PT 2 ELEV. = 280.93
 0 - 23" A - FILL ELEV. = 279.01
 23" - 54" C1 - 2.5 Y 5/4 SAND & GRAVEL ELEV. = 276.43
 54" - 92" C2 - 2.5Y 5/2 FINE SAND ELEV. = 273.26
 92" - 98" C3 - 2.5Y 5/3 PACKED SANDY CLAY ELEV. = 272.92
 NO GROUNDWATER OBSERVED
 RESTRICTIVE LAYER @ 92" ELEV. = 273.26
 PERMEABILITY RATE = 25 IN/HR

LEGEND:

- SBDH DRILL HOLE STONE BOUND
- SSM STEEL SURVEY MARKER
- EXISTING COUNTOUR
- PROPOSED COUNTOUR
- SPOT GRADE - PROPOSED
- SPOT GRADE - EXISTING
- UTILITY POLE
- OVERHEAD WRES
- GAS GATE
- WATER CURB STOP
- WATER GATE
- FIRE HYDRANT
- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- CLEANOUT
- DUMPSTER
- VCC VERTICAL CONCRETE CURBING (REINFORCED)
- VGC VERTICAL GRANITE CURBING
- CCB CAPE COD BERM
- HANDICAP PARKING SPACE
- BUILDING MOUNTED LIGHT
- POLE MOUNTED LIGHT
- R=5' CURB RADIUS
- (5) PARKING SPACE COUNT
- SIGN
- BOLLARD
- COMPOST SOCK

PLANTING SCHEDULE

NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION
2	AMERICAN ELM - AE	ULMUS AMERICANA	3"	B&B
2	RED MAPLE - RM	ACER RUBRUM	3"	B&B

PARKING:
 COMMERCIAL 1 ZONING DISTRICT
 1 SPACE PER 500 SQ. FT. OF GROSS FLOOR AREA
 6,420 / 500 = 13 SPACES REQUIRED
 36 SPACES PROVIDED

PLANTINGS FOR 157 COTTAGE STREET AREA
 - PER SECTION 185-21C(5) PROVIDE 1 TREE PER 10 PARKING SPACES.
 - 36 PARKING SPACES 4 TREES REQUIRED
 4 TREES PROVIDED.
 - ALL PLANTINGS ARE IN ACCORDANCE WITH THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK.

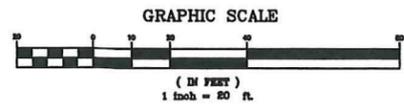
OWNER AND APPLICANT:
 157 COTTAGE STREET LLC
 138 EAST CENTRAL STREET, UNIT B
 FRANKLIN, MASSACHUSETTS

REFERENCES:
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 DEED BOOK 41788 PAGE 255
 DEED BOOK 10427 PAGE 334
 DEED BOOK 3135 PAGE 409
 PLAN BOOK 225 OF 1969
 PLAN 953 OF 1966
 PLAN 1221 OF 1952

**SITE PLAN
 GRADING AND UTILITY PLAN**
 157 COTTAGE STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 157 COTTAGE STREET LLC
 138 E. CENTRAL ST. UNIT B
 FRANKLIN, MASSACHUSETTS
 MARCH 31, 2025
 SCALE: 1" = 20'

**SITE PLAN APPROVAL
 REQUIRED
 FRANKLIN PLANNING BOARD**

DATE _____



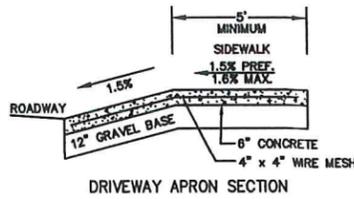
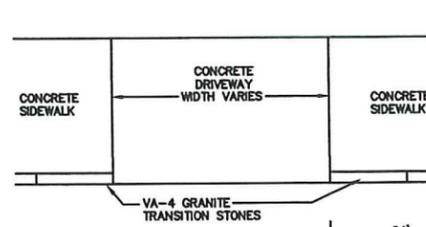
NO.	DATE	DESCRIPTION	BY

CARLOS A. QUINTAL, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 MASSACHUSETTS
 No. 30812

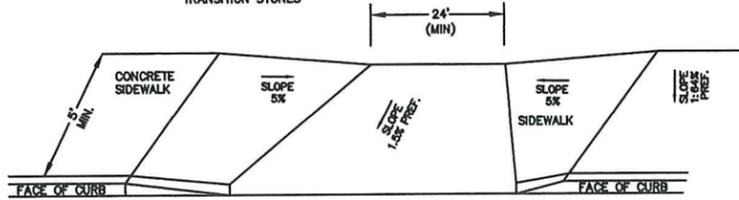
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3/25	FIELD BOOK	PG#
3/25	CALCS BY:	RRG
3/25	DESIGNED BY:	RRG
3/25	DRAWN BY:	COMP
3/25	CHECKED BY:	CAQ

**UNITED
 CONSULTANTS
 INC.**
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6568

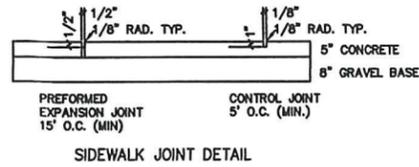
DATE
 MAR. 31, 2025
SCALE
 1" = 20'
PROJECT
 UC1655
SHEET
 3 OF 5



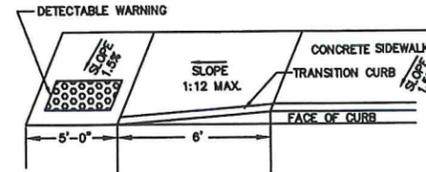
NOTES:
 1. CROSS SLOPE ON ANY RAMP, LANDING OR ACCESSIBLE ROUTE SHALL NOT EXCEED 3/16" PER FOOT.
 2. THE SIDEWALKS ARE 5' MINIMUM IN WIDTH.
 3. ALL SIDEWALKS SHALL BE 4,000 PSI CONCRETE.
 4. GRAVEL UNDER SIDEWALK TO BE M1.03.0 (TYPE B)



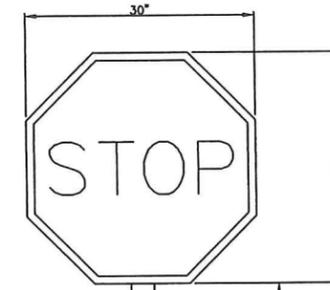
DRIVEWAY APRON



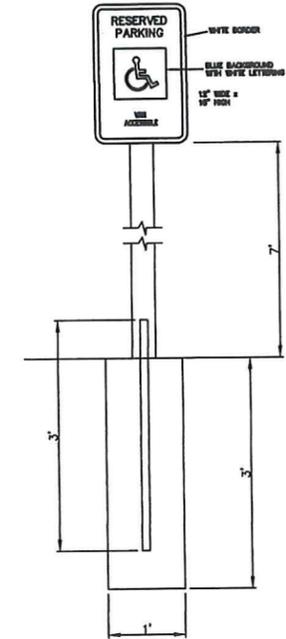
SIDEWALK JOINT DETAIL



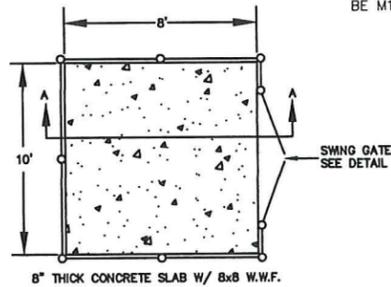
WHEELCHAIR RAMP



STOP SIGN DETAIL

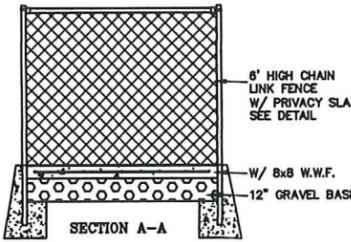


VAN ACCESSIBLE HANDICAP SIGN DETAIL

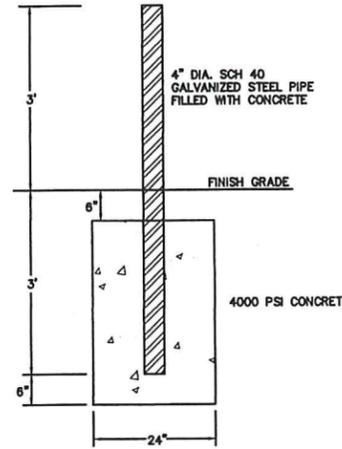


CONCRETE DUMPSTER PAD

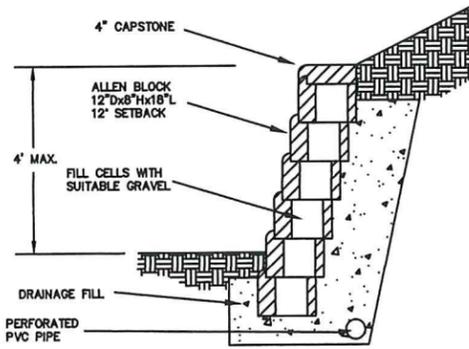
NOTE:
 GRAVEL UNDER DUMPSTER PAD TO BE M1.03.0 (TYPE B)



DUMPSTER AREA FENCE

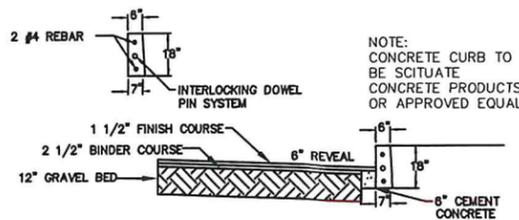


BOLLARD DETAIL



RETAINING WALL DETAIL

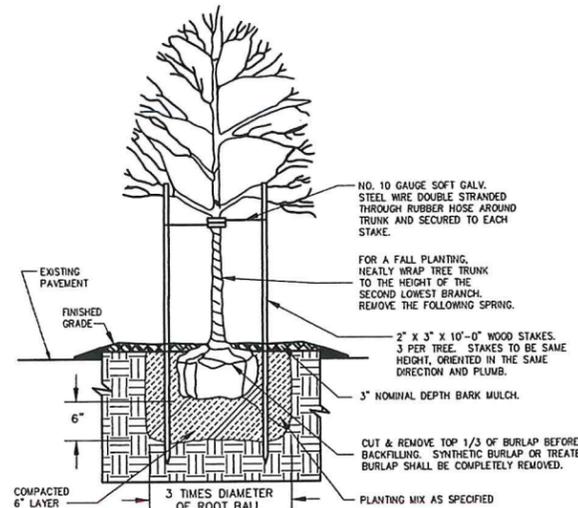
N.T.S.



PAVEMENT AND VERTICAL CONCRETE CURBING



CAPE COD BERM



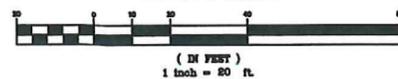
DECIDUOUS TREE PLANTING

SITE PLAN
 CONSTRUCTION DETAILS - 1
 157 COTTAGE STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 157 COTTAGE STREET LLC
 138 E. CENTRAL ST. UNIT B
 FRANKLIN, MASSACHUSETTS
 MARCH 31, 2025
 SCALE: 1" = 20'

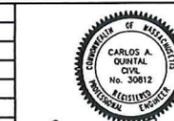
SITE PLAN APPROVAL
 REQUIRED
 FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



NO. DATE DESCRIPTION BY



CARLOS A. QUINTAL P.E. #30812

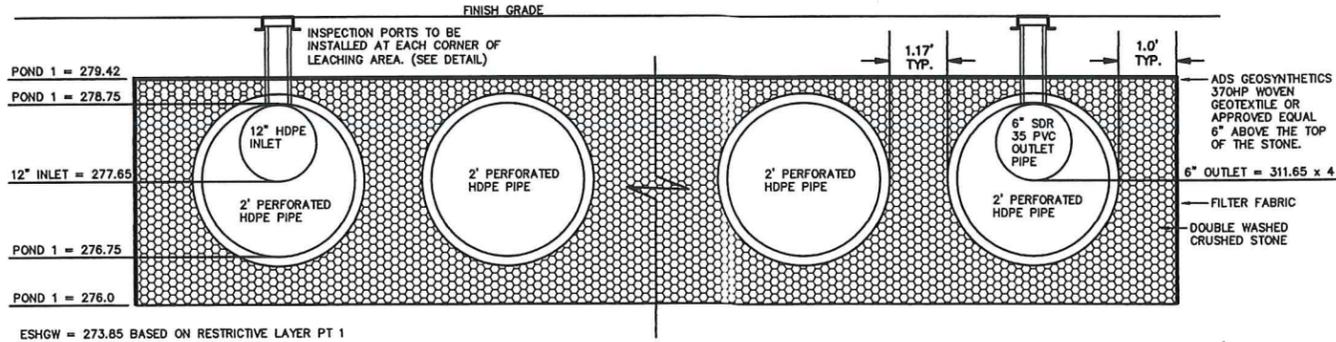
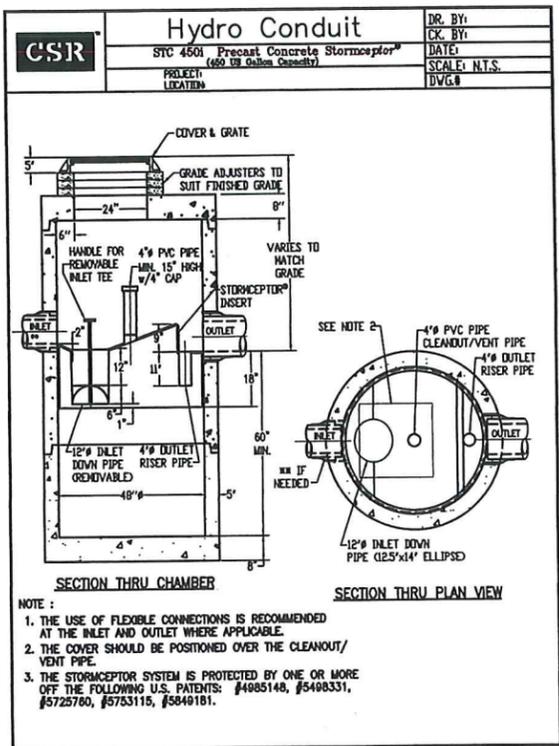
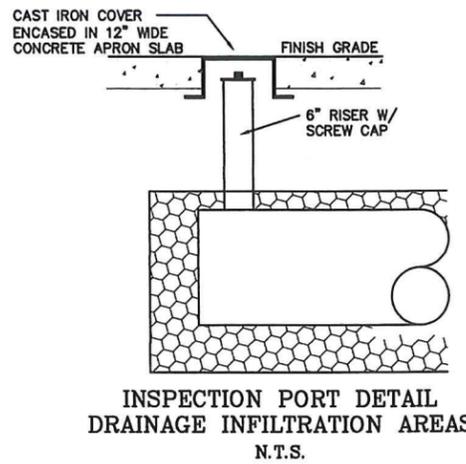
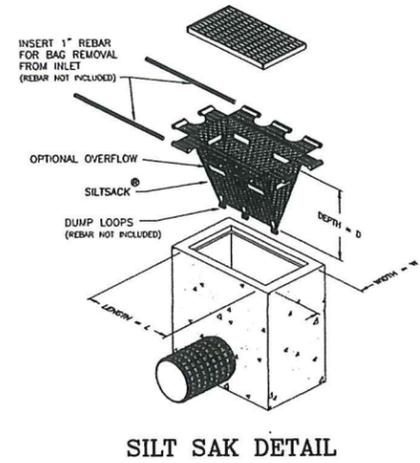
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3/25	CALCS BY:	RRG	
3/25	DESIGNED BY:	RRG	
3/25	DRAWN BY:	COMP	
3/25	CHECKED BY:	CAQ	

UNITED CONSULTANTS INC.

850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6566

DATE	MAR. 31, 2025
SCALE	1" = 20'
PROJECT	UC1655
SHEET	4 OF 5

Typical Siltsack® Construction - Type B



NOTE:
INFILTRATION AREA 1 CONSISTS OF
7 ROWS OF 2' DIAMETER PERFORATED HDPE PIPE 58' IN
LENGTH.
STONE EXTENTS 25.4' x 60'

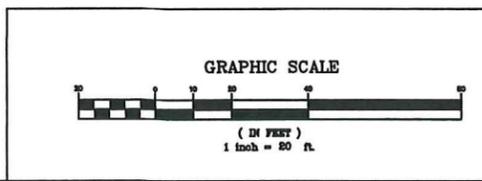
THE DESIGN ENGINEER SHALL INSPECT THE EXCAVATION OF THE SOIL INFILTRATION AREA PRIOR TO
ANY FILL OR STONE BEING PLACED.

- NOTES:
1. CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
 3. ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
 4. MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.

SITE PLAN
CONSTRUCTION DETAILS - 2
157 COTTAGE STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
157 COTTAGE STREET LLC
138 E. CENTRAL ST. UNIT B
FRANKLIN, MASSACHUSETTS
MARCH 31, 2025
SCALE: 1" = 20'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE _____



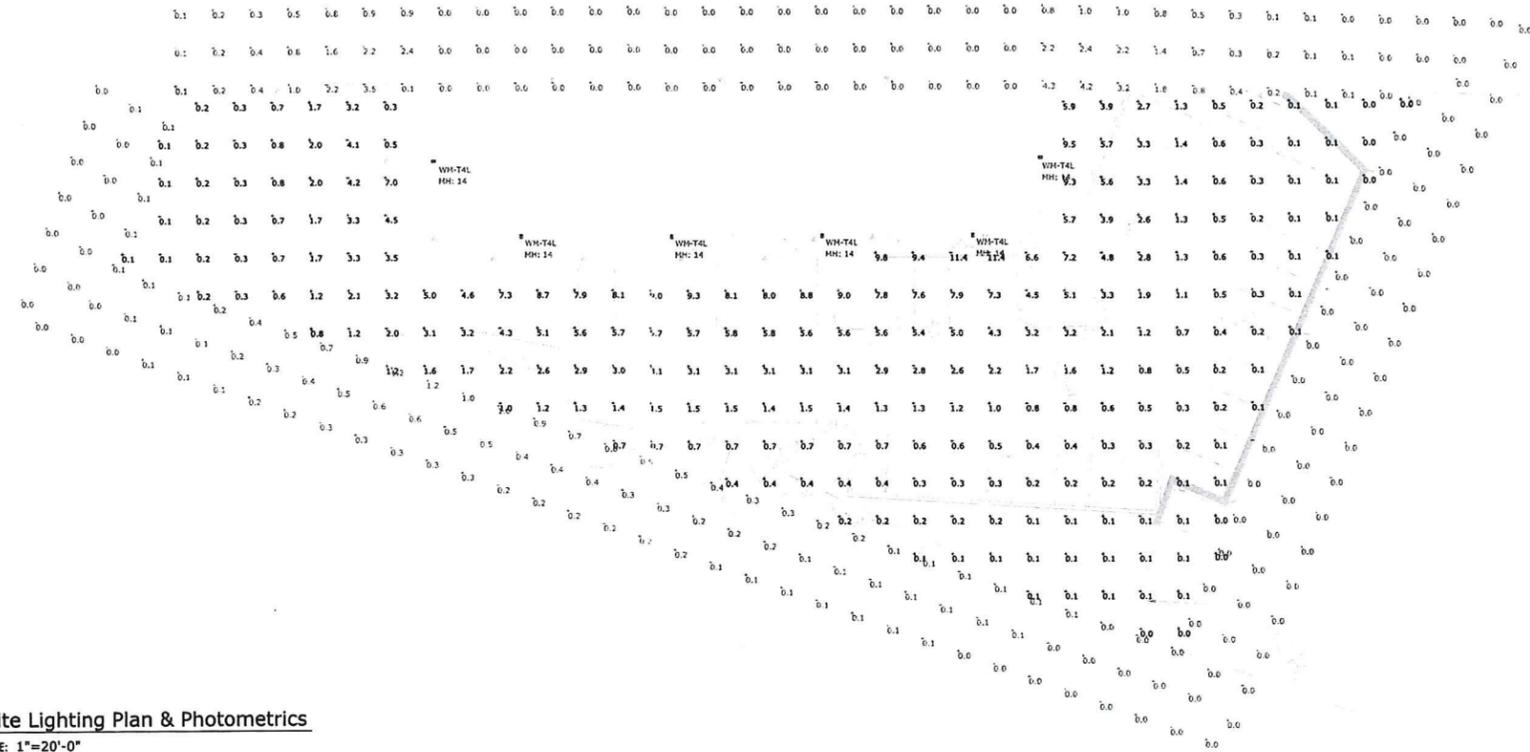
NO.	DATE	DESCRIPTION	BY

CARLOS A. QUINTAL
REGISTERED PROFESSIONAL ENGINEER
No. 30812
MASSACHUSETTS

DATE	FIELD BY:	INT.
11/24	BL	
3/25	RRG	
3/25	RRG	
3/25	CAQ	

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
608-384-6560 FAX 608-384-6566

DATE	SCALE	PROJECT	SHEET
MAR. 31, 2025	1" = 20'	UC1655	5 OF 5



1 Site Lighting Plan & Photometrics
SCALE: 1"=20'-0"

VSX-II Array LED Specifications

Control Number: AREA-VSX-04R-05_15_2022

Project Name: _____
 Catalog Number: _____
 Type: _____

The new VSX-II Array LED Series offers clean, functional styling that is defined by its sleek, be-profile design and rugged construction. It combines the latest LED Array technology, advanced LED thermal management, and provides outdoor lighting that is both energy efficient and aesthetically pleasing. The LED performance and the array's life are maintained by enclosing them in its recessed side exit aluminum housing.

The VSX-II Array LED fixture is offered with lumen packages ranging from 5,000 - 25,000. Technical distribution options are available. Choose between 3000K, 4000K or 5000K color temperatures of the LEDs.

A durable polycarbonate clear lens is guaranteed for five years, and is available in standard or custom colors.

The VSX-II Array LED Series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VSX-II	T1 Type 1	5L	3K 3000K	UNV 120/277V	AM Arm Mount	BK Black	PCR-120 Motor Sensor Mounting Height	WSC-8 Motor Sensor Mounting Height	UPMA-6 Universal Group Type Mount Adaptor
	T2 Type 2	10L	4K 4000K	8 347V	SAM Group 2 Arm Mount (Termin. Block (See Construction))	BK Black	PCR-240 Motor Sensor Mounting Height	WSC-20 Motor Sensor Mounting Height	UPMA-R Universal Round Pole Mount Adaptor
	T3 Type 3	15L	5K 5000K	5 280V	SBK Smooth Black	SBK Smooth Black	PCR-347 Motor Sensor Mounting Height	WSC-40 Motor Sensor Mounting Height	UPMA-R Universal Round Pole Mount Adaptor
	T3L Type 3 Long	25L			UAM Universal Arm Mount (Termin. Block, Mount (See Optics))	WH White	PCR-347 Motor Sensor Mounting Height	WSC-40 Motor Sensor Mounting Height	UPMA-R Universal Round Pole Mount Adaptor
	T4 Type 4				MAF Most Arm Fitter Mount (See Optics)	SWH Smooth White	PCR-347 Motor Sensor Mounting Height	WSC-40 Motor Sensor Mounting Height	UPMA-R Universal Round Pole Mount Adaptor
	T4L Type 4 Long				KM Knuckle Mount	GP Granite	PCR-347 Motor Sensor Mounting Height	WSC-40 Motor Sensor Mounting Height	UPMA-R Universal Round Pole Mount Adaptor
	T4A Type 4 Automotive				VM Wall Mount	GV Grey	PCR-347 Motor Sensor Mounting Height	WSC-40 Motor Sensor Mounting Height	UPMA-R Universal Round Pole Mount Adaptor
	T5 Type 5				AWM Adjustable Wall Mount	SL Silver Metallic	PCR-347 Motor Sensor Mounting Height	WSC-40 Motor Sensor Mounting Height	UPMA-R Universal Round Pole Mount Adaptor
	T5L Type 5 Long				AWM Adjustable Wall Mount	CC Custom Color	PCR-347 Motor Sensor Mounting Height	WSC-40 Motor Sensor Mounting Height	UPMA-R Universal Round Pole Mount Adaptor
	T5L Type 5 Long Entrance						PCR-347 Motor Sensor Mounting Height	WSC-40 Motor Sensor Mounting Height	UPMA-R Universal Round Pole Mount Adaptor

VISIONAIRE LIGHTING

VL-PA-ING-001-F37 REV. 0 CICA822-03

2 Fixture Specification - Visionaire VSX Array

Luminaire Schedule						
Symbol	Label	Qty	Part Number	LLF	Fixture Wattage	Fixture Lumens
	WM-T4L	6	Visionaire # VSX-II-T4L-20L-4K-UNV-WM-BK-BWAP	0.950	134	17977

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Site Points	Illuminance	Fc	2.11	11.4	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.27	4.3	0.0	N.A.	N.A.

PROJECT:
157 Cottage St
Site Lighting Plan, Photometrics & Schedules

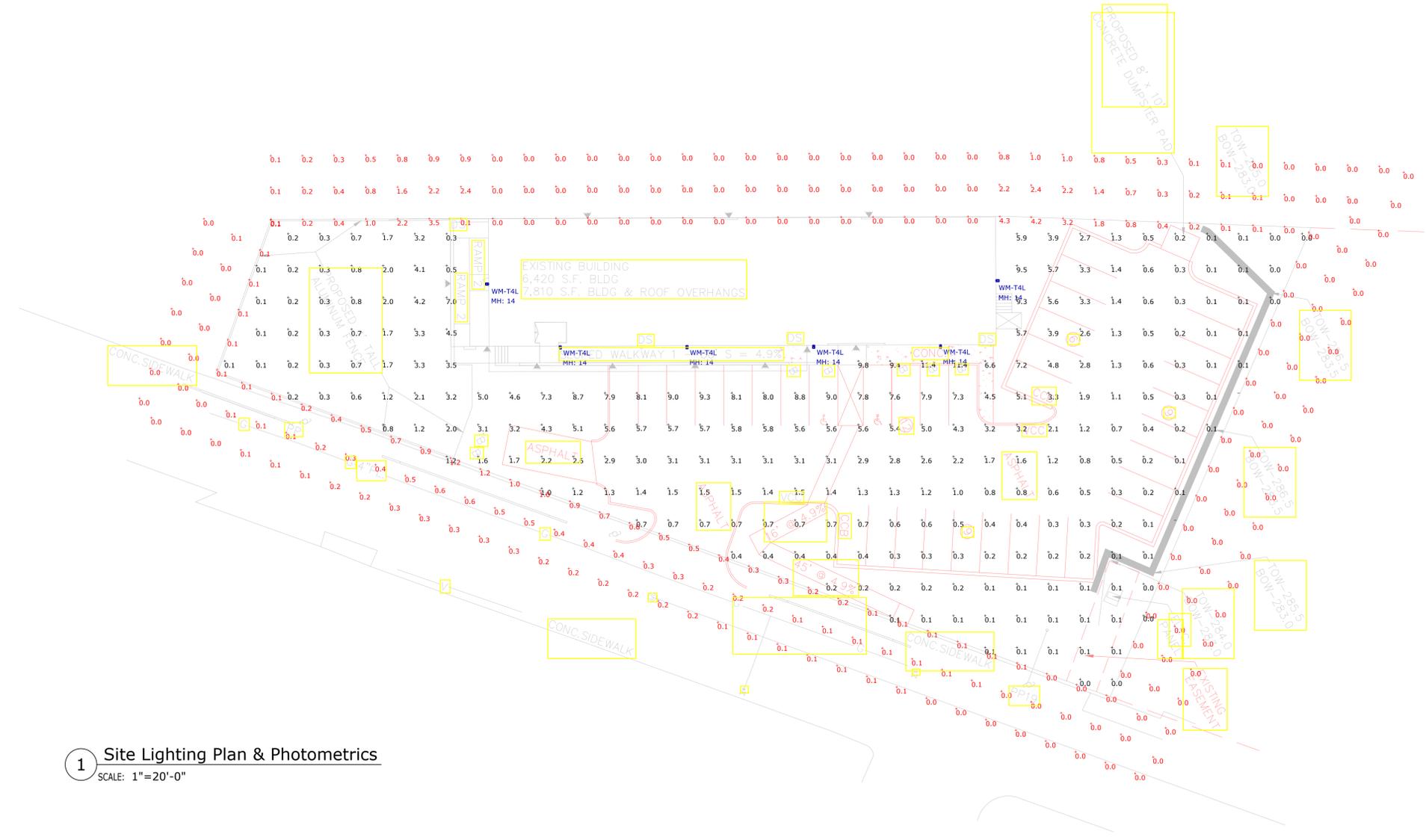
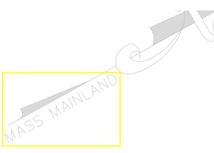
CONTACT:
Howard Dalton
Principal
(774) 281-3754
hdalton@sk-assoc.com

PROJECT NUMBER:
DATE: April 8, 2025
REVISION: ---
SCALE: ---
DRAWN BY: AD
CHECKED BY: HD
DRAWING NUMBER:

SK & Associates
Experience the Light™
CT | MA | ME | NH | RI | VT
20 Carver Circle
Canton, MA 01021
(781) 821-1700

PREPARED FOR:

SL1



1 Site Lighting Plan & Photometrics
SCALE: 1"=20'-0"

VSX-II Array LED Specifications



Control Number: AREA-VSX-II-AR-08_19_2022

Project Name: _____
Catalog Number: _____
Type: _____

The new VSX-II Array LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines the latest LED Array technology, advanced LED thermal management, and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate die cast aluminum housings.

The VSX-II Array LED fixture is offered with lumen packages ranging from 5,000 -25,000. Ten optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VSX-II Array LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VSX-II	T1 Type 1	5L	3K 3000K	UNV 120-277V	AM Arm Mount	BZ Bronze	PCR-120 Motion Sensor Universal 8' Mounting Height	WSC-8 Universal Pole Mount Adaptor	UPMA-S Square Pole Mount Adaptor
	T2 Type 2	10L	4K 4000K	8 347V	SAM Straight Arm Mount W/ Terminal Block (New Construction)	BK Black	PCR-208 Motion Sensor Universal 8' Mounting Height	WSC-20 Universal Pole Mount Adaptor	UPMA-R Round Pole Mount Adaptor
	T3 Type 3	15L	4K 4000K	5 480V	UAM Universal Arm/W/ Terminal Block Mount (Patent)	WH White	PCR-240 Motion Sensor Universal 8' Mounting Height	WSC-40 Motion Sensor 21-40' Mounting Height	BAWP Cast Wall Plate
	T3L Type 3 Long	20L	5K 5000K		MAF Mast Arm Fitter	SPINPER Spinper (115/120V 100 Watts) requires programming	PCR-277 Motion Sensor Universal 8' Mounting Height	WSC-20 Motion Sensor 9-20' Mounting Height	BAWP Cast Wall Plate
	T4 Type 4	25L			GP Graphite	TPINPER (115/120V 100 Watts) requires programming	PCR-400 Precision & Reconfigurable	WSC-40 Motion Sensor 21-40' Mounting Height	BAWP Cast Wall Plate
	T4L Type 4 Long				WM Wall Mount *Requires BAWP	UMAP Universal Mast arm fitter	PCR-480 Precision & Reconfigurable	WSC-40 Motion Sensor 21-40' Mounting Height	BAWP Cast Wall Plate
	T4A Type 4 Automotive				SL Silver	ECLS Egg Crate Louver Shield	PCR-480 Precision & Reconfigurable	WSC-40 Motion Sensor 21-40' Mounting Height	BAWP Cast Wall Plate
	T5SS Type 5 Short Round				AWM Adjustable Wall Mount	RPP-3* Right Side Louver Shield	PCR-480 Precision & Reconfigurable	WSC-40 Motion Sensor 21-40' Mounting Height	BAWP Cast Wall Plate
	T5LR Type 5 Long Round				CC Custom Color	RPP-4* Right Side Louver Shield	PCR-480 Precision & Reconfigurable	WSC-40 Motion Sensor 21-40' Mounting Height	BAWP Cast Wall Plate
	T5LS Type 5 Long Square					RPP-5* Right Side Louver Shield	PCR-480 Precision & Reconfigurable	WSC-40 Motion Sensor 21-40' Mounting Height	BAWP Cast Wall Plate

2 Fixture Specification - Visionaire VSX Array

Luminaire Schedule						
Symbol	Label	Qty	Part Number	LLF	Fixture Wattage	Fixture Lumens
☐	WM-T4L	6	Visionaire # VSX-II-T4L-20L-4K-UNV-WM-BK-BWAP	0.950	134	17977

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Site Points	Illuminance	Fc	2.11	11.4	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.27	4.3	0.0	N.A.	N.A.

PROJECT:
157 Cottage St
Site Lighting Plan, Photometrics & Schedules

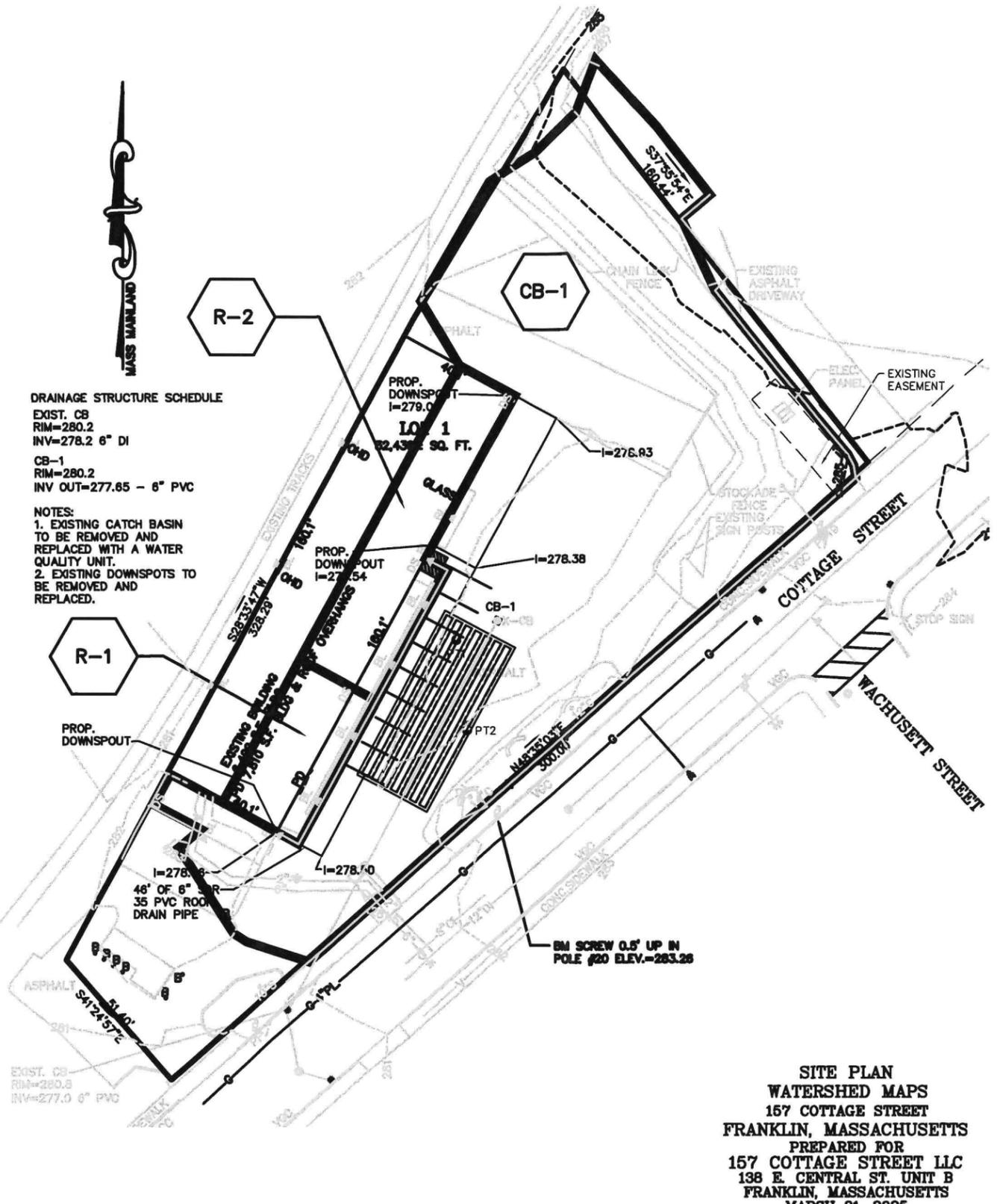
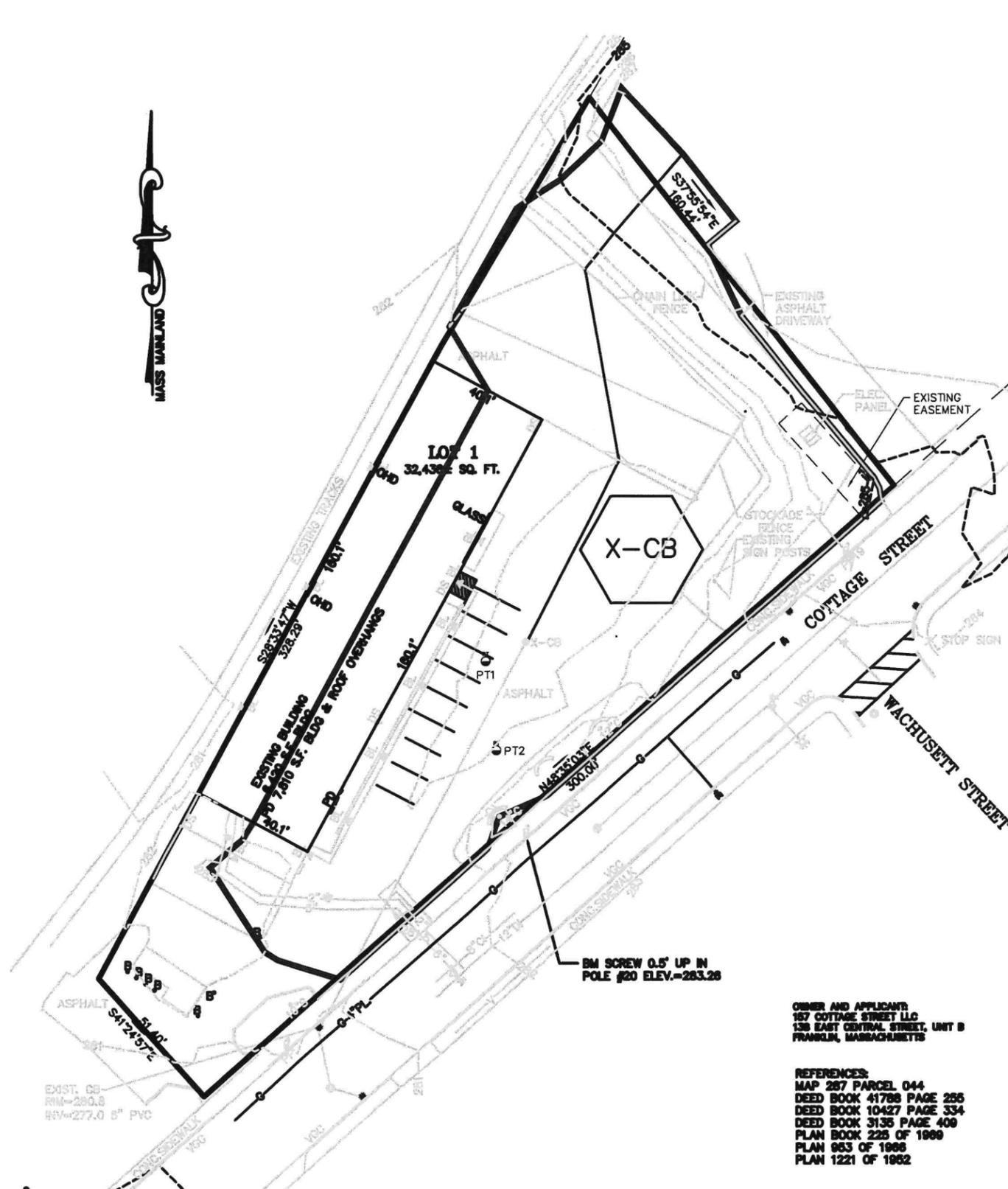
CONTACT:
Howard Dalton
Principal
(774) 281-3754
hdalton@sk-assoc.com

PROJECT NUMBER:
DATE: April 8, 2025
REVISION: ---
SCALE: ---
DRAWN BY: AD CHECKED BY: HD
DRAWING NUMBER:

SK & Associates
Experience the light™
CT | MA | ME | NH | RI | VT
20 Carver Circle
Canton, MA 02021
(781) 821-1700

PREPARED FOR:

SL1



DRAINAGE STRUCTURE SCHEDULE
 EXIST. CB
 RIM=280.2
 INV=278.2 6" DI
 CB-1
 RIM=280.2
 INV OUT=277.65 - 6" PVC

NOTES:
 1. EXISTING CATCH BASIN TO BE REMOVED AND REPLACED WITH A WATER QUALITY UNIT.
 2. EXISTING DOWNSPOTS TO BE REMOVED AND REPLACED.

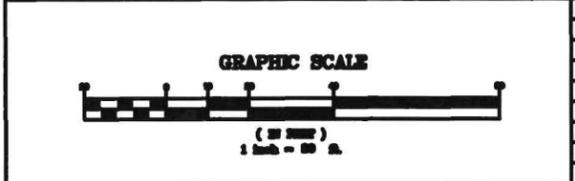
OWNER AND APPLICANT:
 157 COTTAGE STREET LLC
 138 EAST CENTRAL STREET, UNIT B
 FRANKLIN, MASSACHUSETTS

REFERENCES:
 MAP 267 PARCEL 044
 DEED BOOK 41788 PAGE 255
 DEED BOOK 10427 PAGE 334
 DEED BOOK 3135 PAGE 409
 PLAN BOOK 225 OF 1989
 PLAN 053 OF 1988
 PLAN 1221 OF 1952

SITE PLAN
WATERSHED MAPS
 157 COTTAGE STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 157 COTTAGE STREET LLC
 138 E. CENTRAL ST. UNIT B
 FRANKLIN, MASSACHUSETTS
 MARCH 31, 2025
 SCALE: 1" = 20'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE _____



NO.	DATE	DESCRIPTION	BY

DATE	FIELD BY:	INT.
11/24	RRG	BL
3/25	FIELD BOOK	RRG
3/25	CALCS BY:	RRG
3/25	DESIGNED BY:	RRG
3/25	DRAWN BY:	COMP
3/25	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.

900 FRANKLIN STREET SUITE 11D
 WERTHAM, MASSACHUSETTS 02098
 508-894-0900 FAX 508-894-0908

DATE
 MAR. 31, 2025

SCALE
 1" = 20'

PROJECT
 UC1655

SHEET
 2 OF 4