

# SITE PLAN

## 122 AND 138 EAST CENTRAL STREET



LOCUS MAP  
SCALE: 1" = 100'

THE 122 AND 138 EAST CENTRAL STREET PROPERTIES ARE LOCATED WITHIN A COMMERCIAL I ZONE.

	REQUIREMENTS: 5,000 S.F.	EXISTING 31,340± S.F.	PROPOSED 31,340± S.F.
AREA:	5,000 S.F.	31,340± S.F.	31,340± S.F.
FRONTAGE:	50'	211'	211'
DEPTH:	50'	178.5'	176.5'
HEIGHT:	3 STORIES - 40' *15	2 STORIES	2 STORIES
WIDTH:	45'	> 45'	> 45'
SETBACKS:			
FRONT:	20' *1	6.5'	6.5'
SIDE WEST:	10' *14	4.6'	4.6'
SIDE EAST:	10' *14	28.8'	10.6'
REAR:	15'	85.7'	85.7'
COVERAGE:			
STRUCTURES:	80%	21.5%	25.4%
STRUC. & PAVING:	90%	87.4%	78.2%

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.

REQUIREMENTS FOR 122 AND 138 EAST CENTRAL STREET ZONE COMMERCIAL 1 EXISTING AND PROPOSED LOT AREA, FRONTAGE, DEPTH, WIDTH AND COVERAGE BASED ON THE LOTS BEING COMBINED.  
 BUILDING HEIGHT, AND SETBACKS BASED ON EXISTING AND PROPOSED BUILDINGS LOCATED ON 122 AND 138 EAST CENTRAL STREET.  
 PROPERTY IS NOT LOCATED WITHIN A FRANKLIN WATER RESOURCE DISTRICT.  
 THE PROPERTY IS LOCATED IN A ZONE C BASED ON FEMA FIRM MAP 25021C0309E DATED JULY 17, 2012.

**DRAWING INDEX:**

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

REFERENCES:  
 ASSESSORS MAP 286 PARCELS 27 AND 28  
 DEED BOOK 40221 PAGE 464  
 DEED BOOK 40435 PAGE 87

PLAN 1175 OF 1949  
 PLAN 550 OF 1999  
 PLAN 65 OF 2006  
 PLAN 3334 OF 1913

OWNER AND APPLICANT:  
 138 EAST CENTRAL STREET, LLC  
 37 AND 138 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS

SITE PLAN  
 COVER SHEET  
 122 & 138 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 PREPARED FOR  
 138 EAST CENTRAL STREET, LLC  
 37 AND 138 EAST CENTRAL STREET  
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 JULY 27, 2023  
 SCALE: 1" = 100'

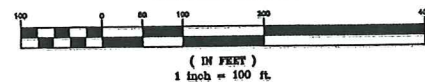
- ALL EROSION CONTROL MITIGATION MEASURES SHALL BE IN PLACE PRIOR TO MAJOR CONSTRUCTION OR SOIL DISTURBANCE COMMENCING ON THE SITE.

- WAIVER REQUESTS:
1. TO ALLOW THE USE OF PVC AND HDPE PIPE FOR THE ROOF DRAINS AND UNDERGROUND STORMWATER STORAGE AREA.
  2. TO ALLOW SITE LIGHTING TO EXTEND PAST THE PROPERTY LINE.

SITE PLAN APPROVAL  
 REQUIRED  
 FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY

CARLOS A. QUINTAL P.E. #30812

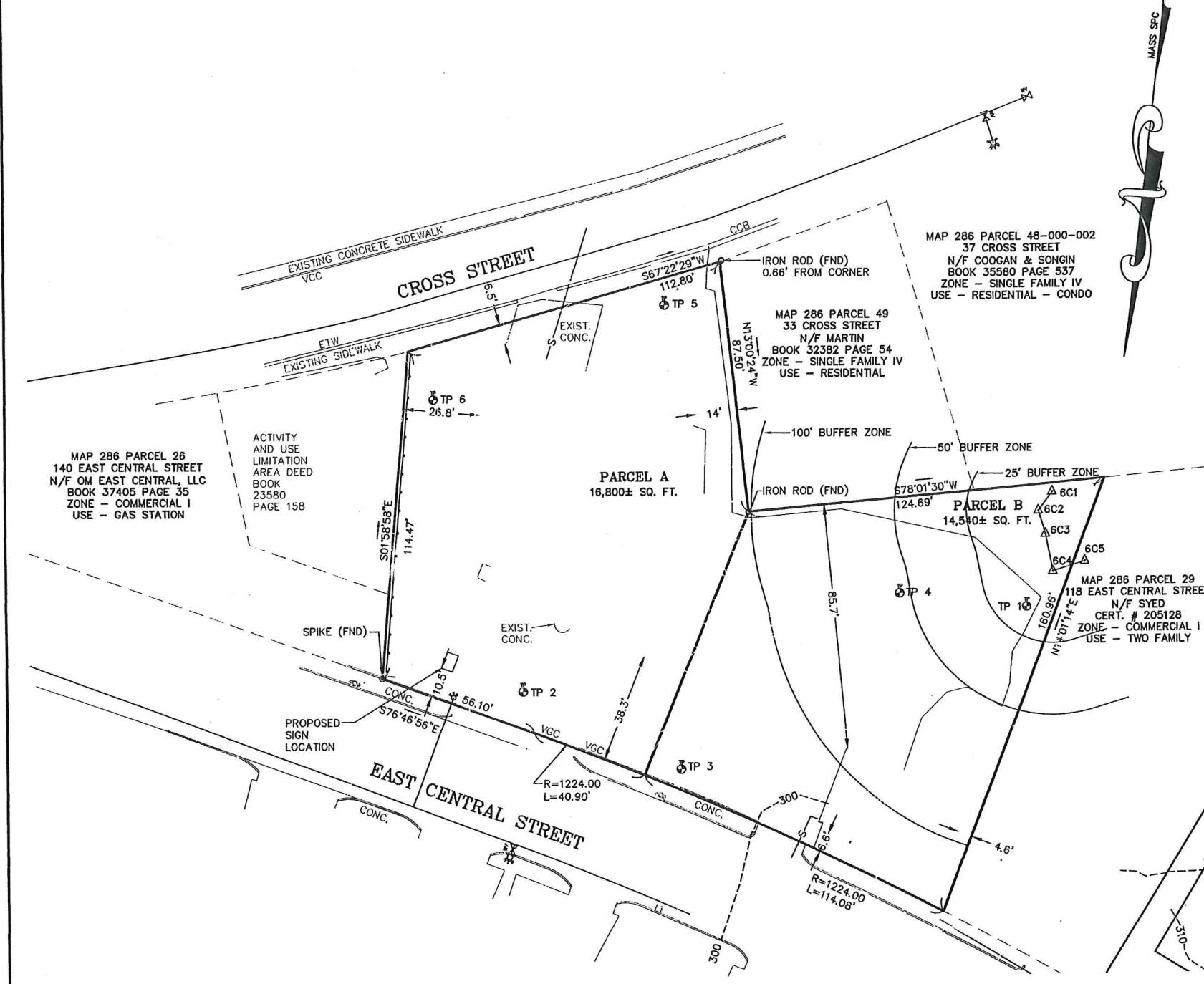
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8/20	FIELD BOOK	BL
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7/23	DRAWN BY:	COMP
7/23	CHECKED BY:	CAQ

**UNITED CONSULTANTS INC.**  
 850 FRANKLIN STREET SUITE 11D  
 WRENTHAM, MASSACHUSETTS 02093  
 608-384-8560 FAX 608-384-8568

DATE
JULY 27, 2023
SCALE
1" = 100'
PROJECT
UC1596
SHEET
1 of 6

NOTES:  
 1. ELEVATIONS DATUM NGVD 1929.  
 2. EXISTING CONDITIONS SURVEY WAS COMPLETED BETWEEN AUGUST 28, 2020 AND JULY 16, 2023.  
 3. SOIL TYPES TAKEN FROM SOILS MAP OF NORFOLK COUNTY.

EXISTING UTILITY NOTE:  
 SEWER, DRAIN AND WATER LOCATIONS AND ELEVATIONS WERE TAKEN FROM PLANS OF RECORD AND ARE NOT THE RESULT OF A FIELD SURVEY.



LEGEND:

- EXISTING CONTOUR
- 297- PROPOSED CONTOUR
- x274.3 SPOT GRADE - PROPOSED
- x274.3EX. SPOT GRADE - EXISTING
- EXIST. TREE - DIAMETER - SPECIES
- UTILITY POLE
- OVERHEAD WIRES
- GAS GATE
- WATER CURB STOP
- WATER GATE
- FIRE HYDRANT
- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- D DUMPSTER
- VCC VERTICAL CONCRETE CURBING (REINFORCED)
- VGC VERTICAL GRANITE CURBING
- ⊠ HANDICAP PARKING SPACE
- BUILDING MOUNTED LIGHT
- BOLLARD
- M MONITOR WELL

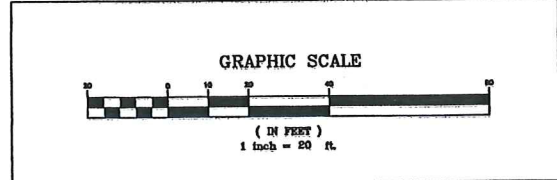
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ANDREW C. MURPHY P.L.S. #35042  
 8/7/23

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SHEET	2 of 6



PARKING CALCULATIONS:  
 #122 EAST CENTRAL STREET  
 COMMERCIAL I REQUIREMENTS (SECTIONS 185-21B.(2)(a))  
 1.5 SPACES PER DWELLING UNIT  
 RESIDENTIAL DWELLINGS 2 x 1.5 = 3

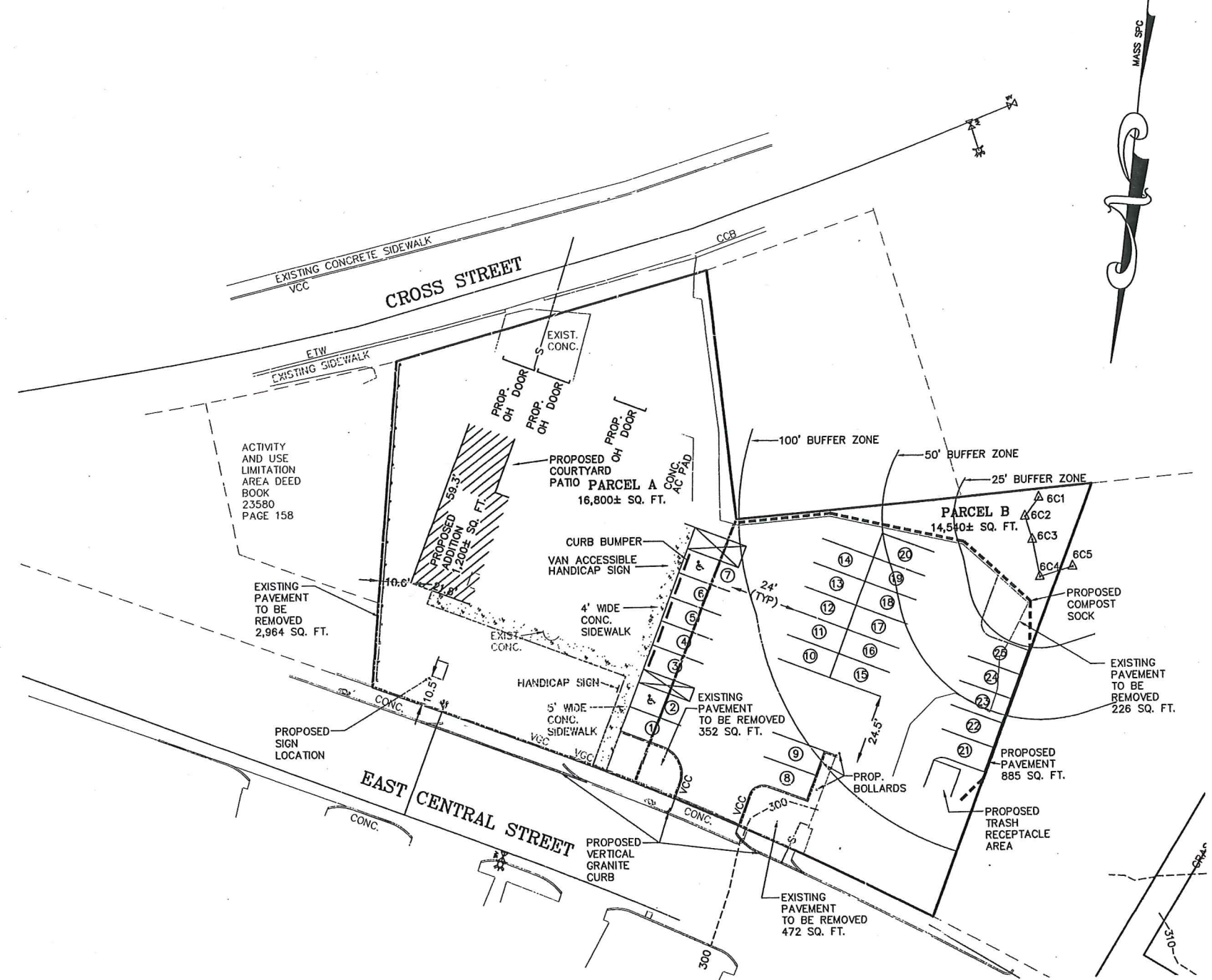
COMMERCIAL I REQUIREMENTS (SECTIONS 185-21B.(2)(b))  
 COMMERCIAL SPACE (NON RESIDENTIAL USE) 1 SPACE PER 500  
 SQ. FT. = 8,446 SQ. FT. / 500 = 17 SPACES REQUIRED

20 SPACES REQUIRED

25 TOTAL SPACES PROVIDED INCLUDING 2 HANDICAP SPACES.

NOTE BUILDING CONSIST OF 6,696 SQ. FT. FIRST FLOOR AND  
 1,750 SQ. FT. SECOND FLOOR.

PROPOSED USES INCLUDE RETAIL AND OFFICE



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  - 297- PROPOSED CONTOUR
  - x274.3 SPOT GRADE - PROPOSED
  - x274.3EX. SPOT GRADE - EXISTING
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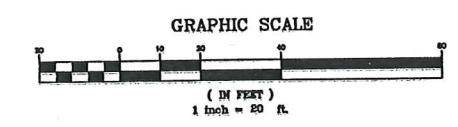
**SITE PLAN**  
**SITE LAYOUT PLAN**  
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**REQUIRED**  
**FRANKLIN PLANNING BOARD**

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NO.	DATE	DESCRIPTION	BY

**CARLOS A. QUINTAL**  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 30812

*Carlos A. Quintal*  
 CARLOS A. QUINTAL P.E. #30812

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**BUFFER ZONE DISTURBANCES:**

0 - 25' BUFFER ZONE  
 AREA - 457 SQ. FT.  
 EXISTING IMPERVIOUS AREA - 363 SQ. FT.  
 PROPOSED IMPERVIOUS AREA - 159 SQ. FT.  
 204 SQ. FT. REDUCTION

25' - 50' BUFFER ZONE  
 AREA - 1,692 SQ. FT.  
 EXISTING IMPERVIOUS AREA - 1,481 SQ. FT.  
 PROPOSED IMPERVIOUS AREA - 1,653 SQ. FT.  
 172 SQ. FT. ADDITION

50' - 100' BUFFER ZONE  
 AREA - 5,178 SQ. FT.  
 EXISTING IMPERVIOUS AREA - 4,192 SQ. FT.  
 PROPOSED IMPERVIOUS AREA - 5,032 SQ. FT.  
 840 SQ. FT. ADDITION

WESTERLY BUILDING ROOF TO RECHARGE  
 AREA 2,727 SQ. FT.

REDUCTION OF IMPERVIOUS AREA TO IWV - 1,919 SQ. FT.

MAY 8, 2023

PERFORMED BY CARLOS A. QUINTAL, P.E., SOIL EVALUATOR  
 RICHARD GOODREAU AND JARED LIBERTI

**LEGEND:**

- TP 1 ELEV. = 293.82
  - 0' - 24" FILL - ELEV. = 291.82
  - 24" - 27" A 10YR 2/2 - ELEV. = 291.57
  - 27" - 40" MED SAND 2.5Y 4/4 - ELEV. = 290.49
  - MOTTLES @ 27" - ELEV. = 291.57
  - TP 2 ELEV. = 295.67
  - 0 - 13" ASPHALT AND DENSE GRADE - ELEV. = 294.59
  - 13" - 72" FILL - ELEV. = 289.67
  - WATER @ 70" - ELEV. = 289.84
  - TP 3 ELEV. = 297.72
  - 0 - 2" - ELEV. = 297.55
  - 2" - 91" FILL - ELEV. = 290.14
  - 91" - 97" C SILTY - ELEV. = 289.84
  - TP 4 ELEV. = 293.82
  - 0 - 2.5' - ELEV. = 293.61
  - 2.5' - 65" FILL - ELEV. = 288.40
  - WATER @ 60" - ELEV. = 288.82
  - TP 5 ELEV. = 297.24
  - 0 - 3" ASPHALT - ELEV. = 296.99
  - 3" - 11" FILL - ELEV. = 296.32
  - 11" - 41" C1 10YR 5/3 - ELEV. = 293.82
  - 41" - 51" C2 10YR 5/2 - ELEV. = 292.99
  - MOTTLES @ 35" - ELEV. = 294.32
  - TP 6 ELEV. = 295.01
  - 0 - 4" ASPHALT - ELEV. = 294.68
  - 4" - 14" SAND AND GRAVEL - ELEV. = 293.84
  - 14" - 36" FILL - ELEV. = 292.01
  - 36" - 63" C1 10YR 4/8 - ELEV. = 289.78
  - 63" - 76" C2 2.5Y 5/4 - ELEV. = 288.68
  - WATER WEeping @ 69" - ELEV. = 289.26
- EXISTING CONTOUR
  - PROPOSED CONTOUR
  - SPOT GRADE - PROPOSED
  - SPOT GRADE - EXISTING
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**DRAINAGE PIPE SCHEDULE:**

WEST SIDE OF BUILDING

- 1 - 3' OF 8" SDR 35 PVC - S=0.01
- 2 - 15' OF 8" SDR 35 PVC - S=0.01
- 3 - 63' OF 8" SDR 35 PVC - S=0.01
- 4 - 12' OF 8" SDR 35 PVC - S=0.01
- 5 - 23' OF 8" SDR 35 PVC - S=0.01

INVERT @ A - 293.33  
 INVERT @ B - 293.48  
 INVERT @ C - 294.11  
 INVERT @ D - 294.23  
 INVERT @ E - 294.46

EAST SIDE OF BUILDING

- 11 - 10' OF 8" SDR 35 PVC - S=0.005
- 12 - 26' OF 8" SDR 35 PVC - S=0.005
- 13 - 86' OF 8" SDR 35 PVC - S=0.005

INVERT @ AA - 293.35  
 INVERT @ BB - 293.48  
 INVERT @ CC - 293.91

NOTE: FINAL DOWNSPOUT LOCATIONS TO BE DETERMINED BY THE ARCHITECT.

PROPOSED SITE IMPERVIOUS - 24,107 SQ. FT. X 1/12 X 0.80 = 1,611 CUBIC FEET STORMWATER STORAGE REQUIRED

PROPOSED TRENCH = 18" ADS PERFORATED PIPE WITH 6" BELOW THE INVERT 12" STONE BETWEEN THE PIPE AND THE EDGE OF THE STORAGE SYSTEM

STORAGE VOLUME = 1,657 CUBIC FEET.

**EXISTING SITE FEATURES NOTES:**

1. EXISTING BOLLARDS TO BE REMOVED INCLUDING BOLLARDS AT THE EXISTING GARAGE DOOR.
2. EXISTING CONCRETE PADS TO BE REMOVED.
3. EXISTING ASPHALT TO BE REMOVED AND AREAS TO BE REPAVED.
4. EXISTING WATER SERVICE TO REMAIN.
5. EXISTING SEWER SERVICE TO REMAIN.
6. EXISTING UTILITY SERVICES TO REMAIN.
7. EXISTING WATER AND SEWER SERVICE TAKEN FROM TIES PROVIDED BY THE TOWN OF FRANKLIN AND SHOULD BE FIELD VERIFIED.

**STANDARD B**  
 - THE PROJECT CONSISTS OF THE RECONSTRUCTION OF AN EXISTING PARKING LOT WITH REMOVAL OF PAVEMENT AND AREA OF ADDED PAVEMENT. A ROOF STORAGE SYSTEM IS PROPOSED ON THE ADJUTING PROPERTY.  
 - THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER ALL RAINFALL EVENTS OF 1" OR GREATER. ONCE THE EXISTING PAVEMENT IS REMOVED THE SITE SHALL BE GRADED AND THE AREA SHALL BE PAVED. - THE OWNER SHALL BE RESPONSIBLE FOR COMPLIANCE.  
 - THE CONTRACTOR SHALL REMOVE THE EXISTING PAVEMENT, RE-GRADE THE AREA AND THEN RE-PAVE THE AREA WITHIN A ONE WEEK PERIOD TO MINIMIZE SOIL EXPOSURE.  
 - REFER TO THE EROSION CONTROL BARRIER LOCATION AND DETAIL.  
 - DUE TO THE SMALL SIZE OF THE SITE THERE ARE NOT ANY EROSION CONTROL BMP'S PROPOSED.  
 - ALL DISTURBED AREAS WHICH ARE NOT PAVED WILL BE COVERED WITH LOAM AND WILL BE SEEDED OR COVERED WITH MULCH.  
 - REFERENCE THE SITE PLANS  
 - THE CONTRACTOR SHALL REMOVE THE EXISTING PAVEMENT, RE-GRADE THE AREA AND THEN RE-PAVE THE AREA WITHIN A ONE WEEK PERIOD TO MINIMIZE SOIL EXPOSURE.  
 - THE EROSION CONTROL BARRIER SHALL BE INSTALLED PRIOR TO ANY WORK COMMENCING WITH IN THE BUFFER ZONE.  
 - THE EROSION CONTROL BARRIER SHALL BE INSPECTED AND IF NECESSARY REPAVED.  
 - THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER ALL RAINFALL EVENTS OF 1" OR GREATER.  
 - DUE TO THE RELATIVELY SHORT CONSTRUCTION PERIOD OF ONE WEEK, MAINTENANCE IS NOT ANTICIPATED TO BE NECESSARY.  
 - THE CONTRACTOR SHALL MAINTAIN A LOG OF THE INSPECTIONS AND DATED WHEN THEY WERE COMPLETED.

OWNER AND APPLICANT:  
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**SITE PLAN**  
**GRADING AND UTILITY PLAN**  
 122 & 138 EAST CENTRAL STREET  
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PAVEMENT RESTORATION WITHIN THE 140 RIGHT OF WAY SHALL MATCH THE EXISTING GRAVEL, DENSE GRADE, BINDER COURSE AND FINISH COURSE DEPTHS OF BITUMINOUS CONCRETE. EXISTING CONCRETE SIDEWALK TO BE REMOVED AND RECONSTRUCTED AS NECESSARY AND SHALL MATCH EXISTING CONCRETE SIDEWALK ALONG THE FRONTAGE OF 122 AND 138 EAST CENTRAL STREET.

EXISTING RADIUS CURB TO BE REMOVED AND RESET TO THE PROPOSED LOCATION.

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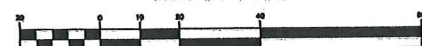
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ACCESSIBLE ROUTE SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2% OR A RUNNING SLOPE GREATER THAN 5% SEE 521 CMR 20.9.

**SITE PLAN APPROVAL REQUIRED**  
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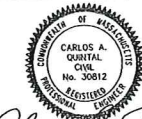
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**GRAPHIC SCALE**



(IN FEET)  
 1 inch = 20 ft.

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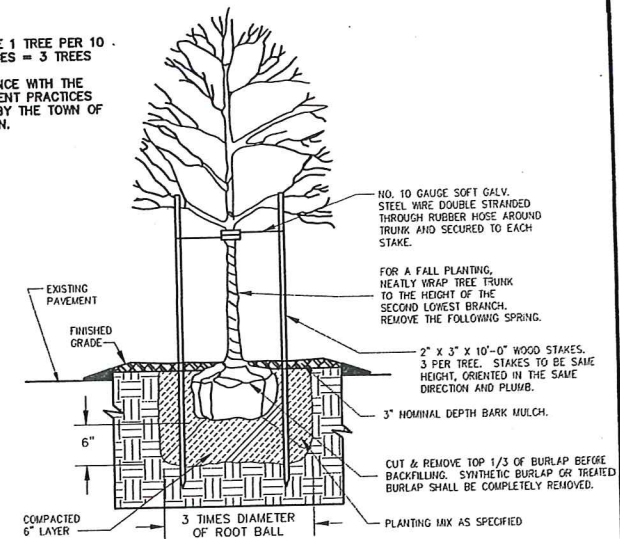


LANDSCAPE AND SNOW STORAGE / REMOVAL NOTES:  
 1. LANDSCAPE AREAS TO BE COVERED WITH MULCH OR DECORATIVE STONE.  
 2. LANDSCAPE AREAS TO BE UTILIZED AS SNOW STORAGE AREAS.  
 3. SNOW STORAGE TO BE IN EXTRA PARKING SPACES 21-25.

PLANTING SCHEDULE

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

- PER SECTION 185-21C(5) PROVIDE 1 TREE PER 10 PARKING SPACES. 25 PARKING SPACES = 3 TREES  
 - ALL PLANTINGS ARE IN ACCORDANCE WITH THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK OR WILL BE APPROVED BY THE TOWN OF FRANKLIN CONSERVATION COMMISSION.



DECIDUOUS TREE PLANTING

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.

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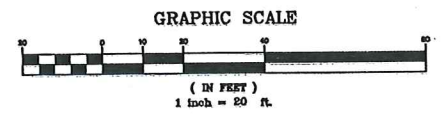
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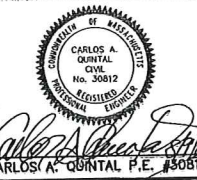
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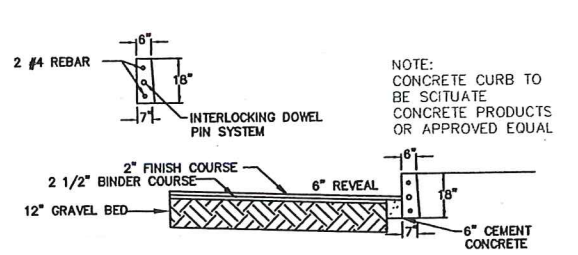


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7/23	COMP	
7/23	CAQ	

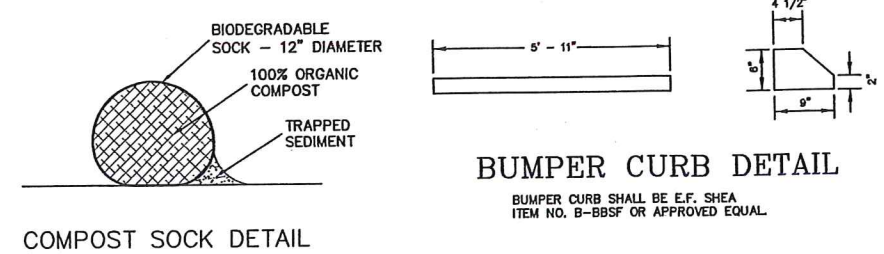
**UNITED CONSULTANTS INC.**  
 850 FRANKLIN STREET SUITE 11D  
 WRENTHAM, MASSACHUSETTS 02093  
 508-384-6560 FAX 508-384-6566

DATE	SCALE	PROJECT	SHEET
JULY 27, 2023	1" = 20'	UC1596	5 of 6

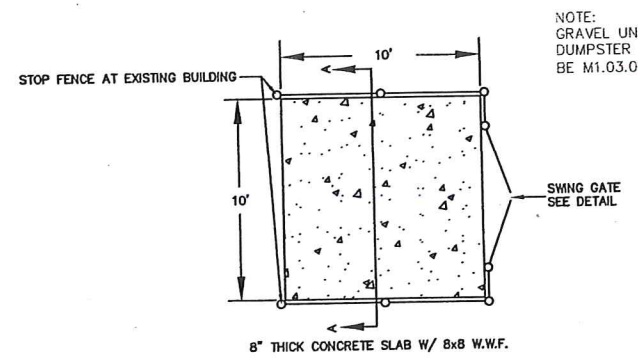




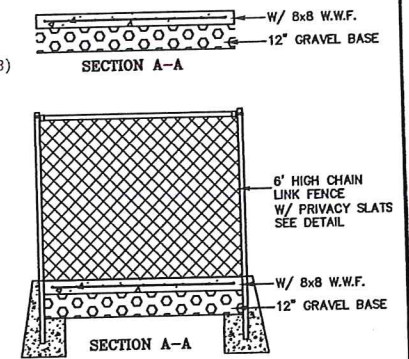
**PAVEMENT AND REINFORCED VERTICAL CONCRETE CURBING**



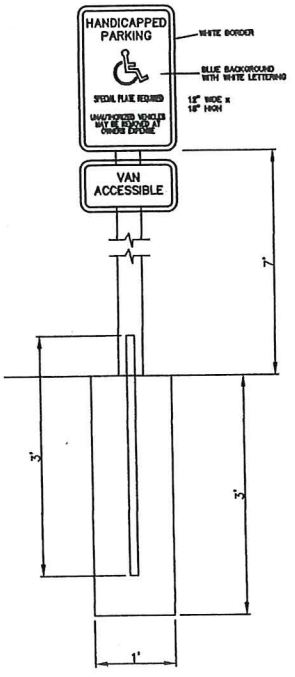
**BUMPER CURB DETAIL**



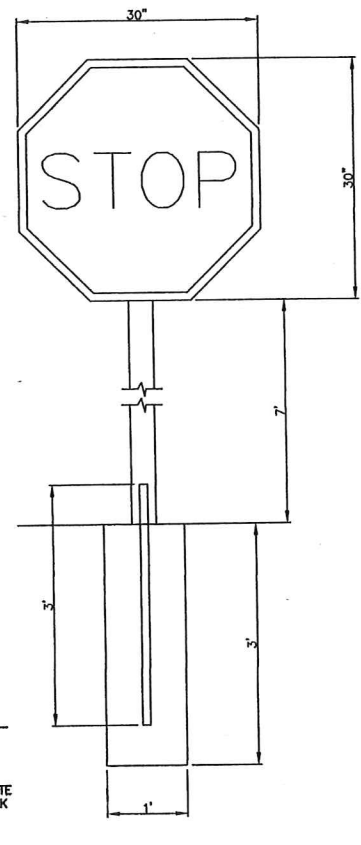
**CONCRETE DUMPSTER PAD**



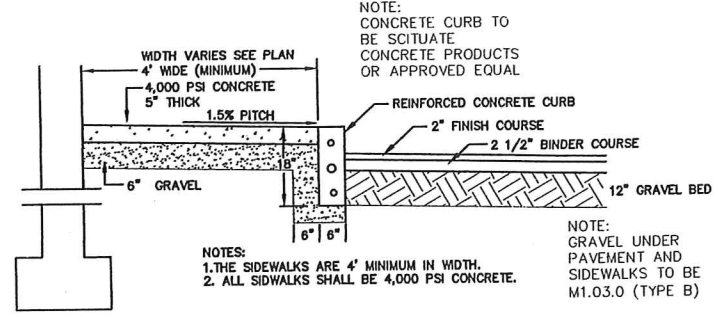
**DUMPSTER AREA FENCE**



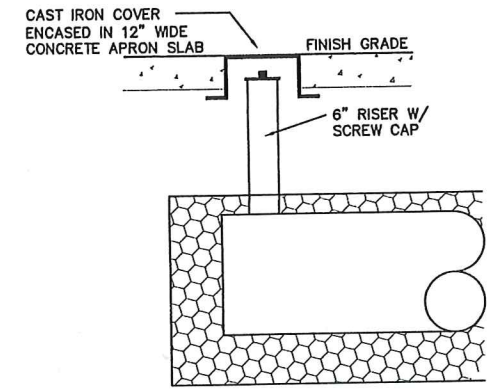
**HANDICAP SIGN DETAIL**



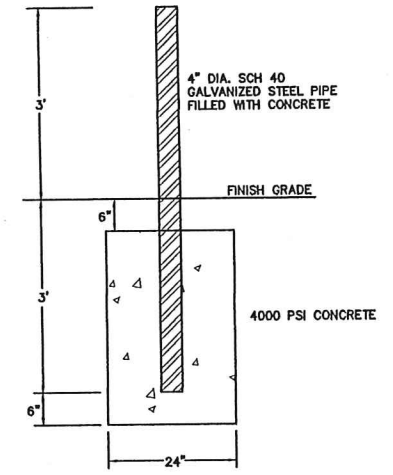
**STOP SIGN DETAIL**



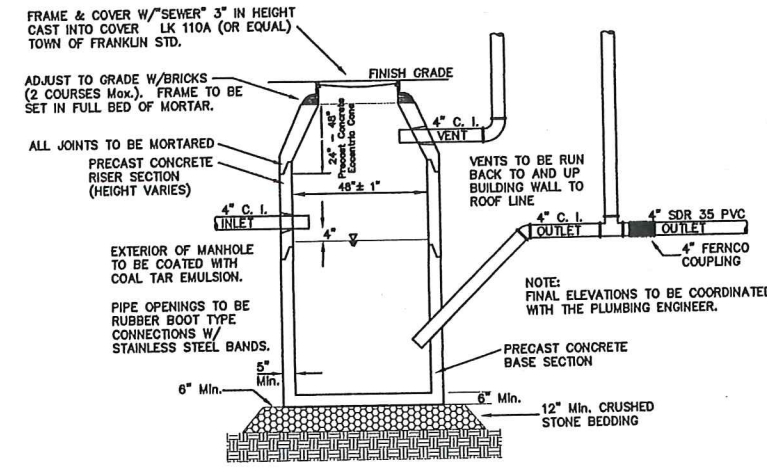
**SIDEWALK DETAIL w/ REINFORCED CONCRETE CURB**



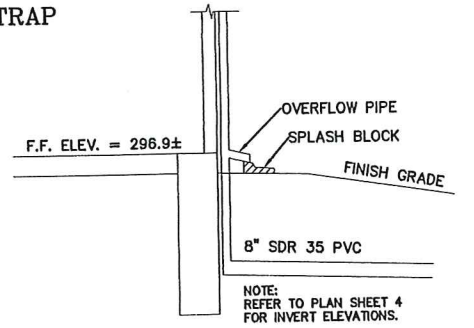
**INSPECTION PORT DETAIL DRAINAGE INFILTRATION AREAS**



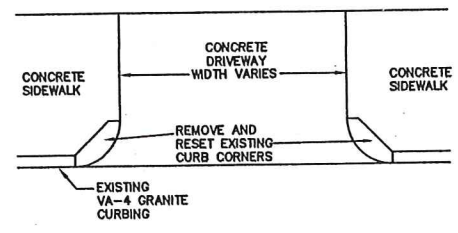
**BOLLARD DETAIL**



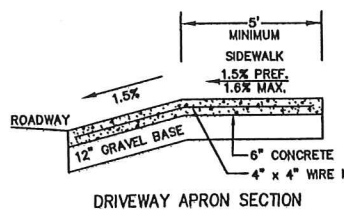
**M.D.C. STYLE TRAP**



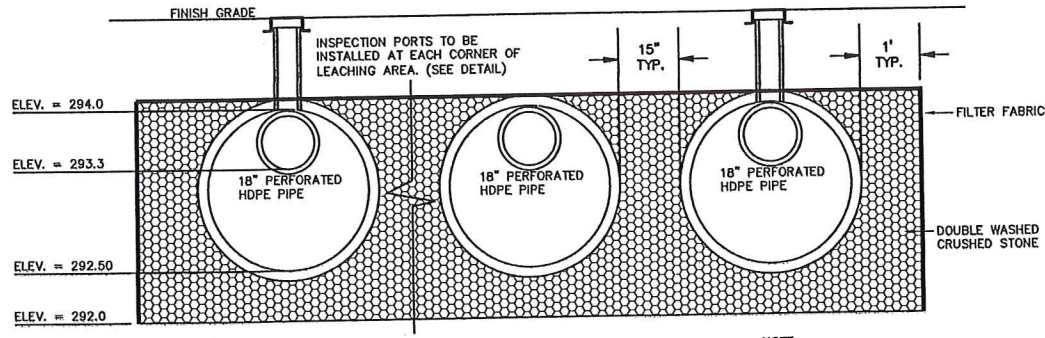
**ROOF LEADER DETAIL**



**WHEELCHAIR RAMP**



**DRIVEWAY APRON SECTION**

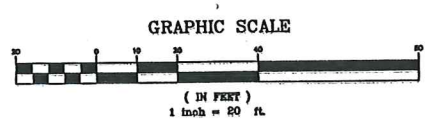


**DRAINAGE SYSTEM PROFILE**

**SITE PLAN CONSTRUCTION DETAILS**  
 122 & 138 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 PREPARED FOR  
 138 EAST CENTRAL STREET, LLC  
 37 AND 138 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 JULY 27, 2023  
 SCALE: 1" = 20'

**REQUIRED FRANKLIN PLANNING BOARD**

DATE



NO.	DATE	DESCRIPTION	BY

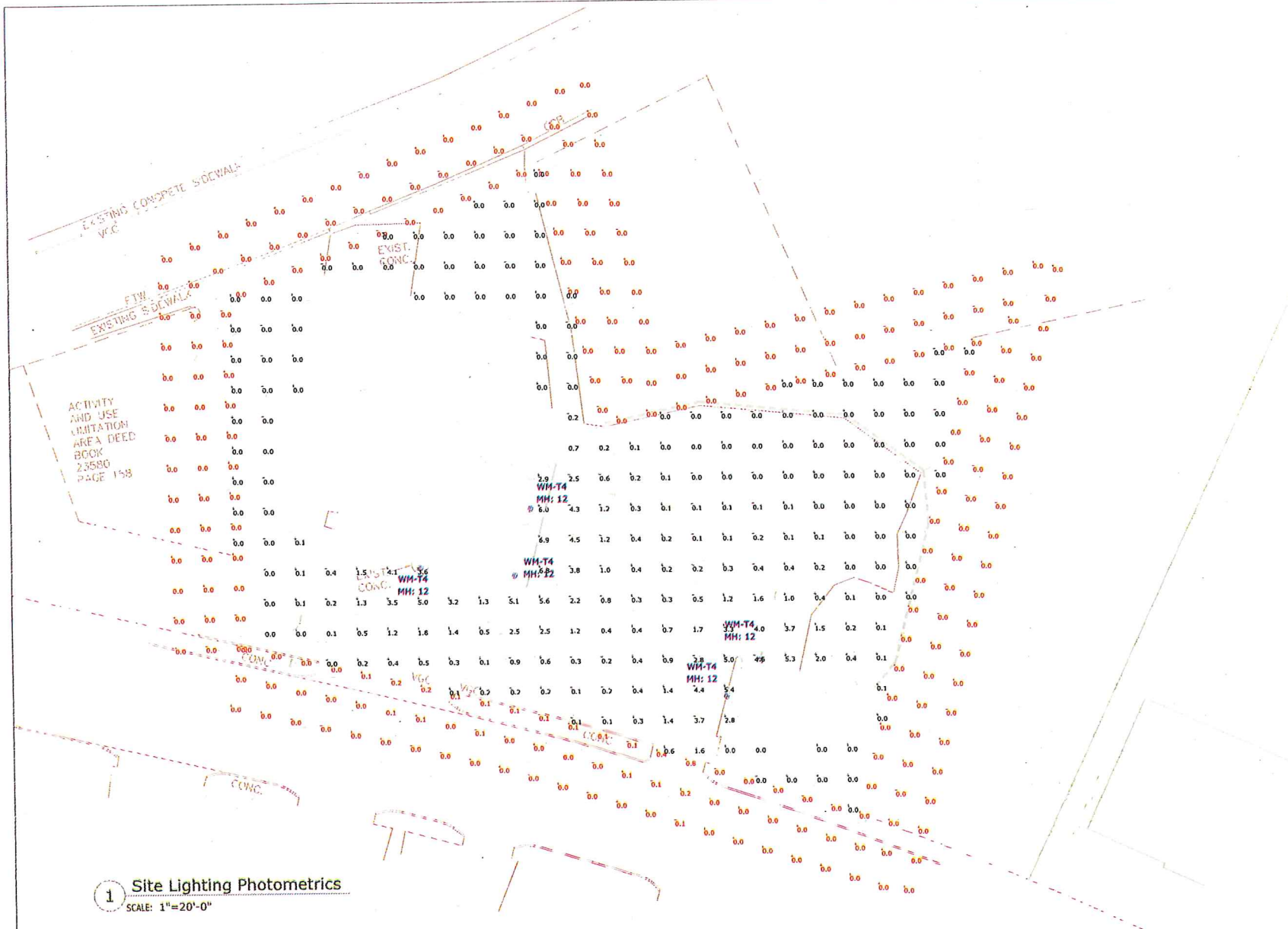
**CARLOS A. QUINTAL**  
 CIVIL ENGINEER  
 No. 30812  
 REGISTERED PROFESSIONAL ENGINEER

DATE	FIELD BY:	INT.
8/20	BL	
7/23	PG#	
7/23	RRG	
7/23	COMP	
7/23	CAQ	

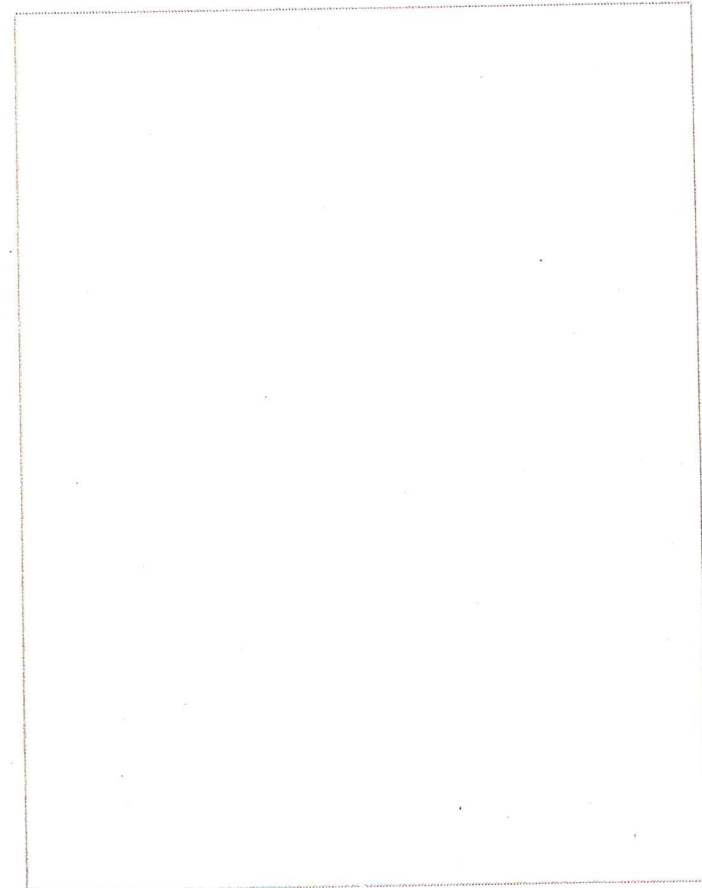
**UNITED CONSULTANTS INC.**  
 850 FRANKLIN STREET SUITE 11D  
 WRENTHAM, MASSACHUSETTS 02093  
 508-384-8560 FAX 508-384-8568

DATE	JULY 27, 2023
SCALE	1" = 20'
PROJECT	UC1596
SHEET	6 of 6





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



2 Fixture Specification - DuraGuard WPC44Q

Luminaire Schedule							BUG Rating
Symbol	Label	Qty	Part Number	Arrangement	LLF	Total Watts	Total Luminaire Lumens
	WM-T4	5	DuraGuard # WPC44QD1X37U3KCZ	Single	0.950	41.6	4254
							B1-U0-G1

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.01	0.8	0.0	N.A.	N.A.
Site Points	Illuminance	Fc	0.71	6.9	0.0	N.A.	N.A.

- NOTES:
- A. A LIGHT LOSS FACTOR OF 0.900 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.
  - B. SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.
  - C. CALCULATION POINTS ARE TAKEN AT GRADE.
  - D. CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.

**SK & Associates**  
Experience the light™

20/22 Carver Circle  
Canton, MA 02021

T- 981-921-1700  
www.skandassociates.com

**CAMFORD**  
PROPERTY GROUP, INC.

37 EAST CENTRAL ST.  
FRANKLIN, MA

# 138 East Central Street - Franklin, MA

## Site Lighting Photometrics, Schedules & Specifications

DATE:	REVISIONS	DESCRIPTION	DATE
August 4, 2023	1		
PROJECT NUMBER: 23-0907	2		
DRAWN BY: AD	3		
CHECKED BY: HD	4		
APPROVED BY: HD	5		
SCALE: AS NOTED	6		
	7		

# SL1