

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

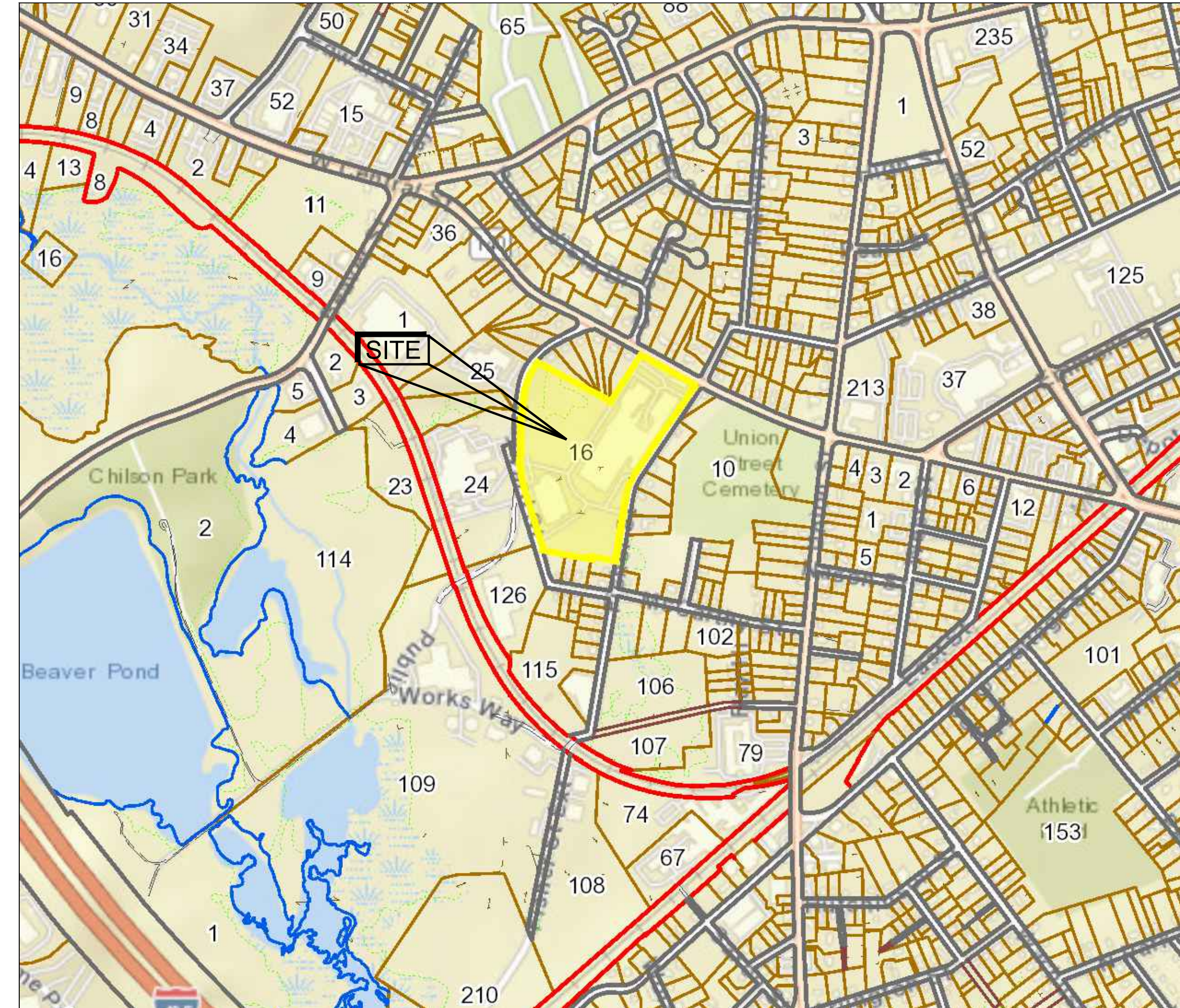
DATE: _____
BEING A MAJORITY

FACTORY SQUARE

PROPERTY REDEVELOPMENT-PERMIT MODIFICATION

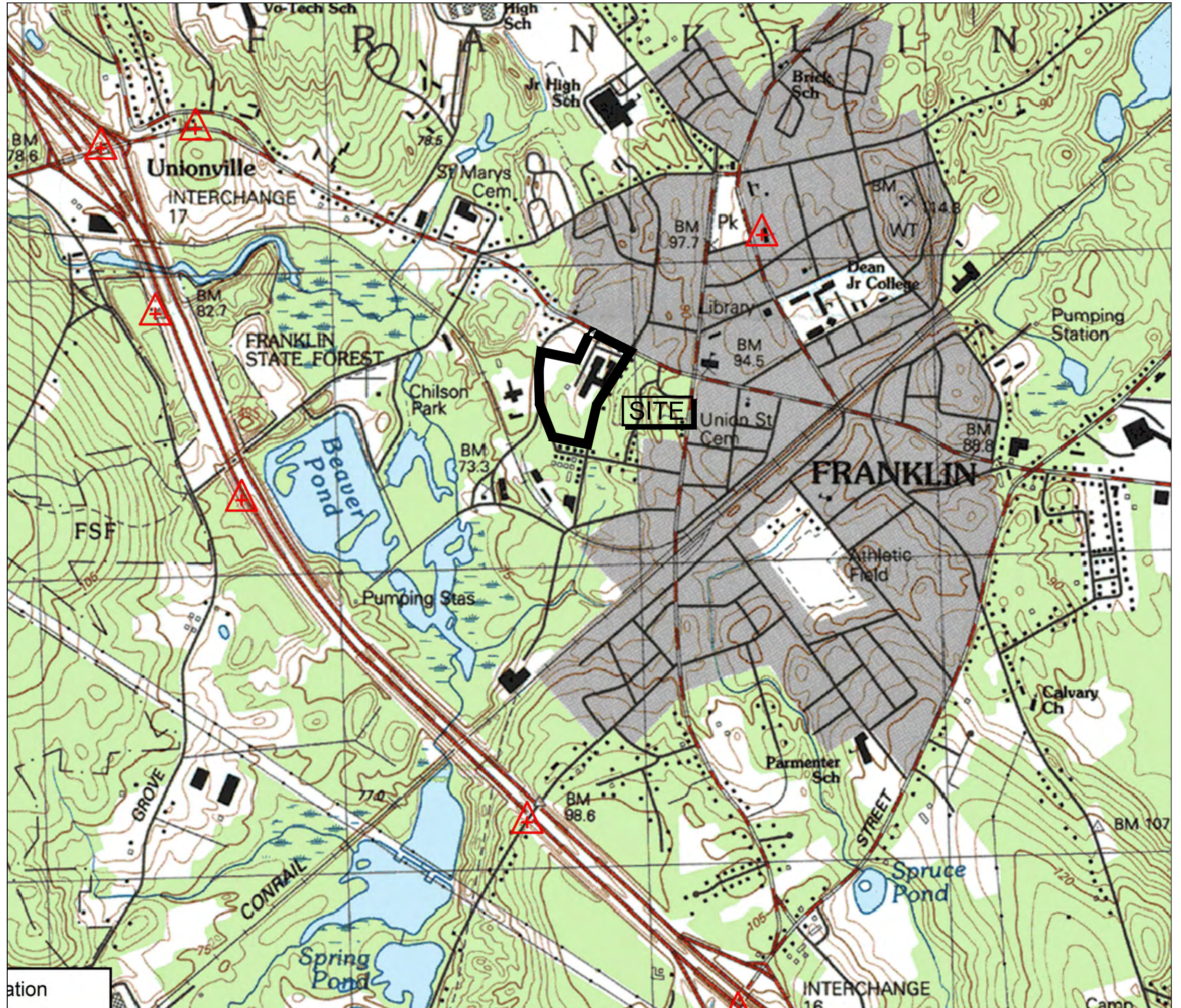
1, 3, 5 & 7 FISHER STREET FRANKLIN, MASSACHUSETTS

NO	DATE	REVISIONS
1	07/01/2021	PERMITTING SUBMISSION
2	09/16/2021	RESPONSE TO COMMENTS
3	11/05/2021	RESPONSE TO COMMENTS
4	12/22/2021	ENDORSEMENT PLANS
5	07/06/2023	PLANNING MODIFICATION
6	10/23/2023	RESPONSE TO COMMENTS



ASSESSORS MAP

SCALE: 1" = 500' ±



USGS MAP

SCALE: 1" = 1,000' ±

APPLICANT:

RICK KAPLAN
1 FISHER STREET
FRANKLIN, MA 02038

CIVIL ENGINEER:



249 SOUTH STREET
UNIT 1
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

ARCHITECT:



HFA-AE, LTD.
31 HAYWARD STREET, STE. E-1
FRANKLIN, MA 02038

PROPERTY ADDRESS:

3, 5 & 7 FISHER STREET
FRANKLIN, MASSACHUSETTS

ASSESSORS MAP/PARCEL:

PARCEL ID: 278-016-000-000

ZONING DISTRICT:

MIXED BUSINESS INNOVATION

DRAWING LIST:

- C-0.0 COVER
- C-0.1 NOTES
- C-1.0 EXISTING CONDITIONS
- C-2.0 LAYOUT AND MATERIALS
- C-3.0 GRADING AND UTILITIES
- C-3.1 EROSION CONTROL
- C-4.0-4.1 TYPICAL DETAILS

**PH11,PH21 LANDSCAPE PLAN
PH11,PH21 PHOTOMETRIC**

**PREVIOUSLY SUBMITTED
A-SERIES COVER
A101-102 BUILDING 3 FLOOR PLANS
A201-202 BUILDING 3 ELEVATIONS**

Town of Franklin
350 East Central Street
Franklin, Massachusetts 02038-0129
Phone: (508) 270-4907
www.townoffranklin.gov

December 21, 2021
Nancy Daniels, Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

CERTIFICATE OF VOYE
Site Plan Modification
3, 5, & 7 Fisher Street

Site Plan: "Factory Square, Property Redevelopment - 3, 5, & 7 Fisher Street"
Owner: K Fisher Street LLC
63 Milk Street, Suite 107
Westborough, MA 01581
Applicant: Rick Kaplan
1 Fisher Street
Franklin, MA 02038

Prepared by: Level Design Group, Plainville, MA
Date: July 1, 2021
Property Location: 3, 5, & 7 Fisher Street
Map 278-016-016

Dear Mrs. Daniels:
Please be advised that at its meeting on Monday, December 20, 2021 the Planning Board voted (10-0-2), upon motion duly made and seconded to APPROVE, with Standard and Special Conditions, the above referenced Site Plan. The Conditions of Approval are listed on page 2-3, attached hereto. Both the Certificate of Vote as well as the conditions of approval shall be returned on the site plan.

Sincerely,
Ong Ruffalo, Chairman
Franklin Planning Board

cc: Owner/Applicant/Applicant's Engineer

CERTIFICATE OF VOYE
Site Plan Modification
Factory Square - 3, 5, & 7 Fisher Street

1. The Planning Board will use outside consultant services to complete construction inspections upon the commencement of construction. The Franklin Department of Public Works Director, directly and through employees of the Department of Public Works and outside consultant services shall act as the Planning Board's inspector to assist the Board with inspections necessary to ensure compliance with all relevant laws, regulations and Planning Board approved plan specifications. Such consultants shall be selected and retained upon a majority vote of the Board.

2. Actual and reasonable costs of inspection consulting services shall be paid by the owner/applicant before or at the time of the pre-construction meeting. Should additional inspections be required beyond the original scope of work, the owner/applicant shall be required to submit fees prior to the issuance of a Final Certificate of Completion by the Planning Board (Form 11). Said inspection is further outlined in condition #1.

3. No alteration of these plans shall be made or effected other than by an affirmative vote of the members of the Board at a duly posted meeting and upon the issuance of a written amended decision.

4. All applicable laws, by-laws, rules, regulations, and codes shall be complied with, and all necessary licenses, permits and approvals shall be obtained by the owner/applicant.

5. Prior to the endorsement of the site plan, the following shall be done:

- The owner/applicant shall provide the entire list of conditions and this Certificate of Vote on the front page of the plan.
- A notation shall be made on the plans that all erosion mitigation measures shall be in place prior to major construction or soil disturbance commencing on the site.
- All outstanding invoices for services rendered by the Town's Engineer and other reviewing Departments at the Town relative to this review of the owner/applicant's application and plans shall have been paid in full.

6. All required improvements specified in this Certificate of Vote shall be constructed within a one-year period unless the Board grants an extension. No final Certificate of Occupancy shall be issued until all requirements of the approval plan have been completed to the satisfaction of the Board unless the applicant has submitted a Partial Certificate of Occupancy for the remainder of the required improvements. The applicant's engineer or surveyor, upon completion of all required improvements, shall submit a Certificate of Completion. The Board or its agents shall complete a final inspection of the site upon filing of the Certificate of Completion by the applicant. Said inspection is further outlined in condition #1.

7. Prior to any work commencing on the subject property, the owner/applicant shall provide plans to limit construction debris and materials on the site. In the event that debris is carried onto any public way, the owner/applicant and his agents shall be responsible for the clean-up of the roadway. All cleanup shall occur within twenty-four (24) hours after the activities outlined in the owner/applicant by the Board or its designee. Failure to complete such cleanup may result in suspension of construction of the site until such public way is clear of debris.

8. The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.

9. Maintenance and repair of the parking area, water supply system, sewer pipe, electric distribution system, and stormwater system shall be the responsibility of the owner/applicant and shall never be the responsibility of the Town and the Town shall never be required to perform any service, repair or maintenance with respect to said areas or any of the aforementioned systems within the subject property. The Town will never be required to provide snow plowing or trash pickup, with respect to the subject property.

10. Prior to construction activities, there shall be a pre-construction meeting with the owner/applicant, and his contractor(s), the Department of Public Works and the Planning Board's Observation Contractor.

CERTIFICATE OF VOYE
Special Condition
Factory Square - 3, 5, & 7 Fisher Street

1. BETA's letter dated December 2, 2021.

2. The Chebogue plan submitted to the Planning Board should be included prior to endorsement. The Plan should include the color code details.

3. Applicant to submit a Limited Site Plan after 50% occupancy and provide parking calculations.

BETA
MEMORANDUM

Date: December 2, 2021
Job No.: 4830

To: Mr. Gregory Koudoski, Chairman

Cc: Amy Love, Town Planner

From: Matt Crowley, PE

Subject: 5 Fisher Street Plan Review

Dear Mr. Ruffalo:

BETA recently met in the field with the Engineer of Record, Dan Campbell, PE and Town Engineer, Mike Maglio, PE, to discuss potential alternative mitigation options for the proposed redevelopment of the driveway area on the northwest side of the site. With the understanding that the existing topography limits treatment options, the parties agreed that additional stormwater mitigation could be provided using sediment forebay and water quality swales. A revised Grading and Utilities Plan and Typical Details, revision date November 11, 2021, were provided and are consistent in concept with field discussions. BETA notes that the proposed will require fees from this area to discharge via storm flow (i.e. no curbs; however, will provide stormwater treatment where none exists today. With the assumption that the Board is satisfied with other discussion items noted in BETA's most recent review letter, dated November 12, 2021, BETA recommends the following conditions of approval:

1. Typical details and/or sections, specific to the subject site, shall be developed for the proposed water quality swale, pretreatment forebay, check dams, rip rap, and underdrains and included on the plans prior to endorsement.
2. Engineered retaining wall details, stamped by a Massachusetts Registered Professional Engineer or Structural Engineer, as required, shall be provided prior to construction.
3. Details in full compliance with all applicable ADA and MAAB regulations shall be provided on the plans for all accessible ramp types (e.g. apron, parallel, etc.) prior to endorsement.
4. Accessible parking spaces and routes shall be provided throughout the development in full compliance with all applicable ADA and MAAB regulations based upon final building access points. Proposed accessible spaces and routes shall be depicted on a plan and submitted to the Board for approval prior to their construction.
5. The Applicant shall coordinate with the DPW to determine proposed uses that will require the installation of green traps.
6. All assessments for town sewer and drainage shall be in place to the satisfaction of the DPW prior to the issuance of a certificate of occupancy.
7. The plans shall be revised to provide a detail or clarification for how the proposed subsurface infiltration system will be incorporated into the system or downstream drainage mainline.
8. A comprehensive Stormwater Management Report, including all revised and supplementary information, as well as Worksheet Plans incorporating the information requested in BETA's November 12, 2021 letter to comment SWM, shall be provided for the record.
9. The Engineer of Record shall provide calculations to demonstrate that the water quality plan proposed on the revised 2D' drain line is adequately sized for the contributing impervious area.
10. The Applicant shall coordinate with the author at 256 West Central Street to provide screening in accordance with the requirements of Section 159-35, either on the owner's site or abutter's property.

BETA GROUP, INC.
www.betagroup.com

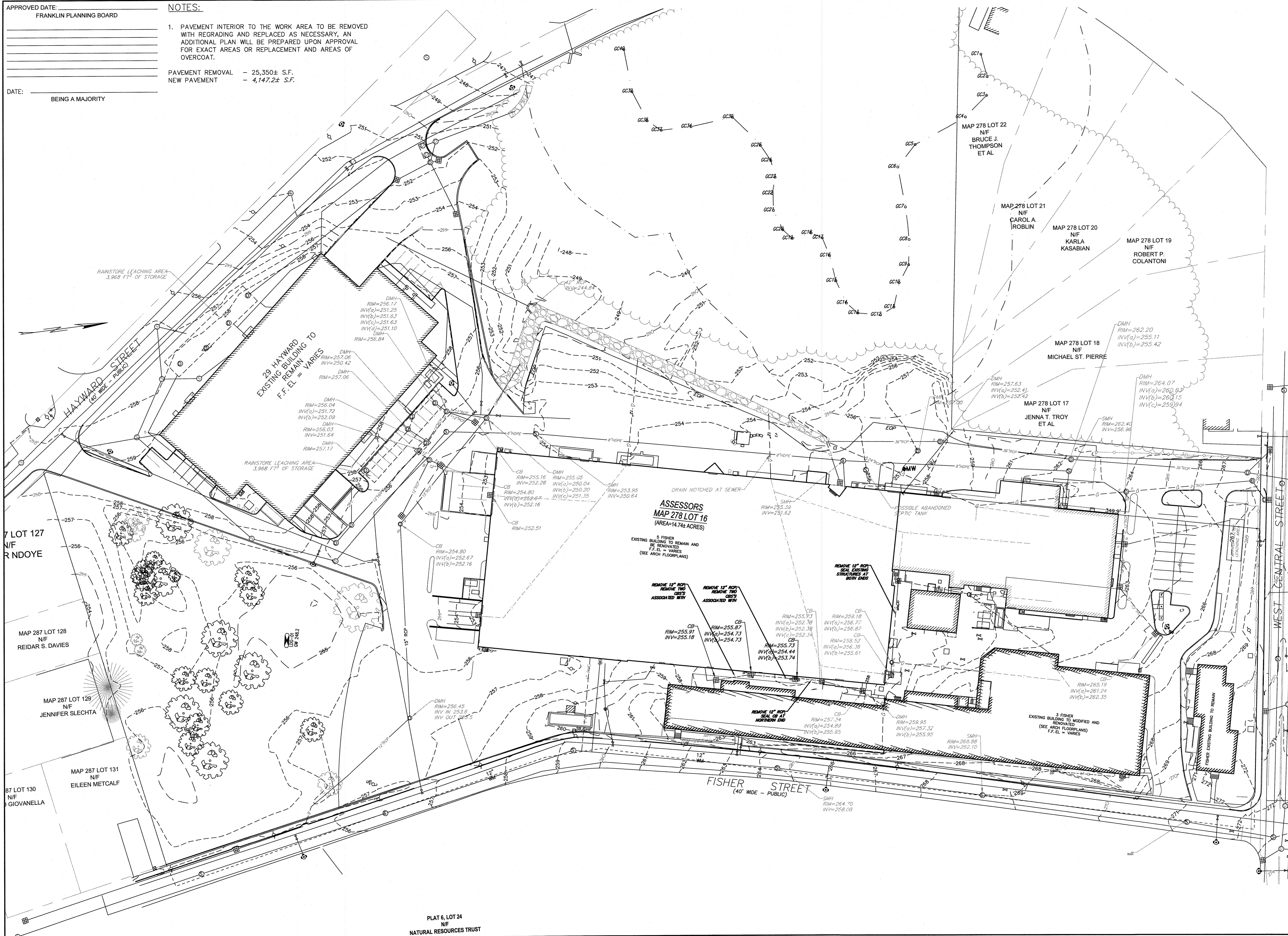
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FRANKLIN PLANNING BOARD

NOTES:

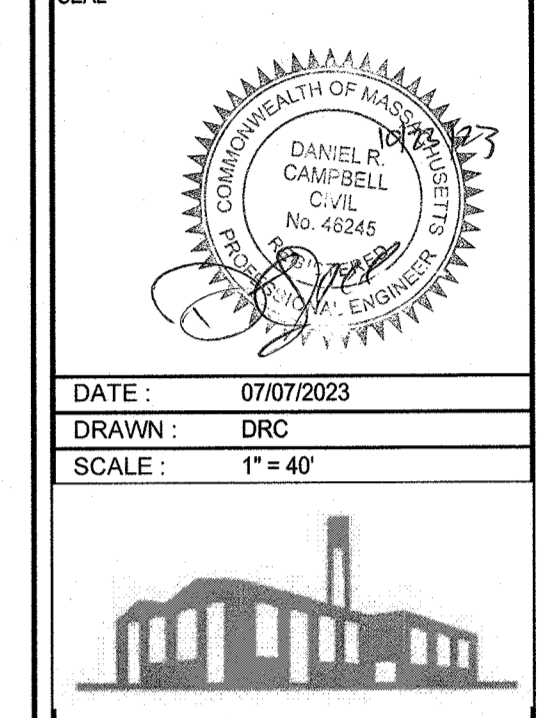
- PAVEMENT INTERIOR TO THE WORK AREA TO BE REMOVED WITH REGRADING AND REPLACED AS NECESSARY, AN ADDITIONAL PLAN WILL BE PREPARED UPON APPROVAL FOR EXACT AREAS OR REPLACEMENT AND AREAS OF OVERCOAT.

PAVEMENT REMOVAL - 25,350± S.F.
NEW PAVEMENT - 4,147.2± S.F.

DATE: _____
BEING A MAJORITY



NO	DATE	REVISIONS
1	07/07/2023	ISSUE FOR PERMIT
2	10/23/2023	RESPONSE TO COMMENTS



DATE: 07/07/2023
DRAWN: DRC
SCALE: 1" = 40'

FACTORY SQUARE

SITE REDEVELOPMENT - PERMIT MODIFICATION
PARCEL ID 278-016-000-000
1, 3, 5 & 7 FISHER STREET
FRANKLIN, MASSACHUSETTS

LEVEL
DESIGN GROUP
Civil Engineers & Land Surveyors
249 SOUTH STREET, UNIT 1
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

EXISTING CONDITIONS

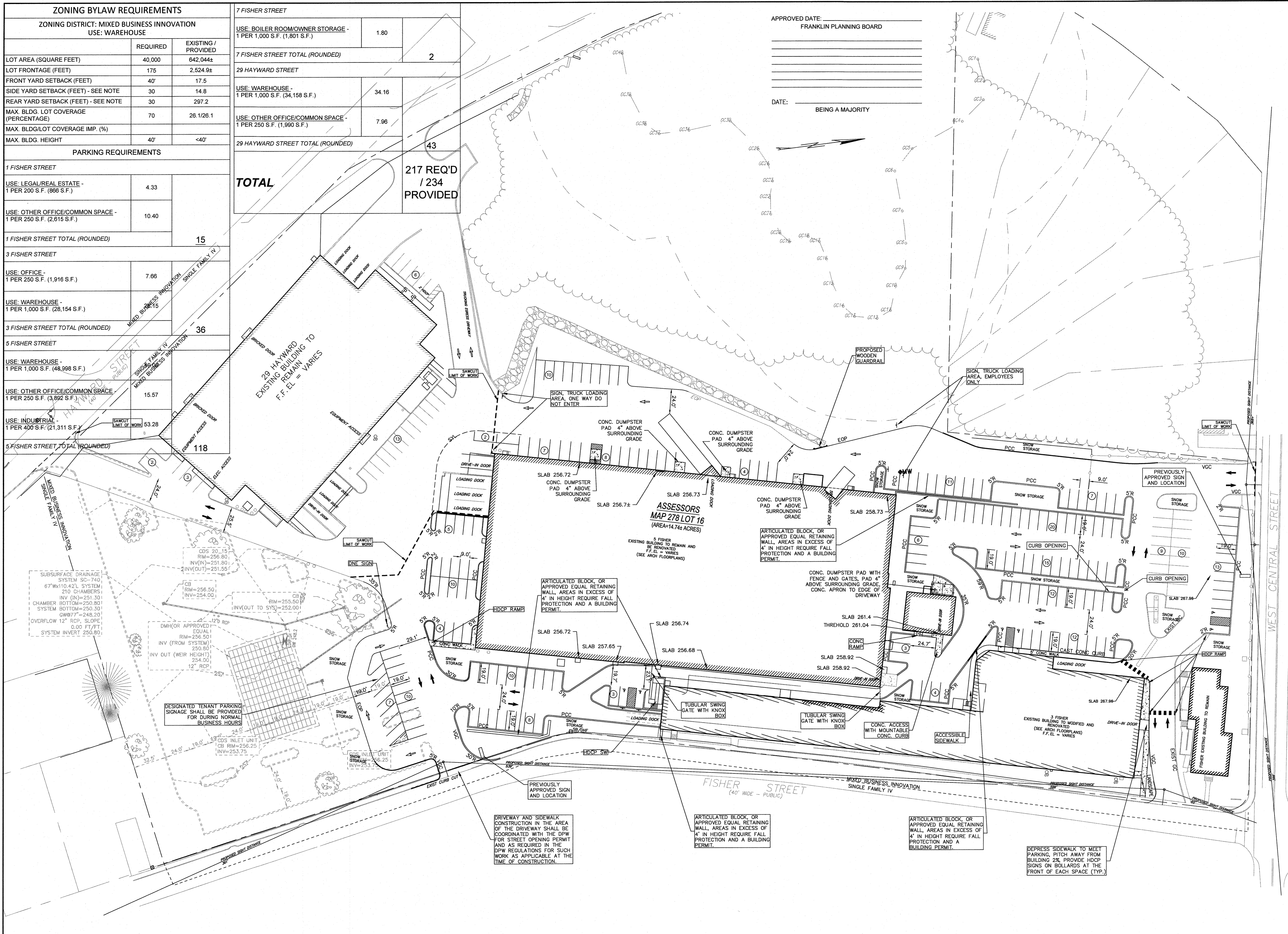
C-1.0

SHEET 3 OF 16

1899.00

ZONING BYLAW REQUIREMENTS		
ZONING DISTRICT: MIXED BUSINESS INNOVATION USE: WAREHOUSE		
	REQUIRED	EXISTING / PROVIDED
LOT AREA (SQUARE FEET)	40,000	642,044±
LOT FRONTAGE (FEET)	175	2,524.9±
FRONT YARD SETBACK (FEET)	40'	17.5
SIDE YARD SETBACK (FEET) - SEE NOTE	30	14.8
REAR YARD SETBACK (FEET) - SEE NOTE	30	297.2
MAX. BLDG. LOT COVERAGE (PERCENTAGE)	70	26.1/26.1
MAX. BLDG/LOT COVERAGE IMP. (%)		
MAX. BLDG. HEIGHT	40'	<40'
PARKING REQUIREMENTS		
1 FISHER STREET		
USE: LEGAL/REAL ESTATE - 1 PER 200 S.F. (866 S.F.)	4.33	
USE: OTHER OFFICE/COMMON SPACE - 1 PER 250 S.F. (2,615 S.F.)	10.40	
1 FISHER STREET TOTAL (ROUNDED)		15
3 FISHER STREET		
USE: OFFICE - 1 PER 250 S.F. (1,916 S.F.)	7.66	
USE: WAREHOUSE - 1 PER 1,000 S.F. (28,154 S.F.)		
3 FISHER STREET TOTAL (ROUNDED)		36
5 FISHER STREET		
USE: WAREHOUSE - 1 PER 1,000 S.F. (48,998 S.F.)		
USE: OTHER OFFICE/COMMON SPACE - 1 PER 250 S.F. (3,892 S.F.)	15.57	
USE: INDUSTRIAL - 1 PER 400 S.F. (21,311 S.F.)	53.28	
5 FISHER STREET TOTAL (ROUNDED)		118

7 FISHER STREET	
USE: BOILER ROOM/OWNER STORAGE - 1 PER 1,000 S.F. (1,801 S.F.)	1.80
7 FISHER STREET TOTAL (ROUNDED)	2
29 HAYWARD STREET	
USE: WAREHOUSE - 1 PER 1,000 S.F. (34,188 S.F.)	34.16
USE: OTHER OFFICE/COMMON SPACE - 1 PER 250 S.F. (1,990 S.F.)	7.96
29 HAYWARD STREET TOTAL (ROUNDED)	43
TOTAL	217 REQ'D / 234 PROVIDED



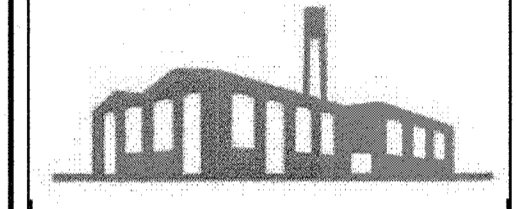
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2	10/23/2023	RESPONSE TO COMMENTS

SEAL

DATE: 07/07/2023
DRAWN: DRC
SCALE: 1" = 40'



FACTORY SQUARE

SITE REDEVELOPMENT - PERMIT MODIFICATION
PARCEL ID 278-016-000-000
1, 3, 5 & 7 FISHER STREET
FRANKLIN, MASSACHUSETTS

LEVEL DESIGN GROUP
Civil Engineers & Land Surveyors

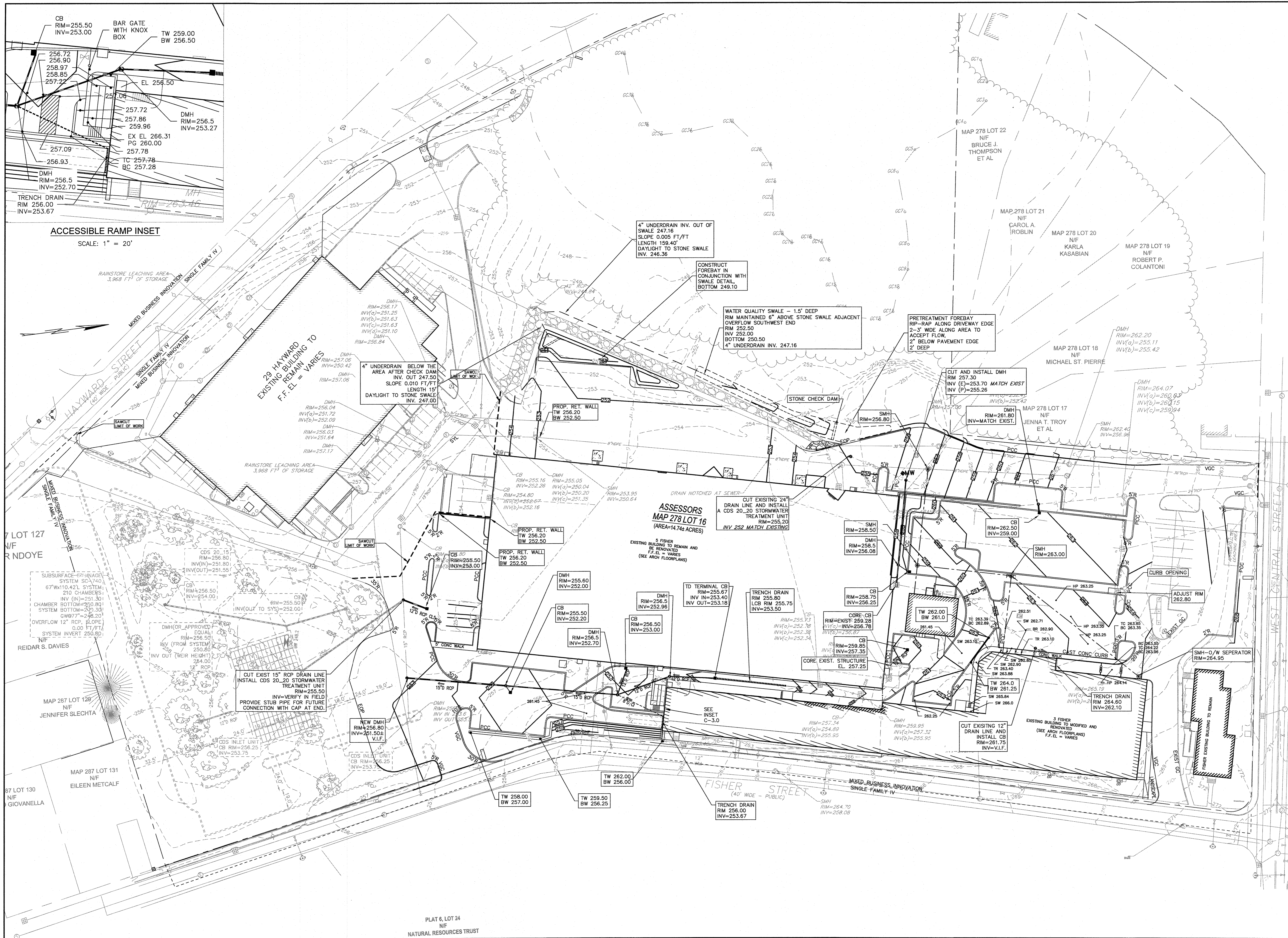
249 SOUTH STREET, UNIT 1
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

LAYOUT & MATERIALS

C-2.0

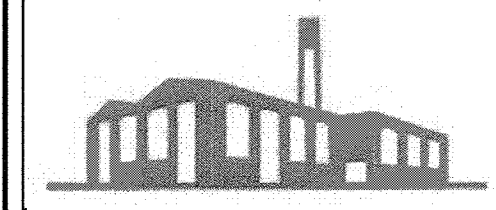
SHEET 5 OF 16

1899.00



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DATE: 07/07/2023
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FACTORY SQUARE

SITE REDEVELOPMENT - PERMIT MODIFICATION
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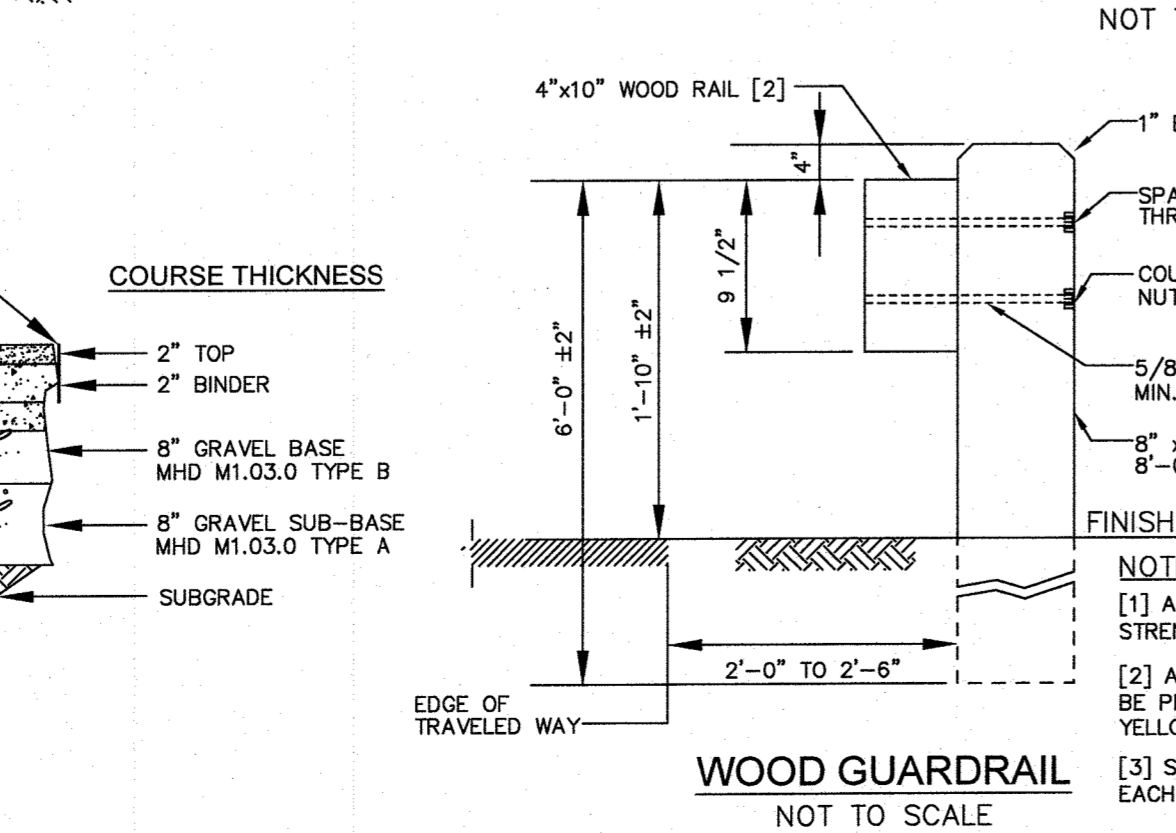
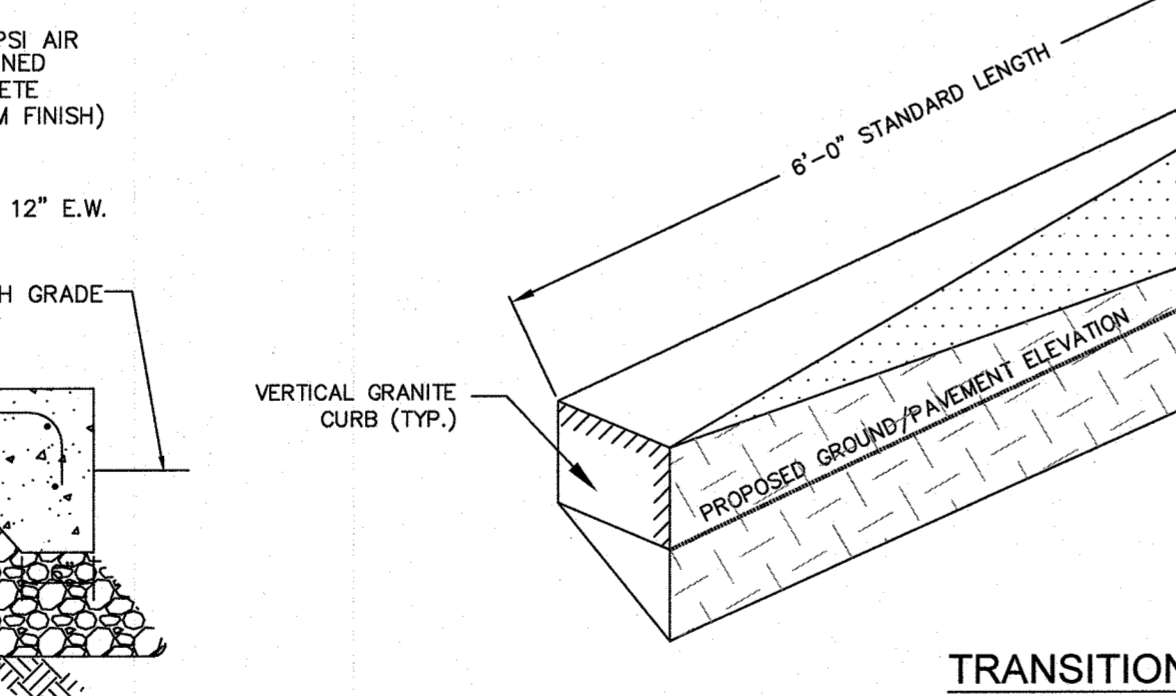
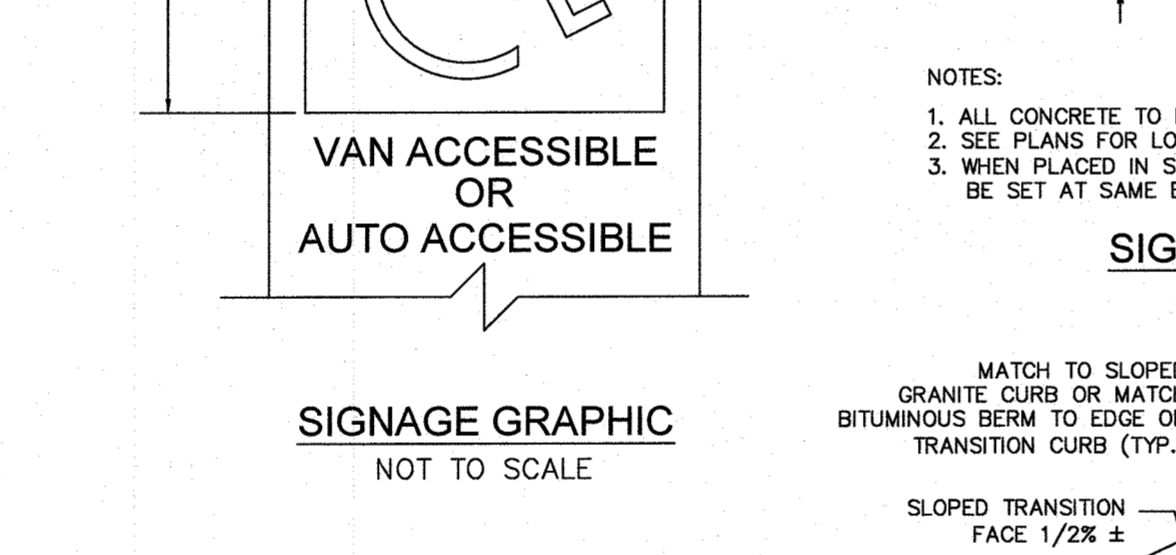
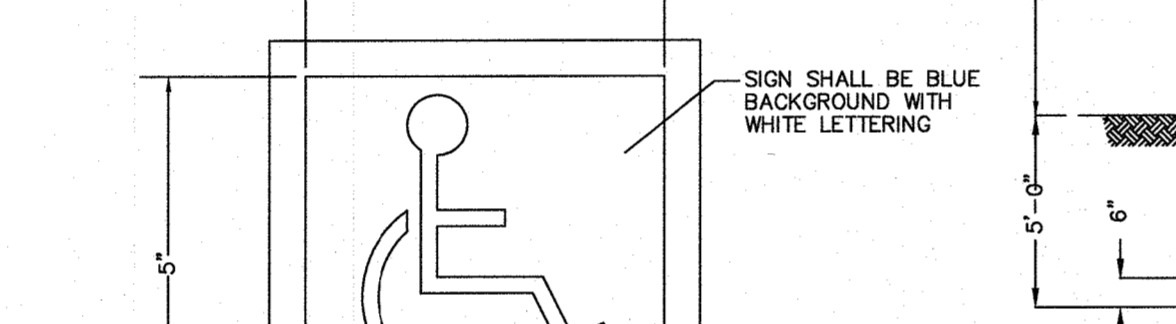
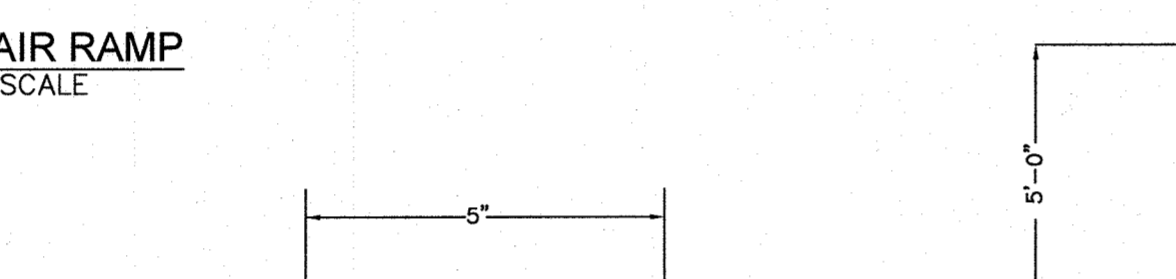
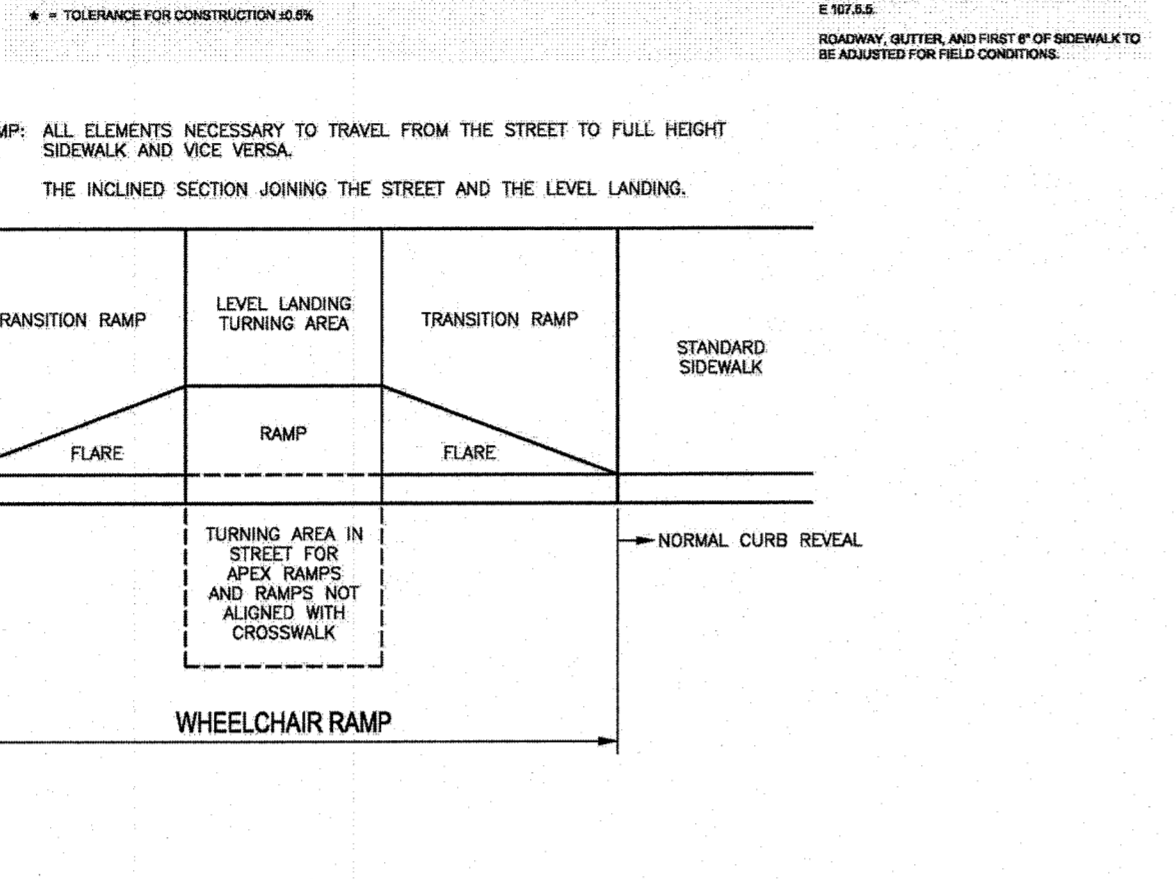
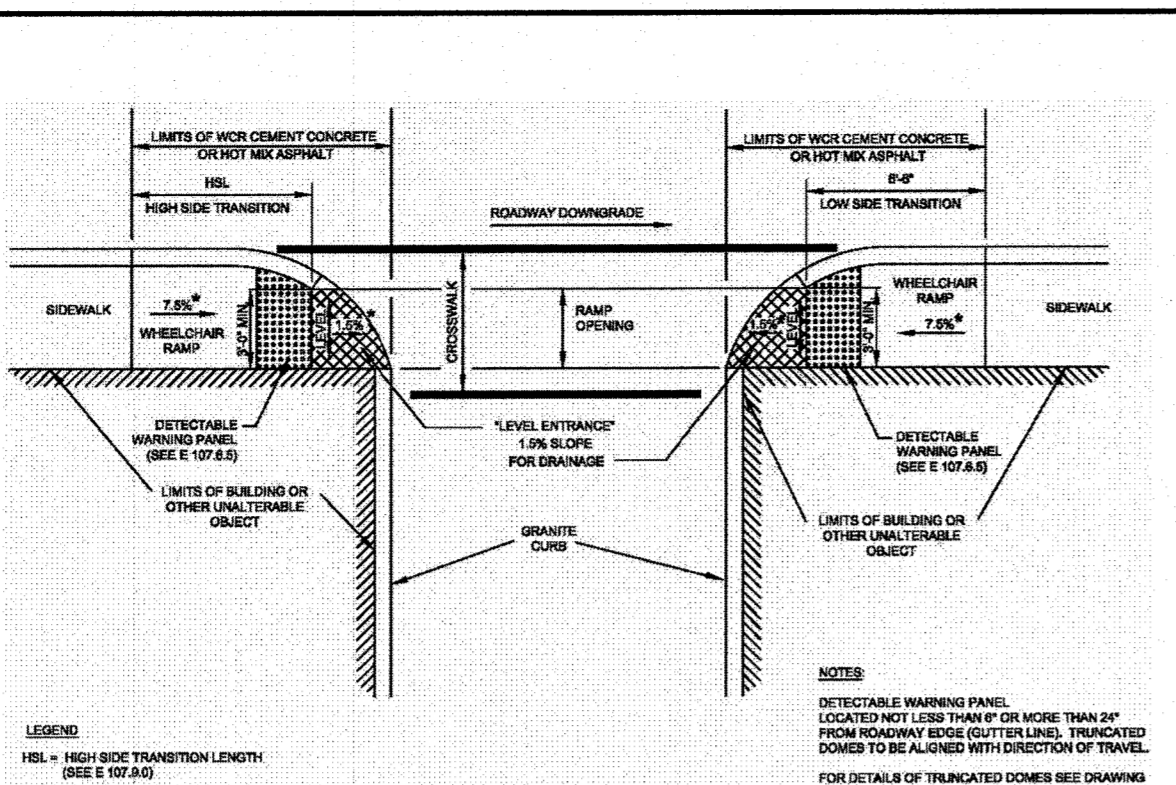
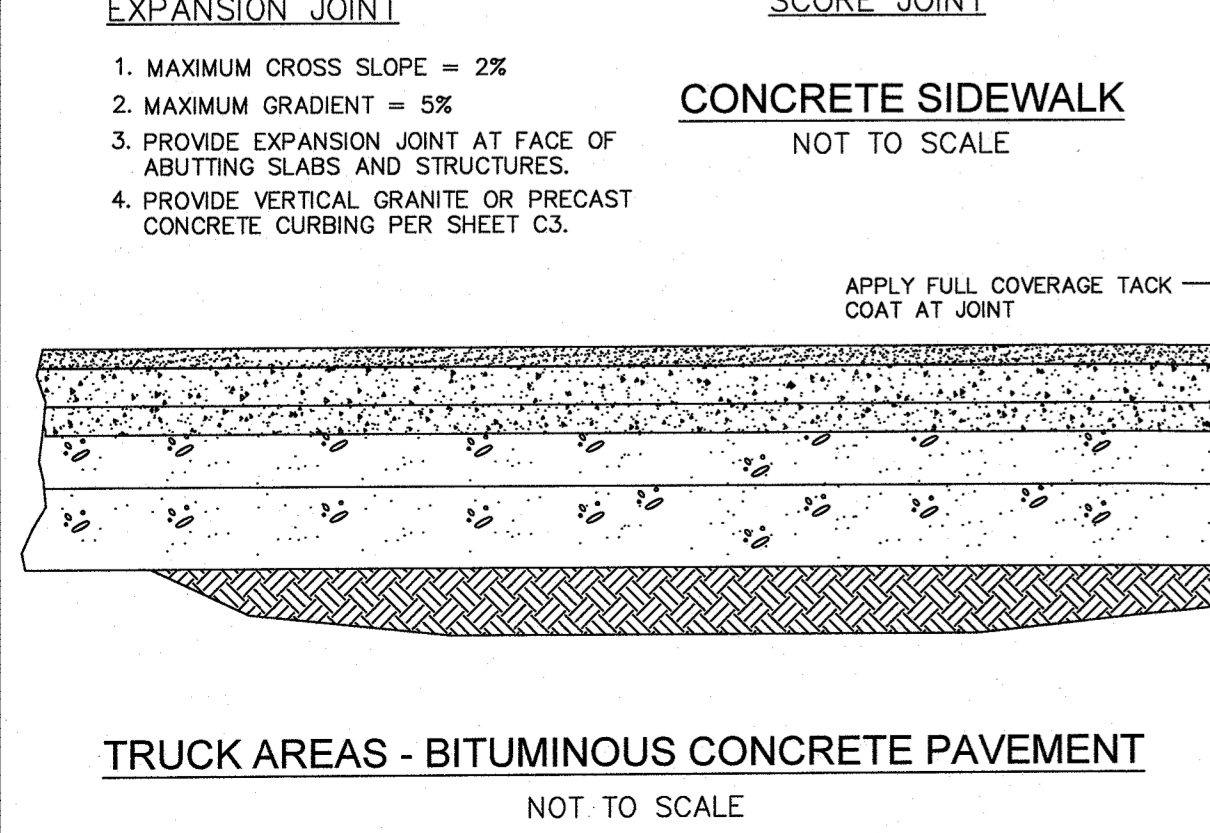
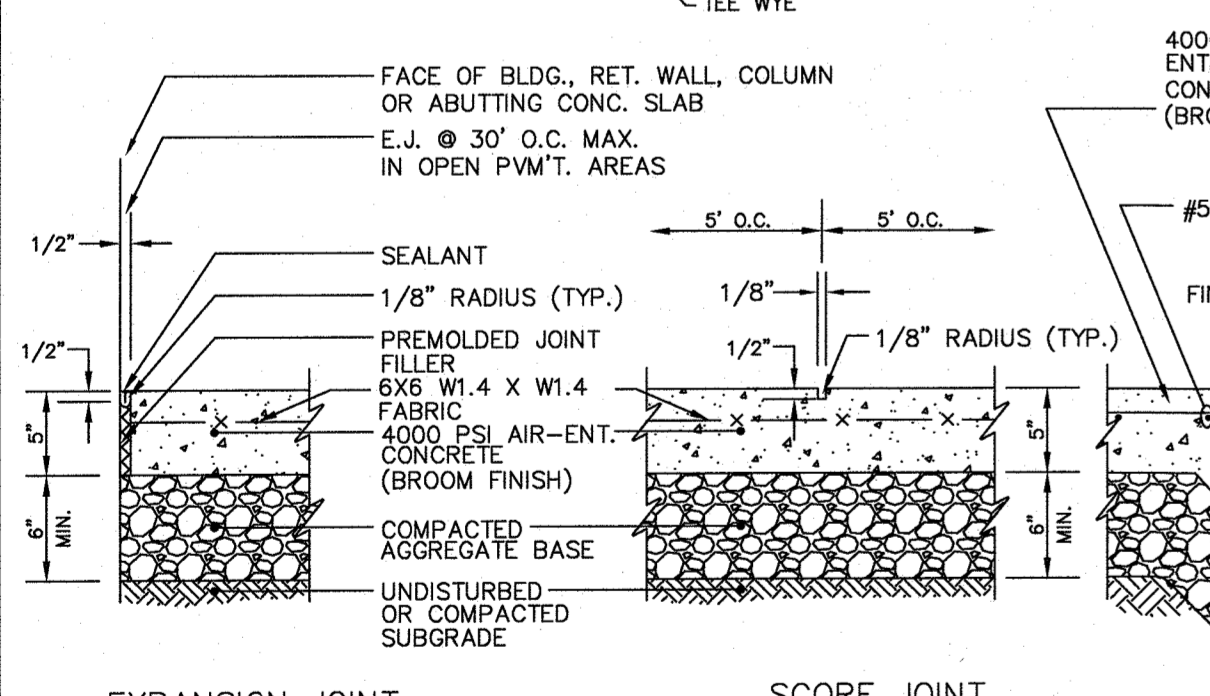
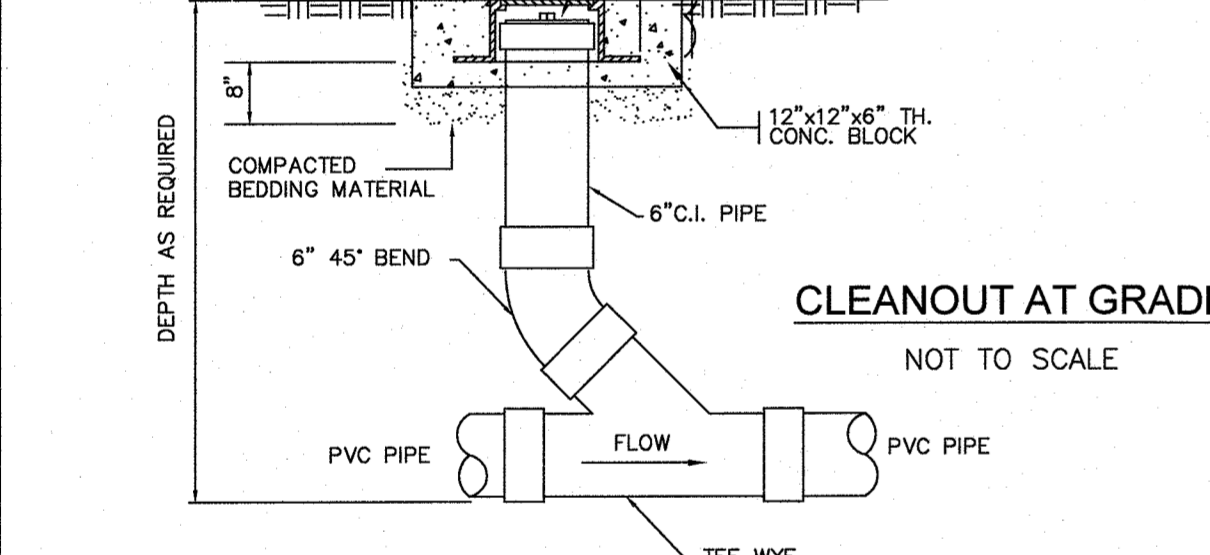
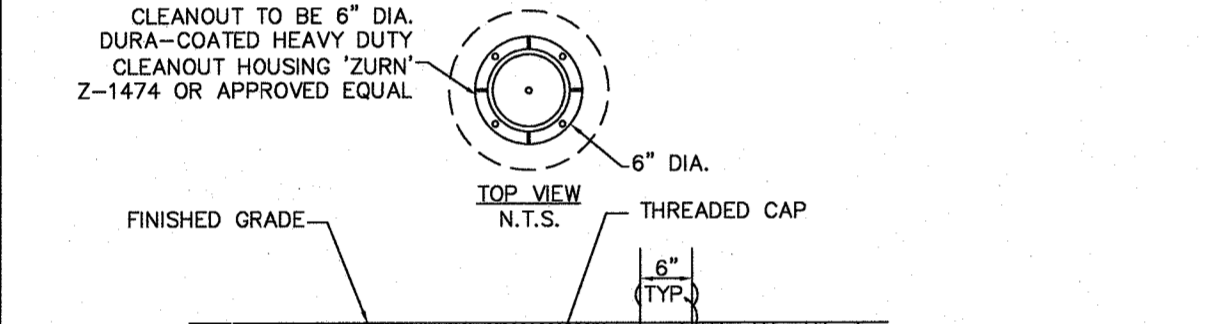
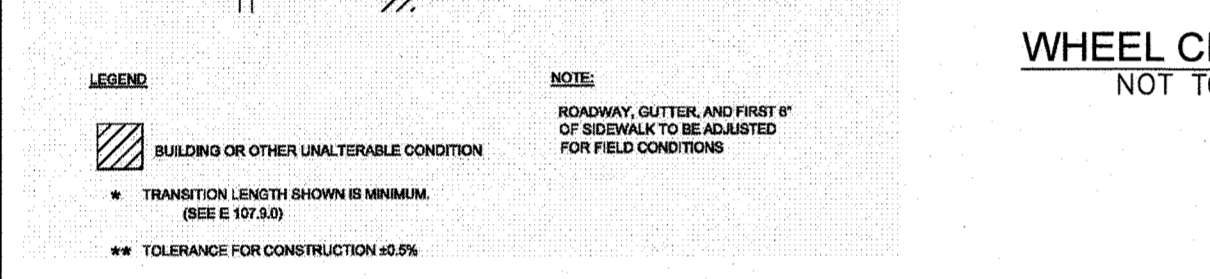
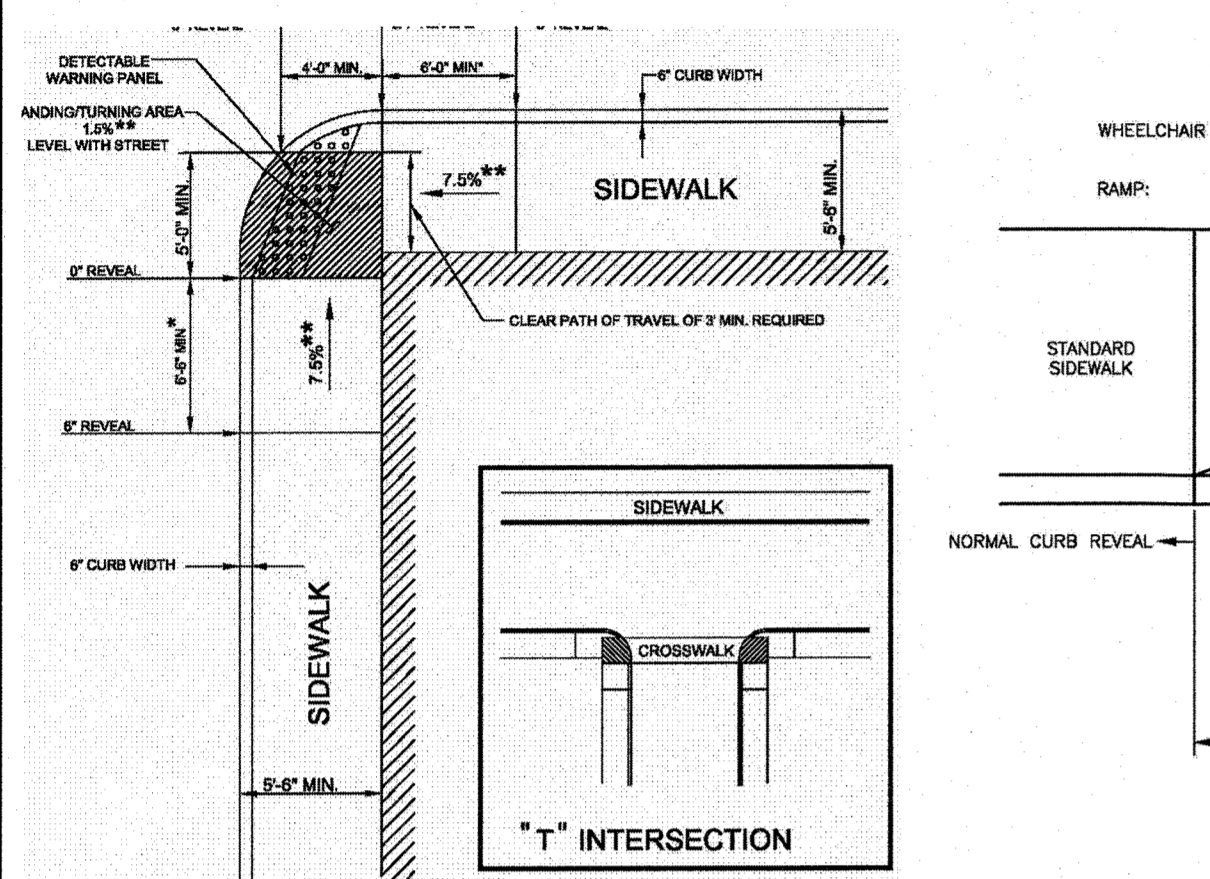
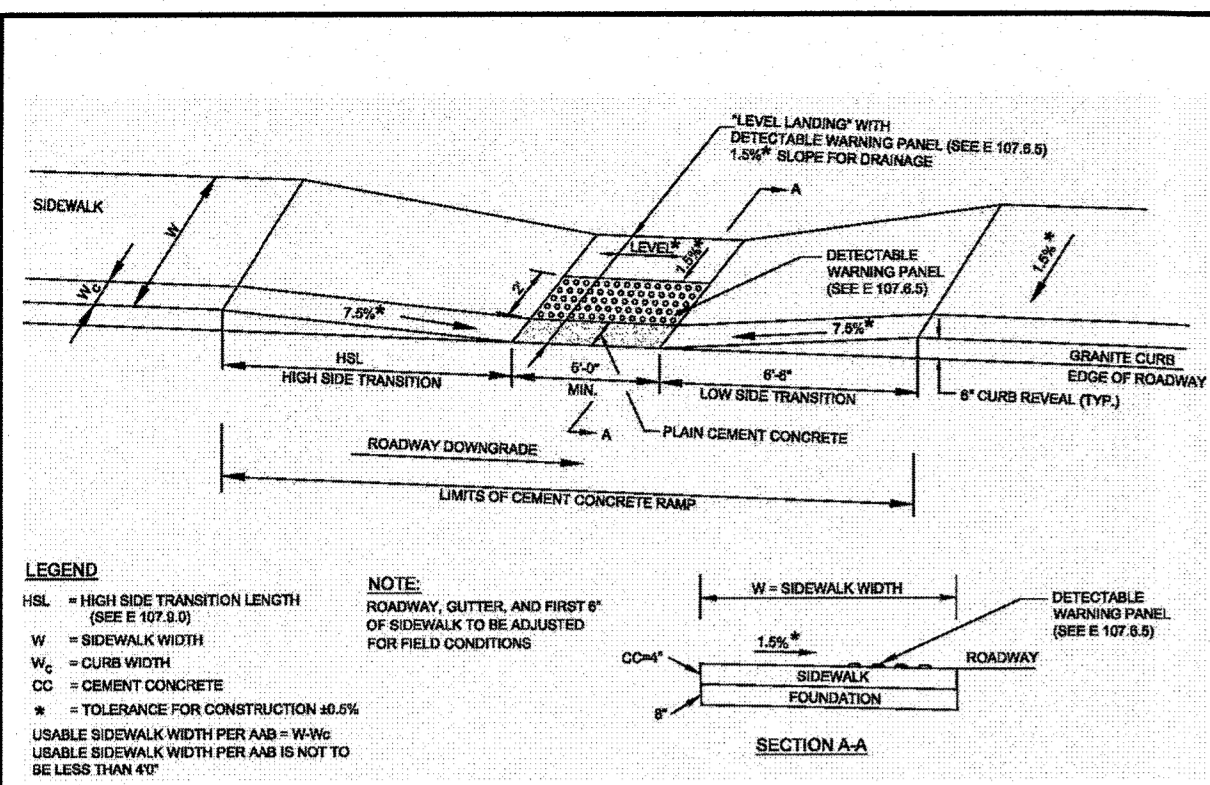
LEVEL
 DESIGN GROUP
 Civil Engineers & Land Surveyors
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 TEL. (508) 695-2221 FAX. (508) 695-2219

GRADING & UTILITIES

C-3.0

SHEET 6 OF 16

1899.00

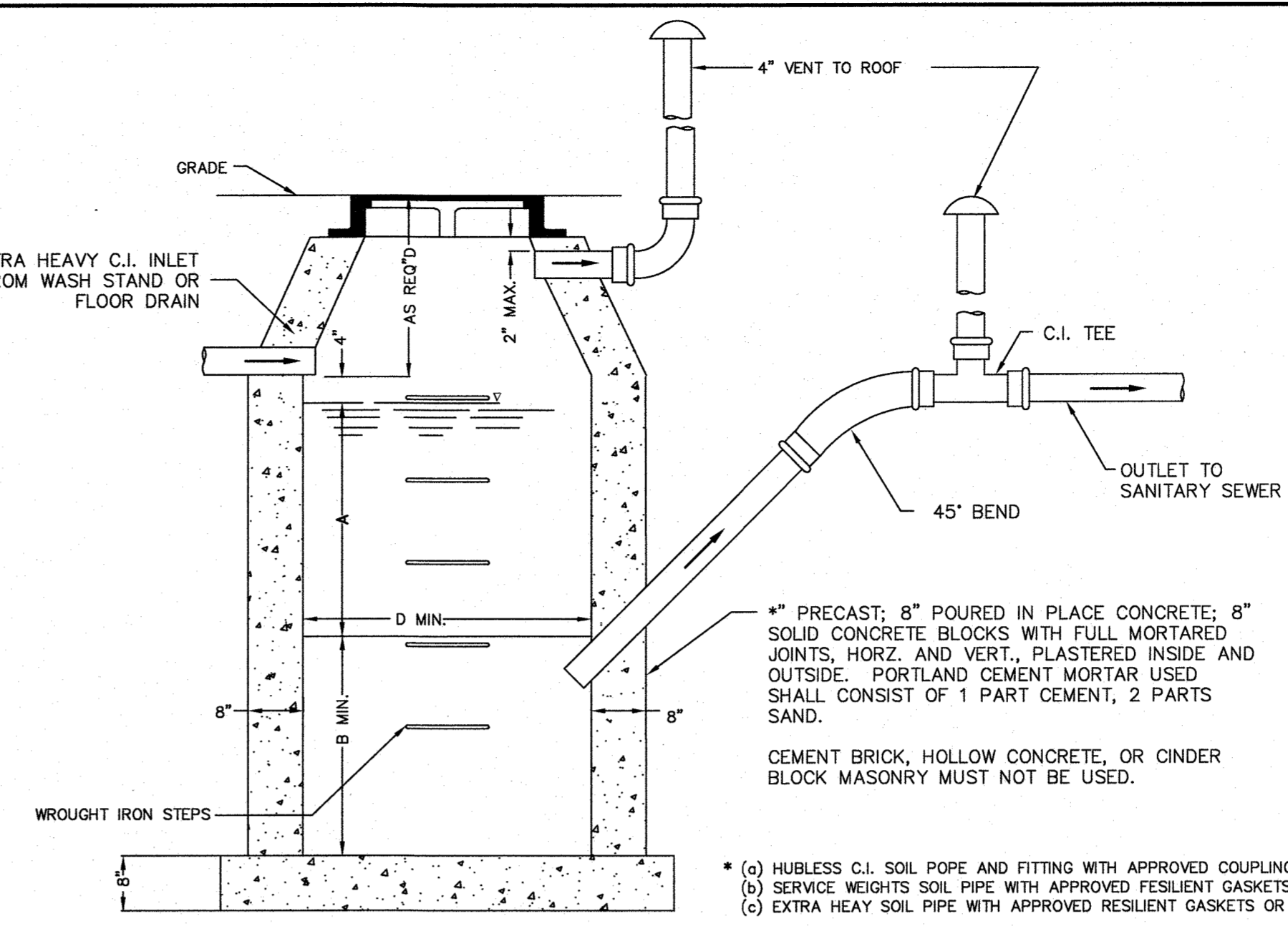


APPROVED DATE: _____
FRANKLIN PLANNING BOARD

DATE: _____
BEING A MAJORITY

INLET	D	A	B
4"	3'-6"	3'-0"	2'-6"
5"	3'-6"	5'-0"	4'-0"
	3'-6" x 3'-6"	4'-0"	3'-0"
	4'-0" x 4'-0"	3'-0"	2'-6"
	4'-6"	3'-0"	2'-6"
6"	4'-0"	5'-0"	4'-6"
	4'-0" x 4'-0"	4'-0"	3'-6"
	4'-6" x 4'-6"	3'-6"	3'-0"
	5'-0"	3'-6"	3'-0"
	5'-0" x 5'-0"	3'-0"	2'-6"
8"	5'-0"	6'-0"	5'-0"
	5'-6" x 5'-6"	4'-6"	4'-0"
	6'-0" x 6'-0"	4'-0"	3'-6"
	6'-0" x 6'-0"	3'-6"	2'-6"
	6'-6" x 6'-6"	3'-6"	3'-0"
	6'-6" x 6'-6"	3'-0"	2'-6"

NOTE:
FOR INLETS LARGER THAN 10" THE DESIGN AND DIMENSIONS WILL BE DETERMINED FOR EACH PARTICULAR CASE

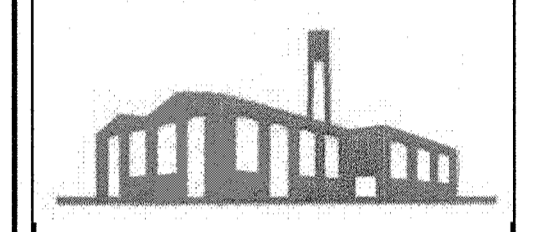


GASOLINE AND SAND TRAP
NOT TO SCALE

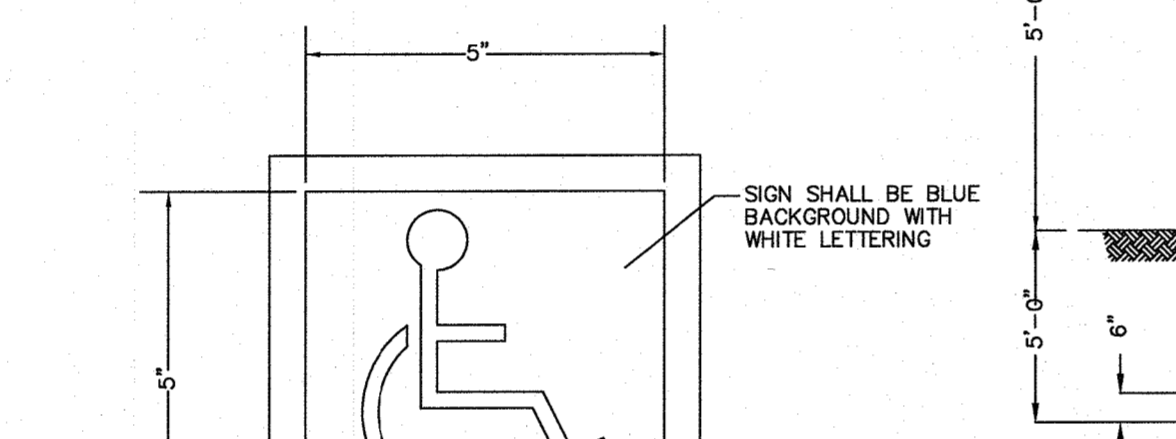
- GENERAL CONSTRUCTION NOTES:
- BASIN TO BE LOCATED OUTSIDE OF BUILDING WHERE POSSIBLE. COVER TO HAVE A CENTER HOLE.
 - A TIGHT COVER MUST BE USED IF BASIN IS LOCATED INSIDE OF BUILDING.
 - OPENING SHALL BE NO LESS THAN 24-INCHES.
 - THE CATCH BASIN SHALL BE SO LOCATED AND CONSTRUCTED THAT SURFACE WATER SHALL BE EXCLUDED.
 - INLET PIPE SHALL BE AT LEAST 4-INCHES ABOVE NORMAL WATER LINE.
 - WHERE SUBJECT TO FROST OR CRUSHING CONDITIONS, OUTLET SHALL BE AT LEAST 3- FEET BELOW THE SURFACE.
 - ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE BASIN AND MUST NOT BE DISCHARGED INTO THE SEWER.
 - SPECIFICATION FOR COVERING SPECIAL CASES OR CONDITIONS, SHALL BE APPROVED BY THE LOCAL AUTHORITIES AND THE AUTHORITIES OF THE STATE OF MASSACHUSETTS.
 - ROD IRON STEPS SHALL BE SPACED AT LEAST 10-INCHES APART.
 - BOTH VENTS SHALL BE EXTENDED INDEPENDENTLY 10-INCHES ABOVE THE ROOF, OR AS APPROVED BY THE LOCAL AUTHORITIES AND THE AUTHORITIES OF THE STATE OF MASSACHUSETTS.
 - CONSTRUCTION OF GASOLINE AND SAND TRAP IS TO BE IN ACCORDANCE WITH THE TOWN OF FRANKLIN AND THE STATE OF MASSACHUSETTS PLUMBING REGULATIONS.

NO. DATE REVISIONS
1 07/07/2023 ISSUE FOR PERMIT
2 10/23/2023 RESPONSE TO COMMENTS

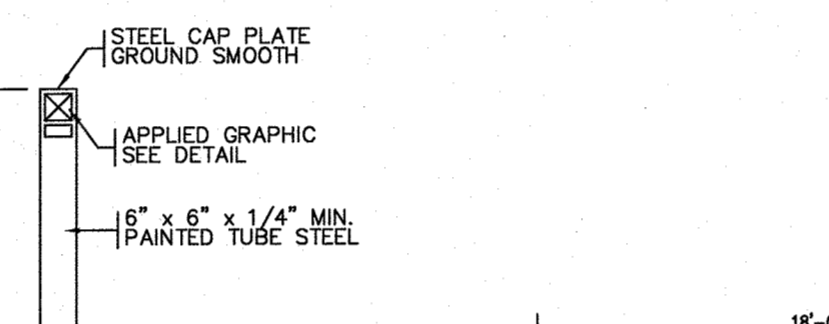
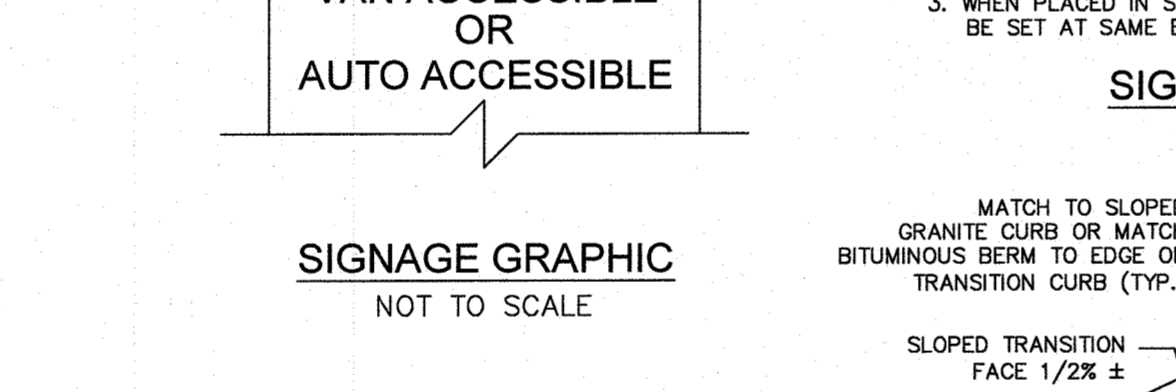
DATE: 07/07/2023
DRAWN: DRC
SCALE: AS SHOWN



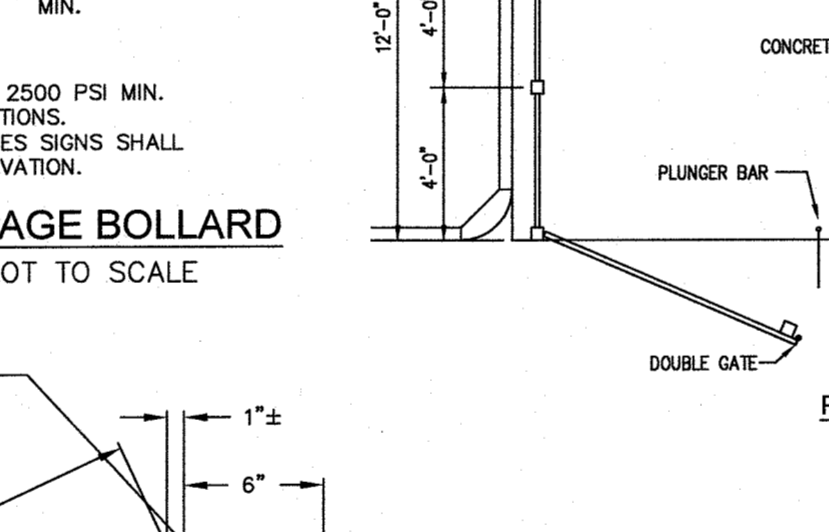
WHEEL CHAIR RAMP
NOT TO SCALE



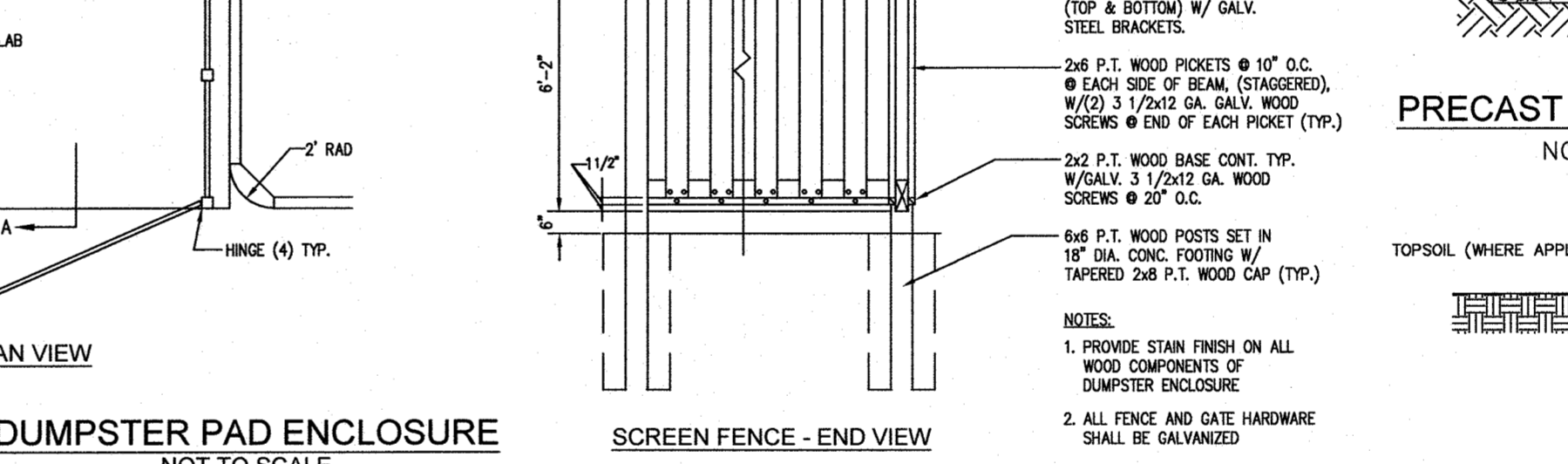
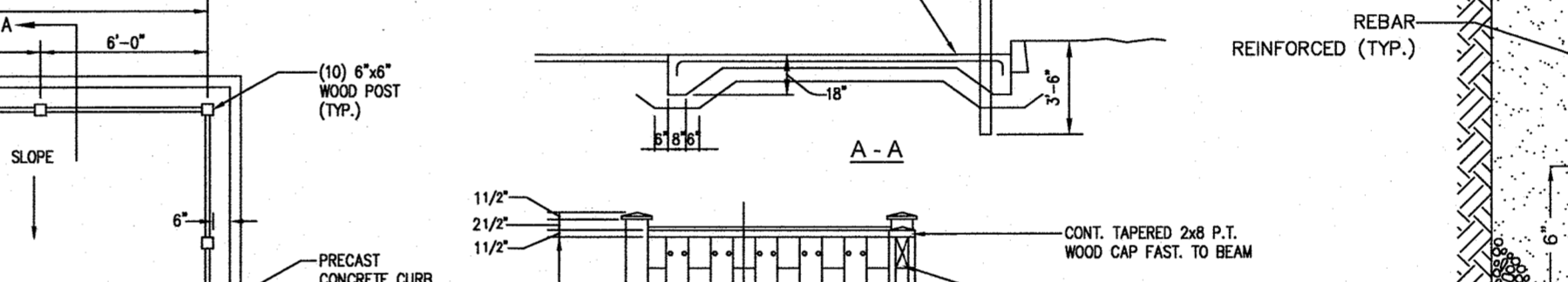
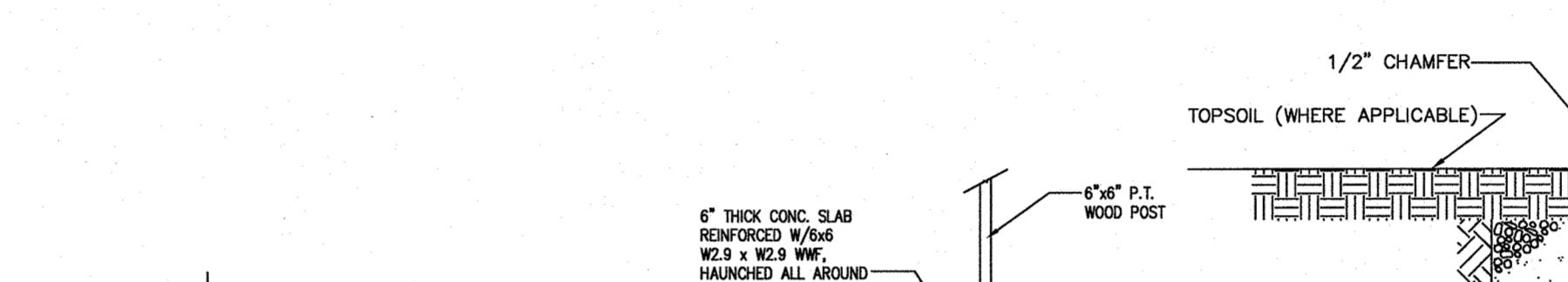
SIGNAGE GRAPHIC
NOT TO SCALE



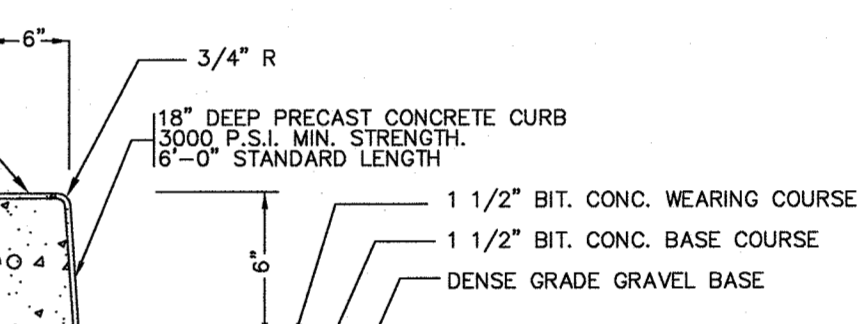
SIGNAGE BOLLARD
NOT TO SCALE



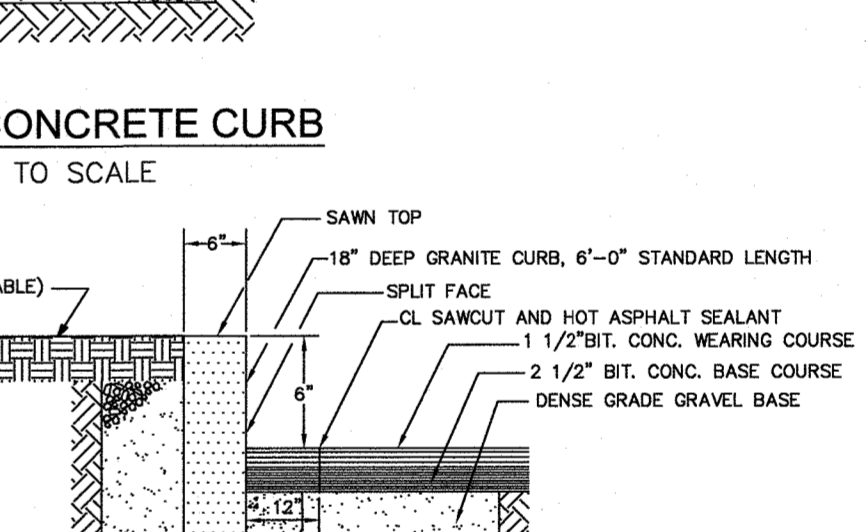
DUMPSTER PAD ENCLOSURE
NOT TO SCALE



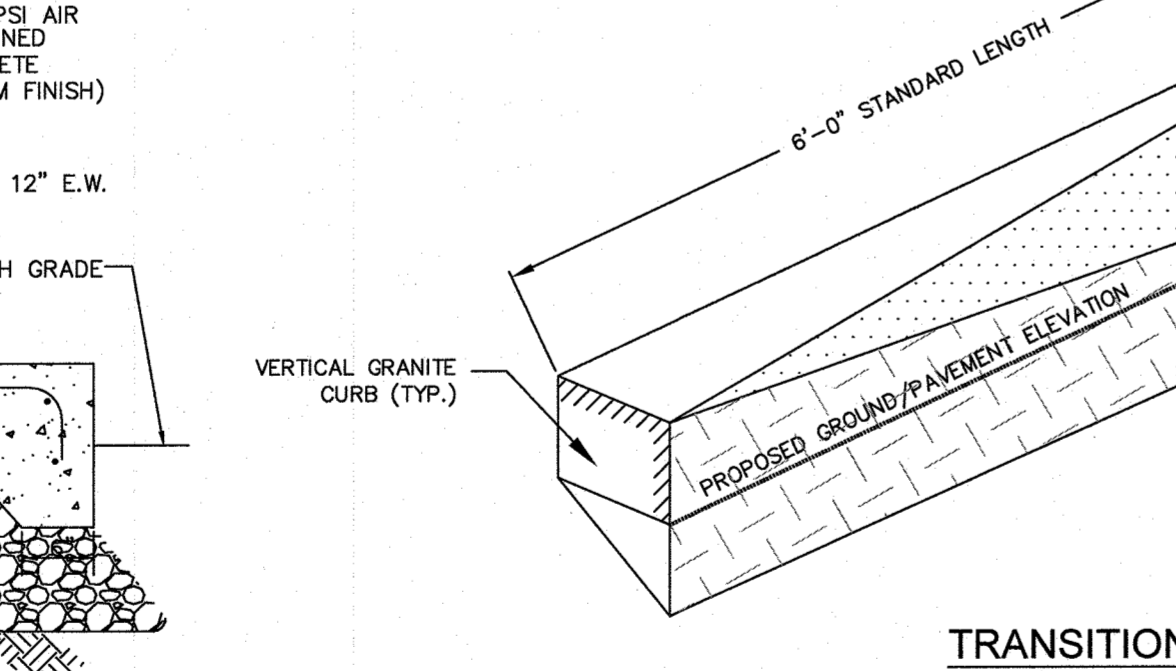
DUMPSTER PAD ENCLOSURE
NOT TO SCALE



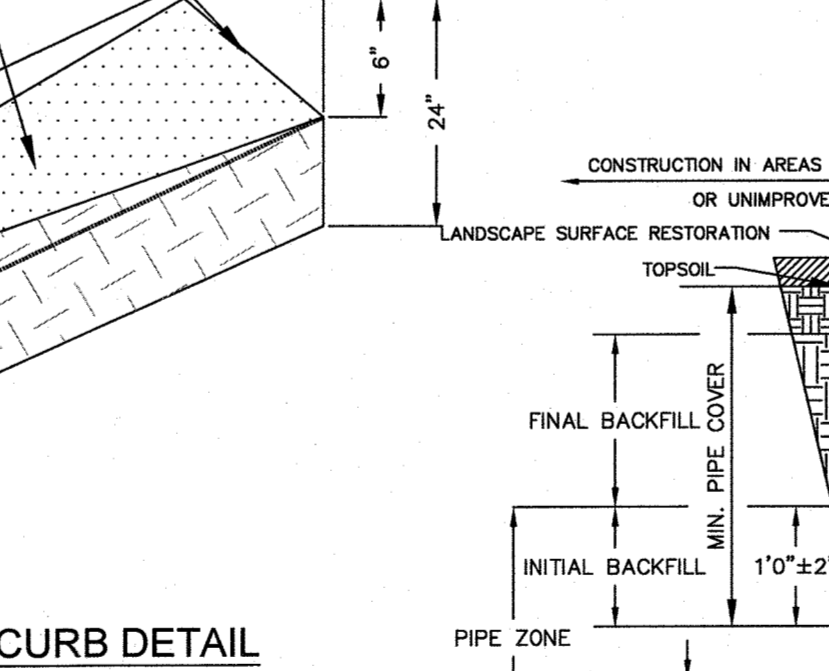
PRECAST CONCRETE CURB
NOT TO SCALE



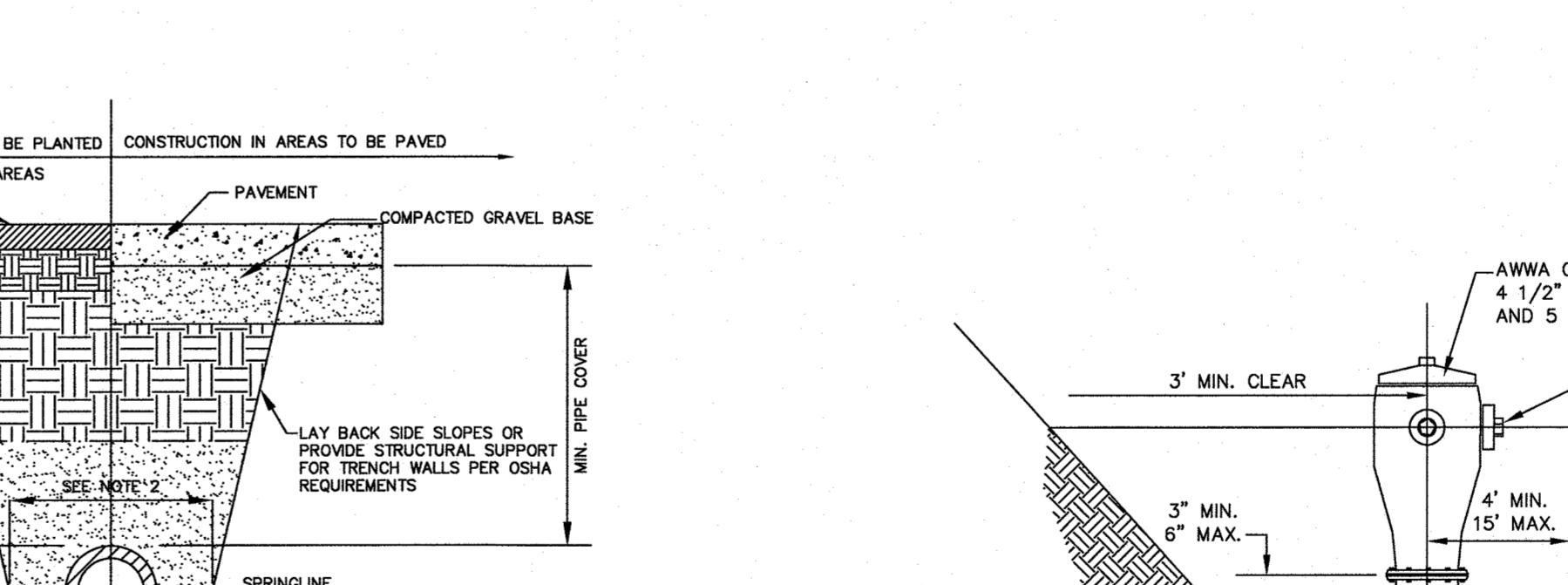
VERTICAL GRANITE CURB
NOT TO SCALE



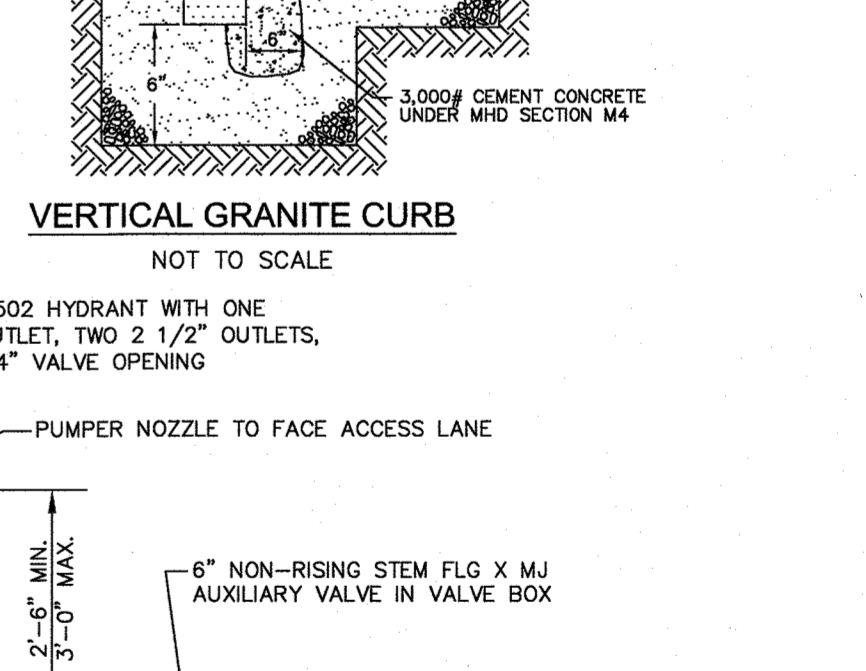
TRANSITION CURB DETAIL
NOT TO SCALE



UTILITY TRENCH
NOT TO SCALE



DUMPSTER PAD ENCLOSURE
NOT TO SCALE



FIRE HYDRANT ASSEMBLY
NOT TO SCALE

FOUNDATION, BEDDING AND BACKFILL MATERIALS

PIPE MATERIAL	HDP, PVC	RC, DI
FOUNDATION STABILIZATION	[1]	[6]
BEDDING	[1]	[1]
HAUNCHING	[1]	[1]
FINAL BACKFILL	[4]	[4]
FINAL BACKFILL	[4]	[4]
PIPE COVER	[5]	[5]

PIPE I.D. WIDTH

PIPE I.D.	WIDTH
LESS THAN 21"	O.D. + 12"
21" TO 42"	O.D. + 24"
GREATER THAN 42"	O.D. + 30"

PIPE MATERIAL HDP, PVC RC, DI

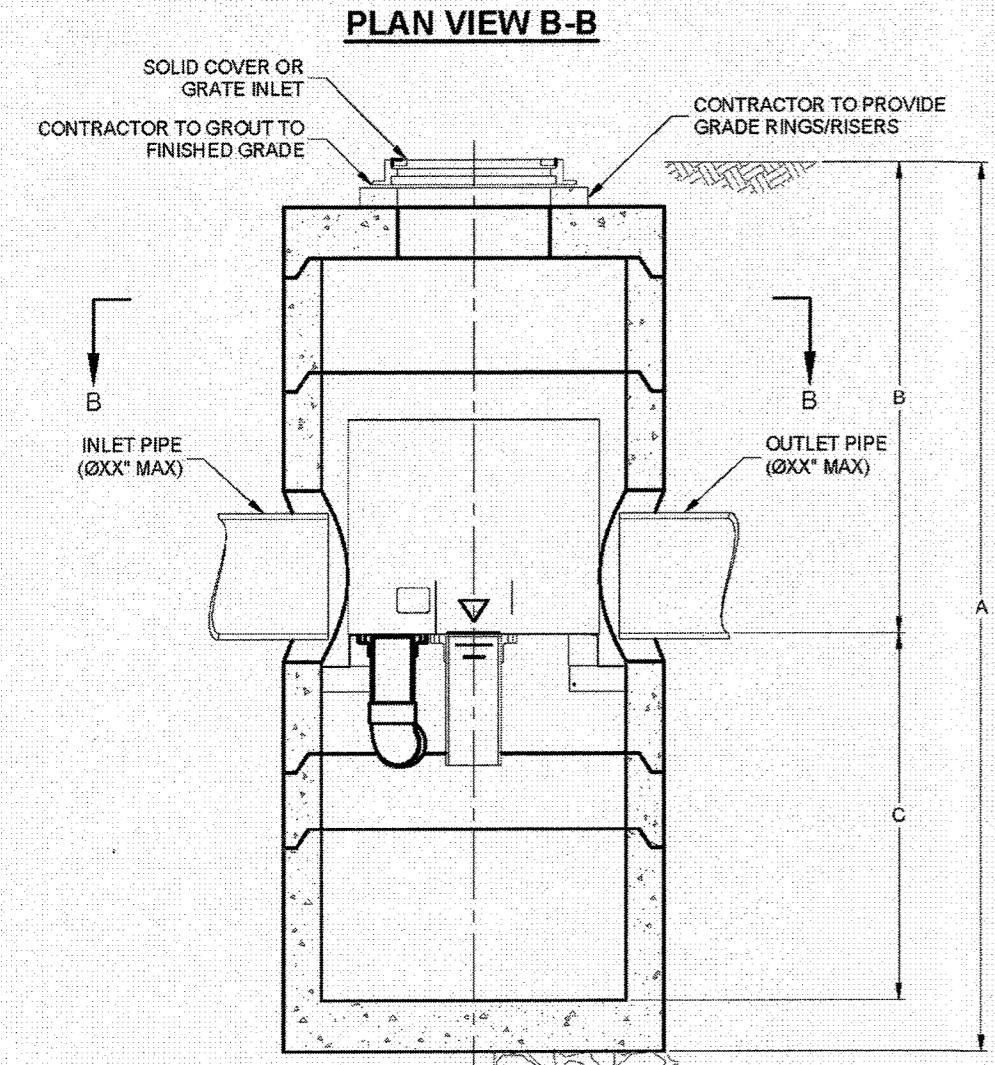
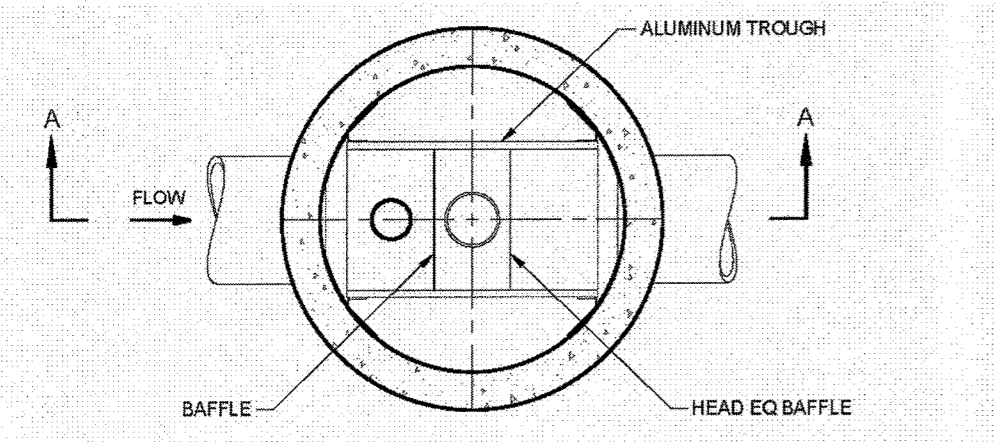
PIPE MATERIAL	HDP, PVC	RC, DI
WATER	3" - 0"	4" - 0"
SEWER	4" - 0"	4" - 0"
DRAIN	2" - 0"	1" - 6"

FACTORY SQUARE
SITE REDEVELOPMENT - PERMIT MODIFICATION
PARCEL ID 278-016-000-000
1, 3, 5 & 7 FISHER STREET
FRANKLIN, MASSACHUSETTS

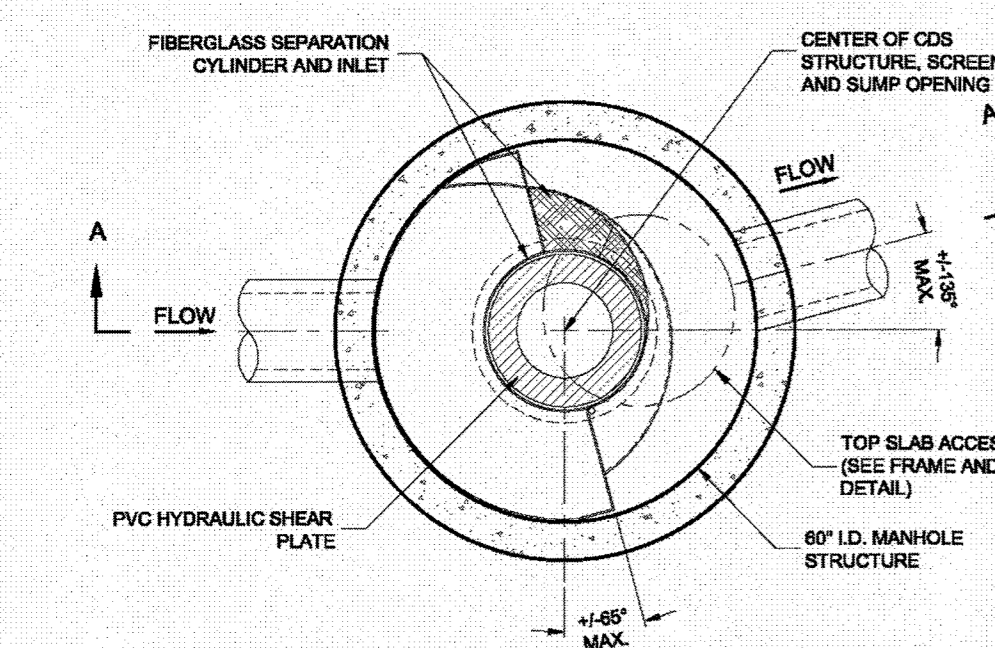
LEVEL
DESIGN GROUP
Civil Engineers & Land Surveyors

249 SOUTH STREET, UNIT 1
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

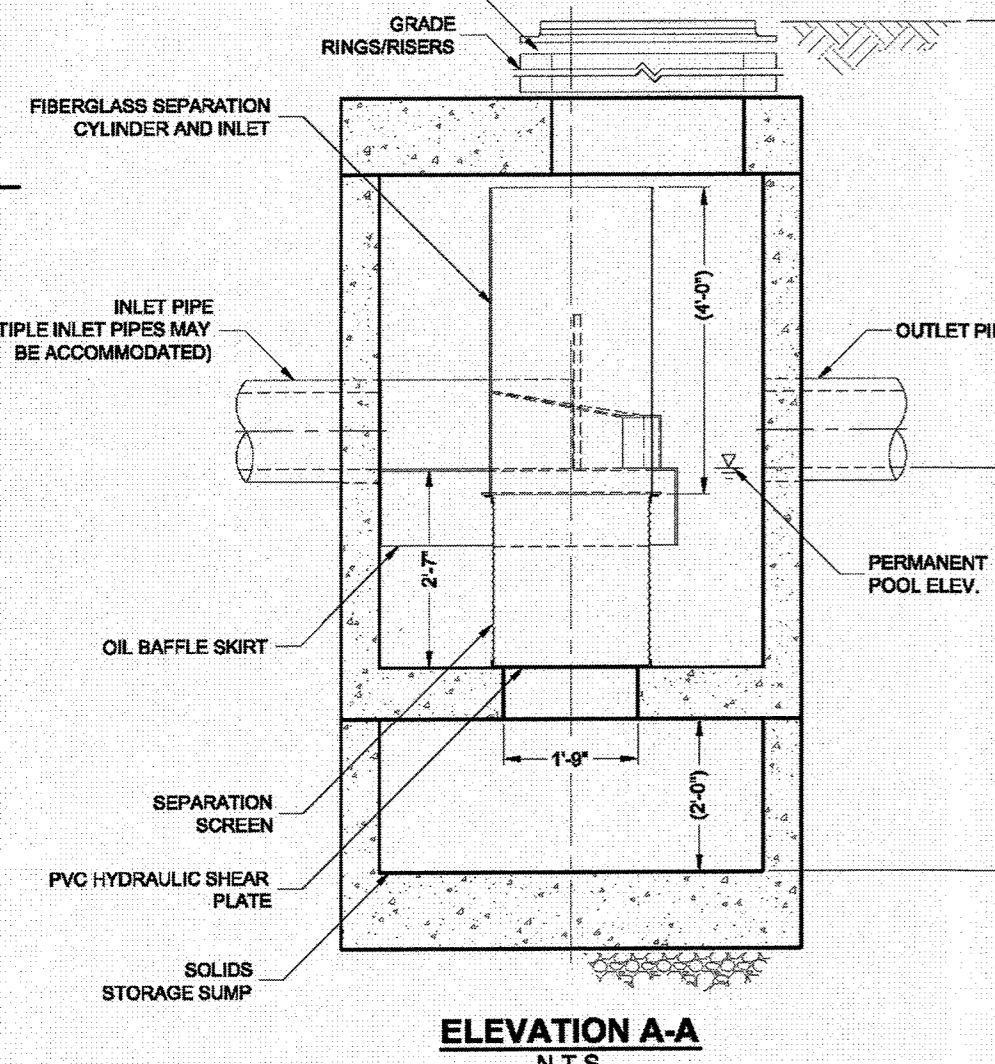
TYPICAL DETAILS
C-4.0
SHEET 8 OF 16
1899.00



SECTION A-A



PLAN VIEW B-B



ELEVATION A-A

CDS 2020-5-G UNIT (STANDARD)

CDS2020-5-C DESIGN NOTES	
CDS2020-5-C RATED TREATMENT CAPACITY IS 2.2 CFS, OR PER LOCAL REGULATIONS.	
THE STANDARD CDS2020-5-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.	
CONFIGURATION DESCRIPTION	
GRATED INLET ONLY (NO INLET PIPE)	
GRATED INLET WITH INLET PIPE OR PIPES	
CURB INLET ONLY (NO INLET PIPE)	
CURB INLET WITH INLET PIPE OR PIPES	
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)	
SEDIMENT WEIR FOR NUDEP / NUCAT CONFORMING UNITS	

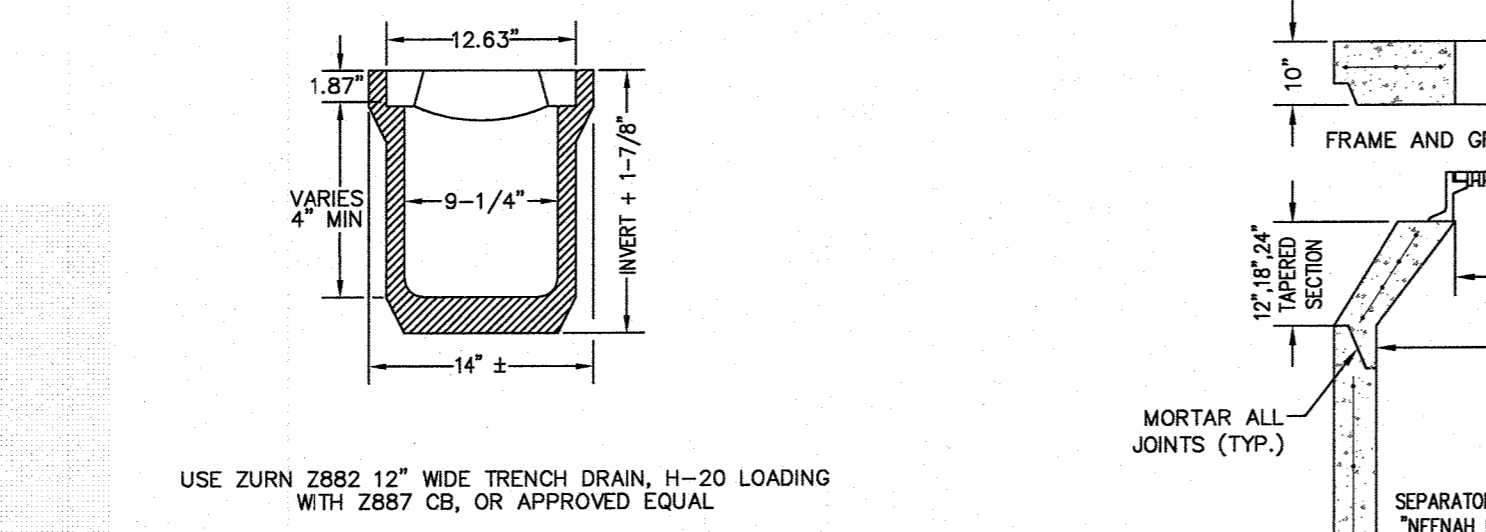
CDS UNIT DETAILS AND SPECIFICATIONS

VORTENTRY HS DESIGN NOTES											
THE STANDARD SOLID COVER CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW.											
CONFIGURATION OPTION DESCRIPTION											
GRATE INLET (NO INLET PIPE)											
GRATE INLET WITH INLET PIPE											

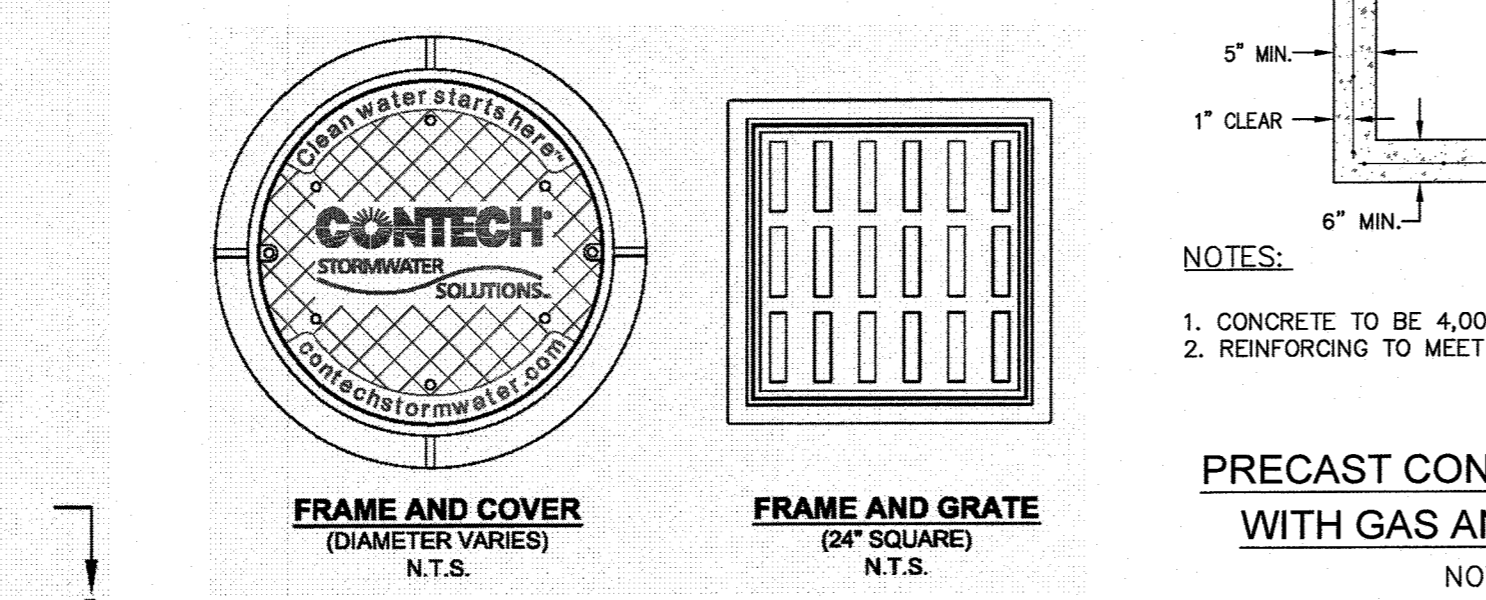
VORTENTRY HS GENERAL INFORMATION											
Model	Manhole Diameter (ID)	Typical Total Distance Rim to Outside Bottom		Typical Distance Rim to Invert		Typical Depth Below Invert (inside)		Approximate Minimum Distance Rim to Invert		Maximum Pipe Diameter (ID)	
	FT	mm	FT	mm	FT	mm	FT	mm	FT	mm	IN
HS36	3	900	10.16	3.10	4.08	1.24	5.58	1702	3.00	0.91	18
HS48	4	1200	13.25	4.04	6.00	1.83	8.75	2057	4.00	1.22	24
HS60	5	1500	15.13	4.81	6.50	1.98	7.86	2426	4.82	1.47	30
HS72	6	1800	18.56	5.05	8.75	2.06	9.15	2788	5.59	1.70	36
HS84	7	2100	18.85	5.75	7.75	2.38	10.35	3156	5.00	1.52	42
HS96	8	2400	20.87	6.38	8.50	2.59	11.54	3518	6.91	2.11	48

- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - DIMENSIONS MARKED WITH (1) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 - FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.conteches.com
 - VORTENTRY HS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE SHALL MEET AASHTO H20 AND CASTINGS SHALL MEET AASHTO M208 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE VORTENTRY HS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

VORTENTRY OR 20_15 DETAILS AND SPECIFICATIONS

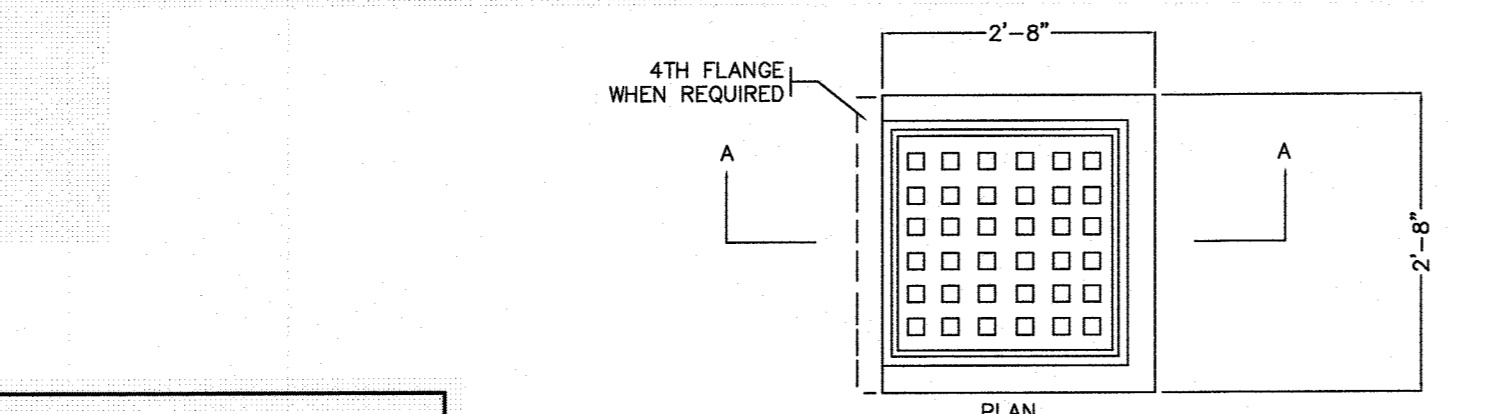


TRENCH DRAIN NOT TO SCALE

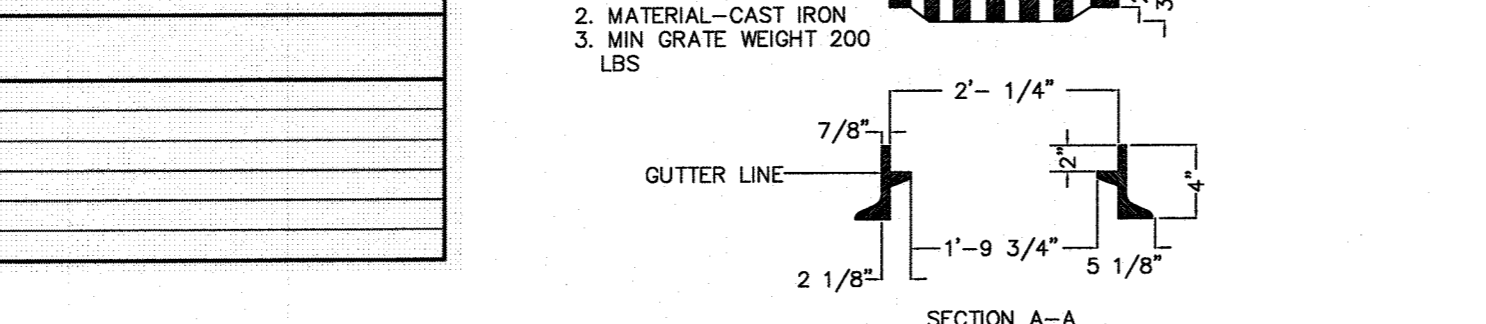


PRECAST CONCRETE CATCH BASIN WITH GAS AND OIL SEPARATOR NOT TO SCALE

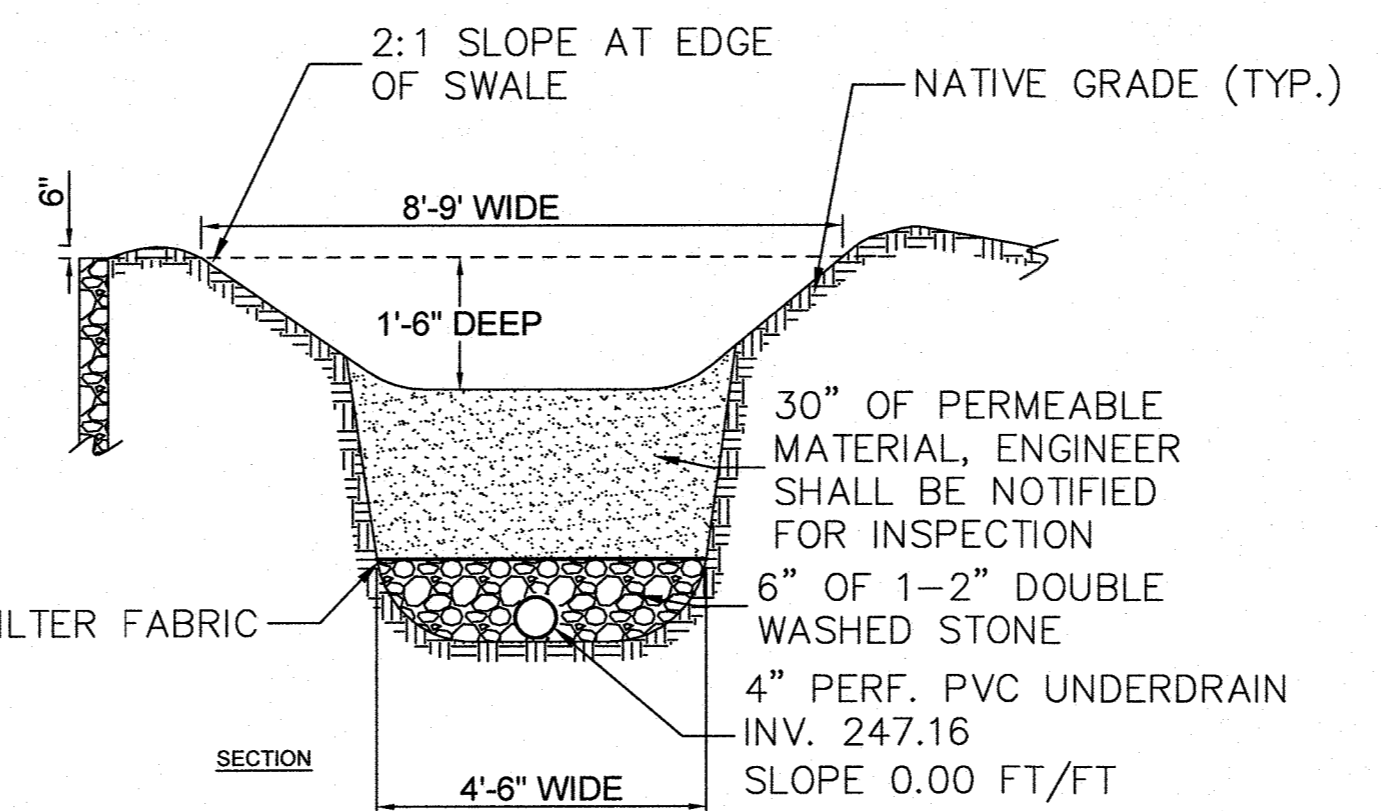
- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - DIMENSIONS MARKED WITH (1) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 - FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE. www.contech-cp.com
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE SHALL MEET AASHTO H20 AND CASTINGS SHALL MEET AASHTO M208 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
 - PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



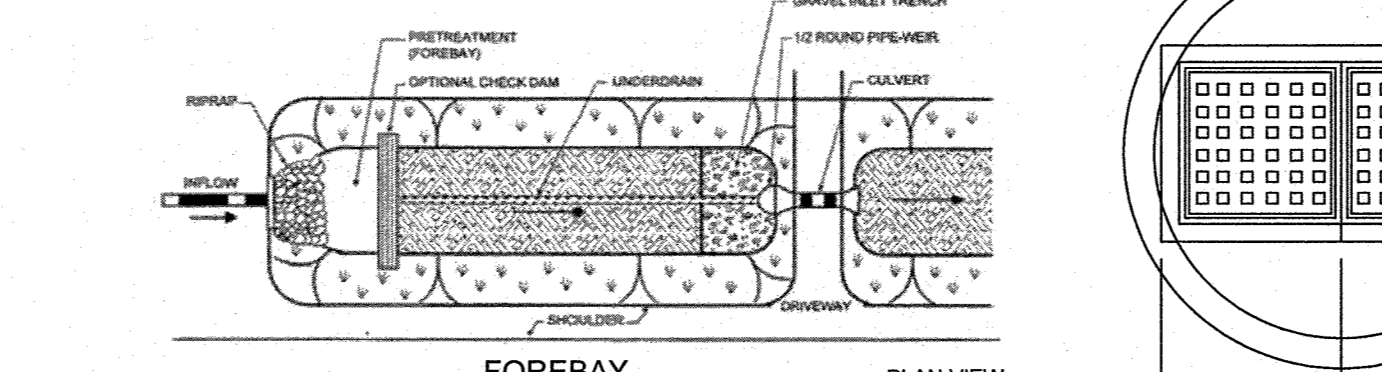
STANDARD CATCH BASIN FRAME & GRATE NOT TO SCALE



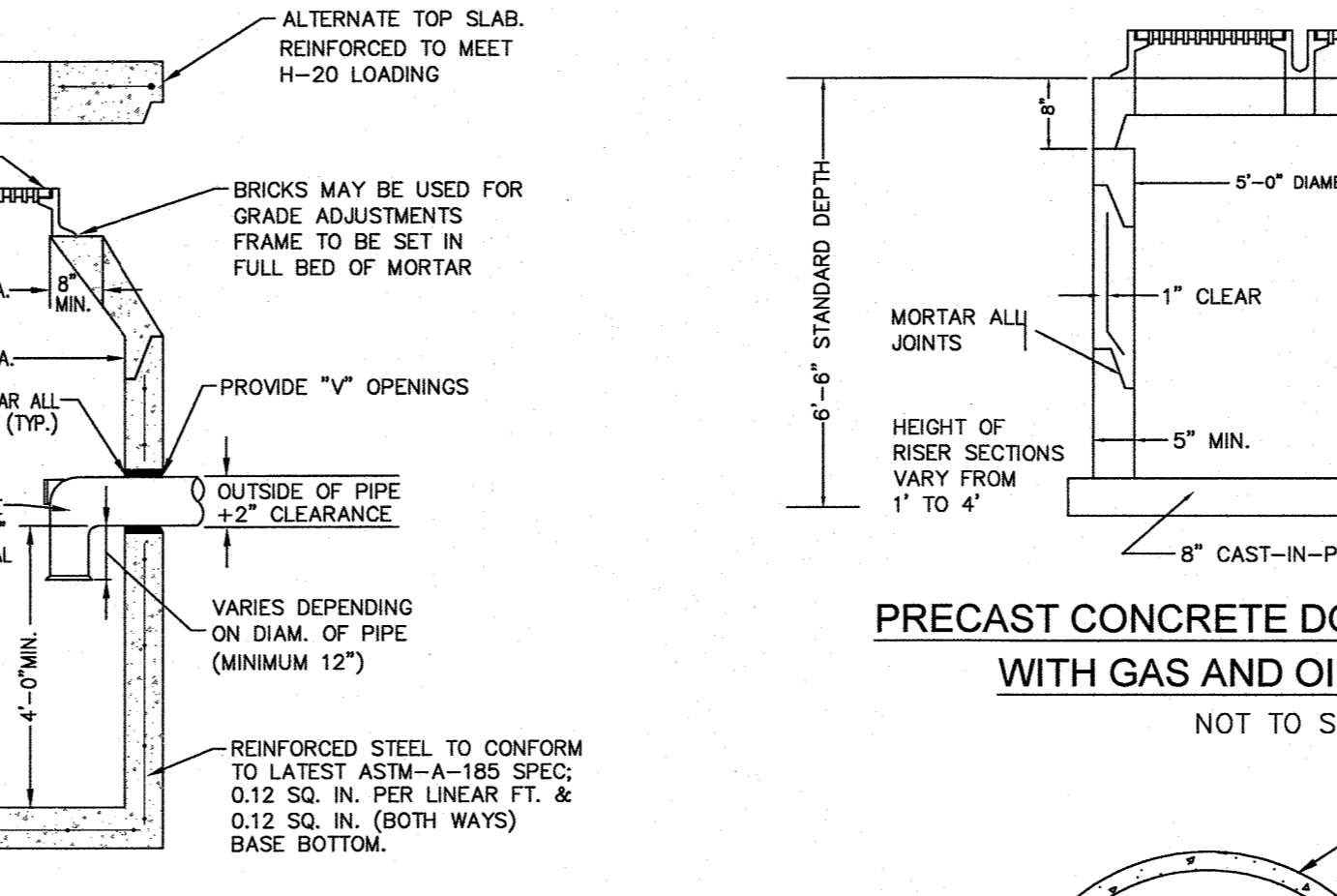
STANDARD MANHOLE FRAME & COVER NOT TO SCALE



SWALE

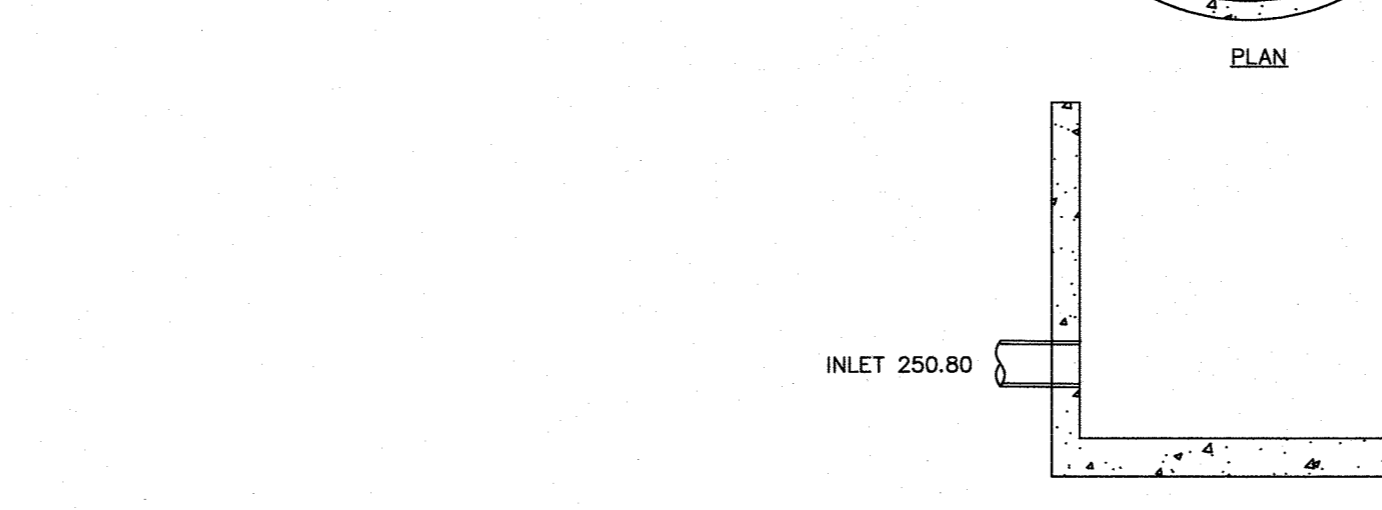


WATER QUALITY SWALE NOT TO SCALE

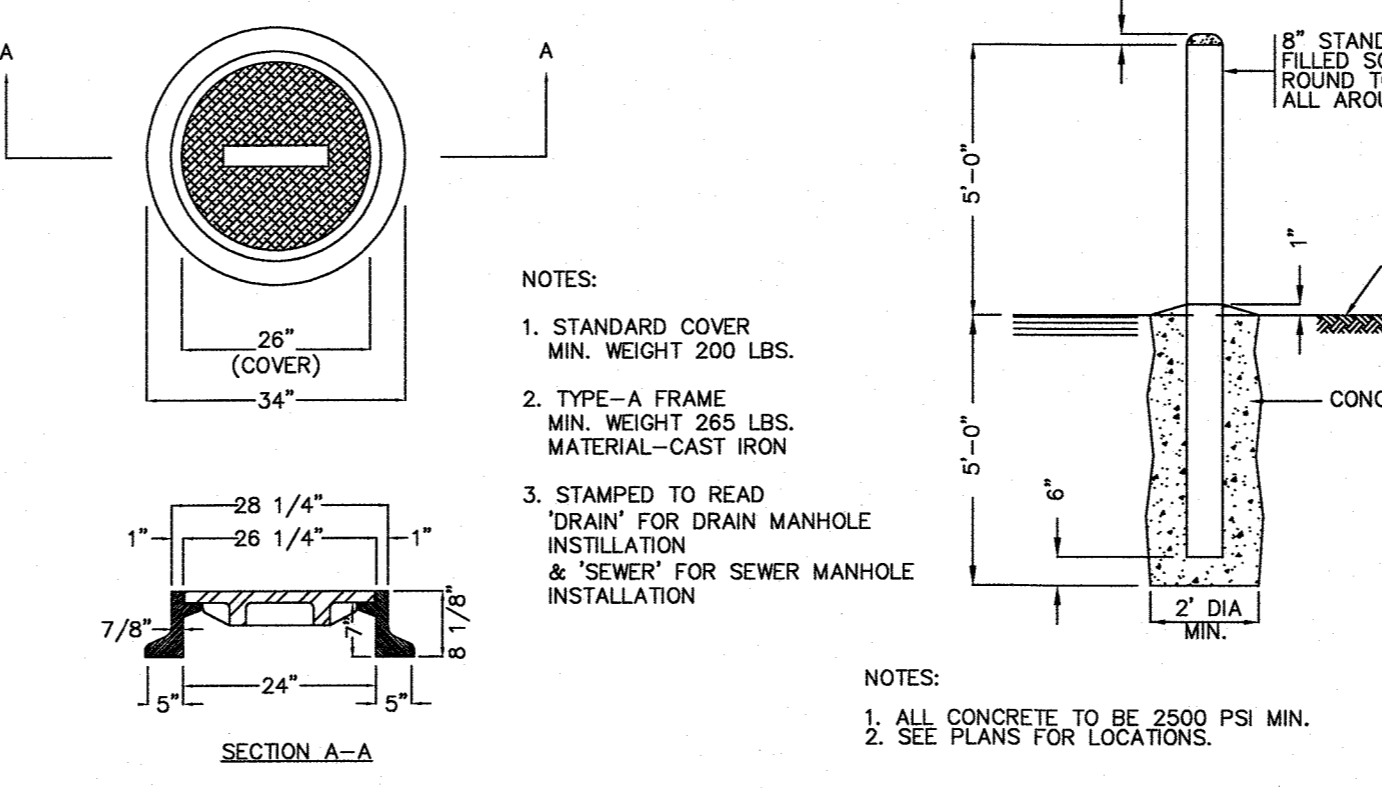


PRECAST CONCRETE CATCH BASIN WITH GAS AND OIL SEPARATOR NOT TO SCALE

- NOTES:**
- CONCRETE TO BE 4,000 PSI MIN. PER ASTM C-478(6.1).
 - REINFORCING TO MEET OR EXCEED H-20 LOADING REQUIREMENTS.



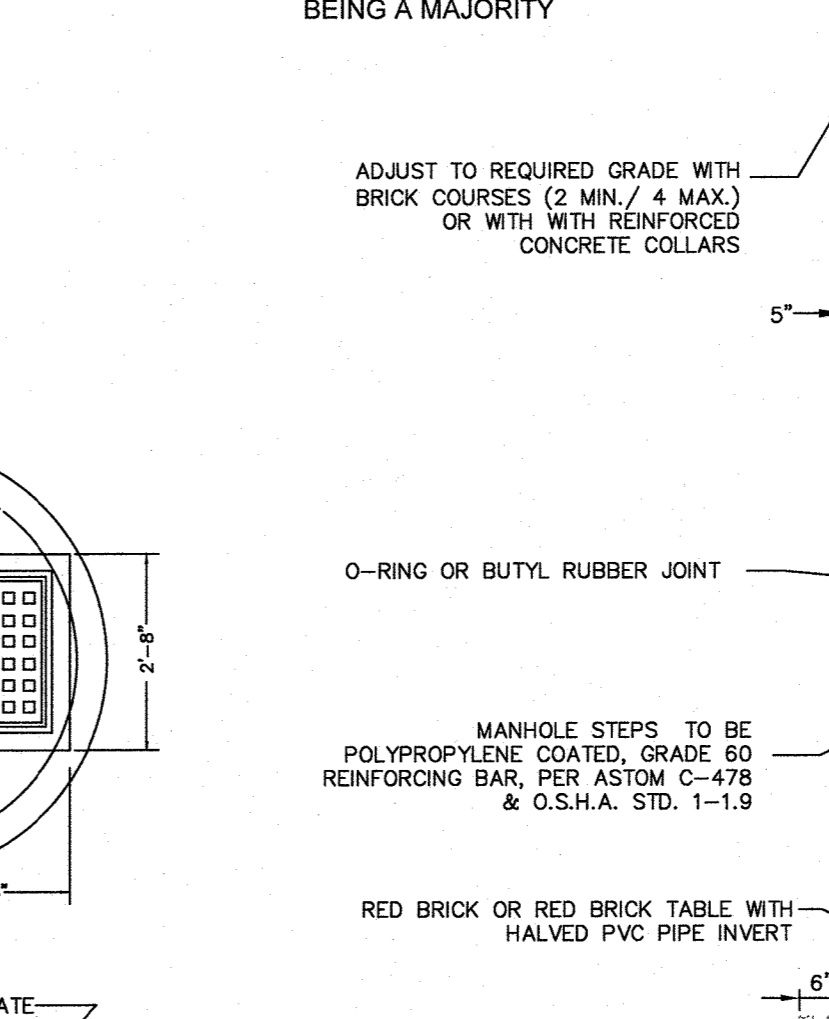
CONCRETE WEIR DRAIN MANHOLE NOT TO SCALE



STEEL PIPE BOLLARD NOT TO SCALE

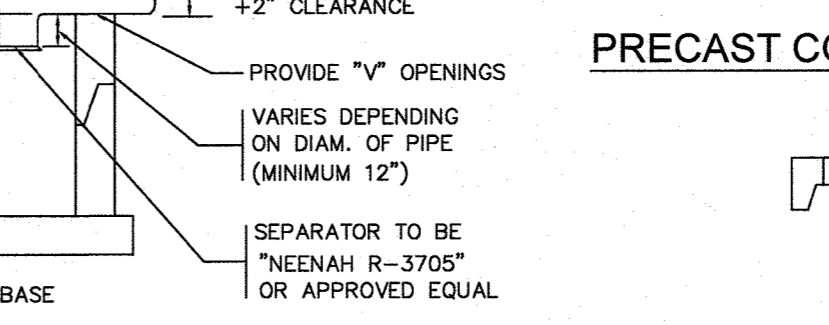
APPROVED DATE: _____
FRANKLIN PLANNING BOARD

DATE: _____
BEING A MAJORITY

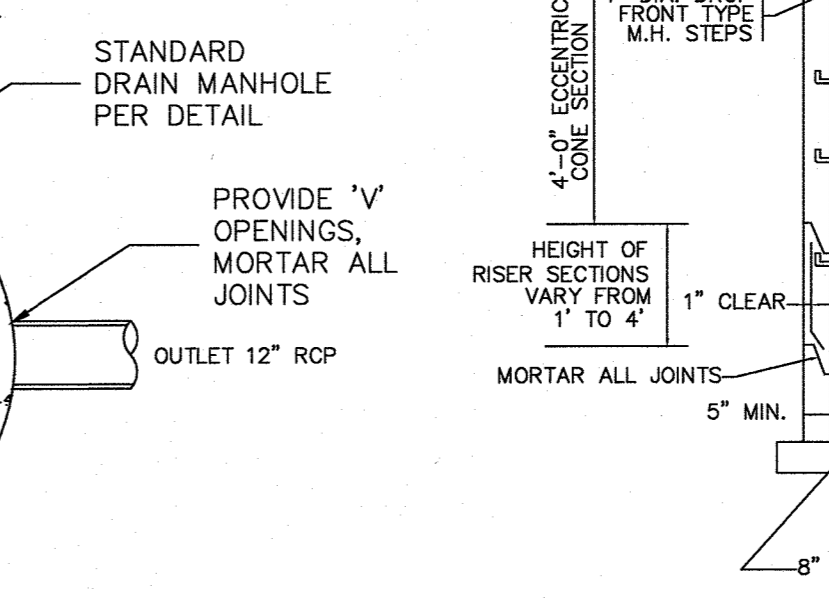


PRECAST CONCRETE SEWER MANHOLE NOT TO SCALE

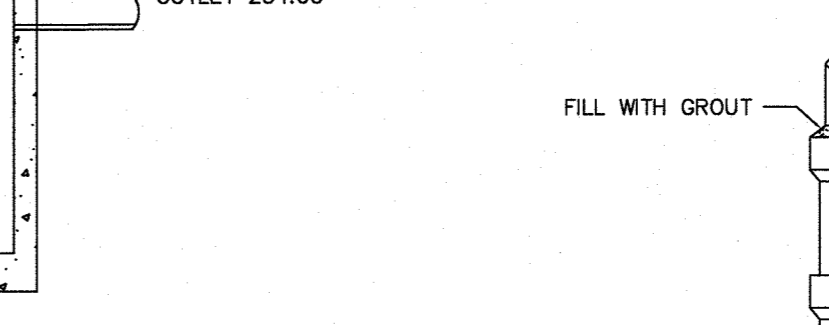
- NOTES:**
- MANUFACTURES TO MEET OR EXCEED ASTM C-478 & ASSHTO M 199 SPECIFICATIONS
 - CONCRETE TO BE 4,000 PSI MIN.
 - STEEL REINFORCEMENT TO MEET OR EXCEED H-20 LOADING REQUIREMENTS.
 - WATER PROOFING TO BE TWO COATS OF HEAVY BODIED TAR EMULSION.



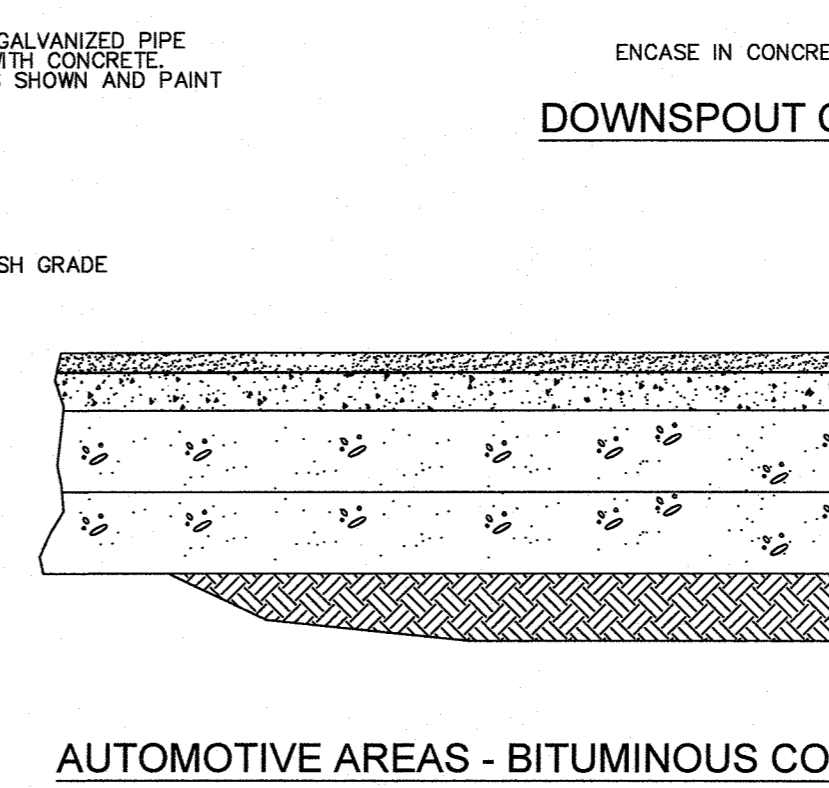
PRECAST CONCRETE DOUBLE CATCH BASIN WITH GAS AND OIL SEPARATOR NOT TO SCALE



PRECAST CONCRETE DRAIN MANHOLE NOT TO SCALE

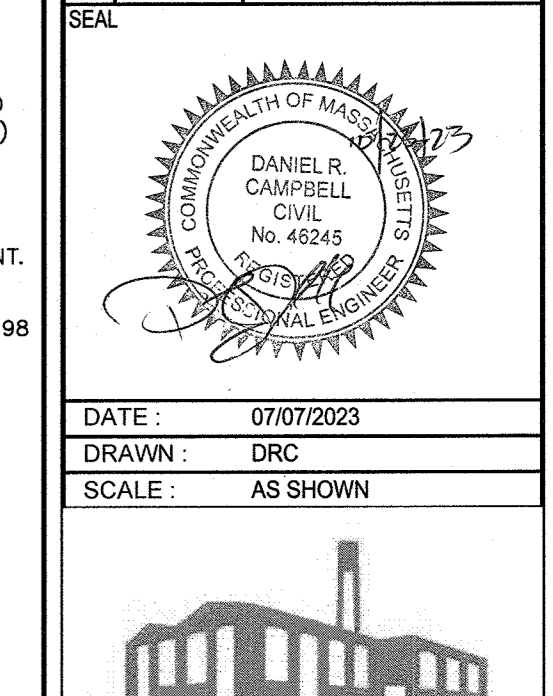


DOWNSPOUT CONNECTION TO DRAINAGE OUTLET NOT TO SCALE



AUTOMOTIVE AREAS - BITUMINOUS CONCRETE PAVEMENT NOT TO SCALE

NO	DATE	REVISIONS
1	07/07/2023	ISSUE FOR PERMIT
2	10/23/2023	RESPONSE TO COMMENTS

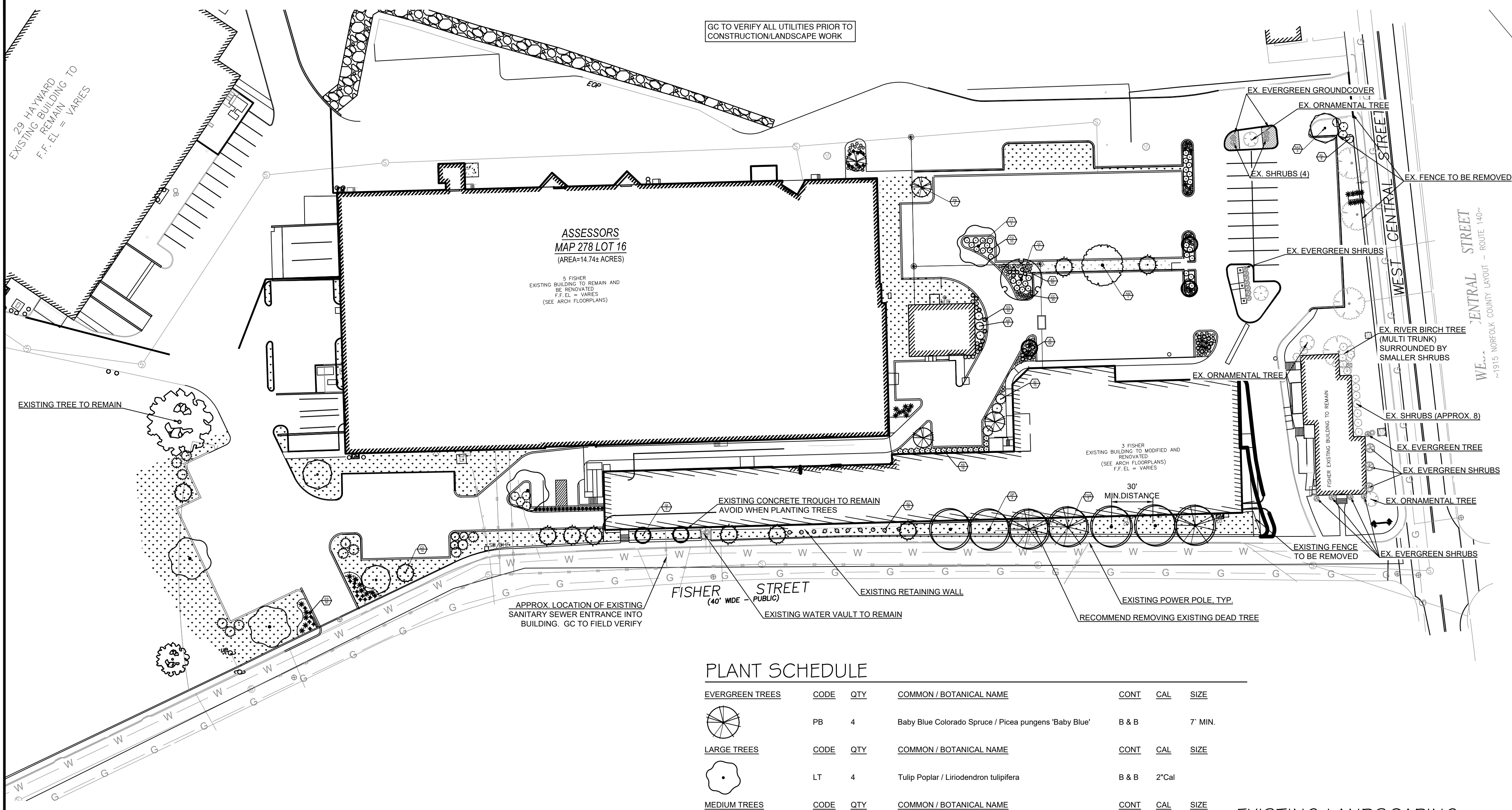
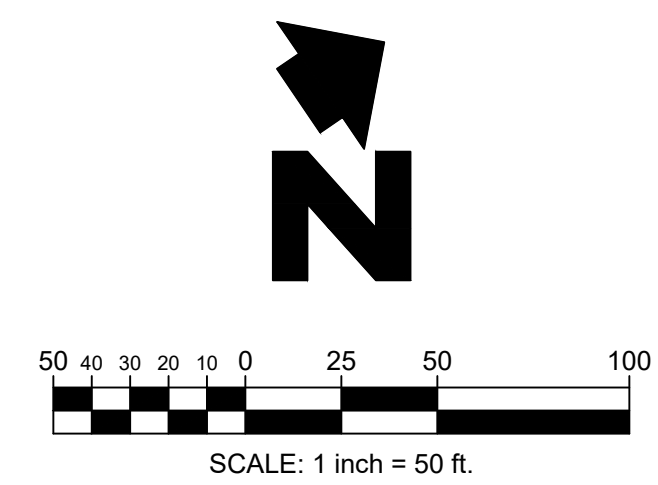


DATE: 07/07/2023
DRAWN: DRC
SCALE: AS SHOWN

FACTORY SQUARE
SITE REDEVELOPMENT - PERMIT MODIFICATION
PARCEL ID 278-016-000-000
1, 3, 5 & 7 FISHER STREET
FRANKLIN, MASSACHUSETTS



TYPICAL DETAILS	
C-4.1	
SHEET 9 OF 16	
1899.00	



GENERAL LANDSCAPE NOTES:

THIS PLAN IS FOR LANDSCAPE LAYOUT ONLY. ALL GRADING, UTILITIES, SITE STRUCTURES, ETC. ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH CIVIL PLANS AND IN THE FIELD.

RECOMMENDED PLANTING AND SEEDING DATES FOR THE CITY OF FRANKLIN: MARCH 15 - JUNE 15 AND SEPT 15 - NOV 15

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

ALL PLANT BEDS SHOULD BE EXCAVATED TO A DEPTH OF 8" BELOW FINISHED GRADE. THE BOTTOM OF THE BED SHALL BE SCARIFIED TO ENCOURAGE DRAINAGE AND PREVENT COMPACTION. ALL PLANT BEDS ARE TO BE BACKFILLED WITH LOOSE, FRIABLE, ORGANIC LOAM OR COMPOST.

CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON AND OFF THE SITE, INCLUDING THE TEMPORARY DETENTION AREA, SHALL BE COMPLETELY HYDROSEEDING OR SODDED WITH GRASS SEED SPECIFIED ON PLANS.

AREAS TO BE SEEDING SHALL BE BROUGHT TO AN ELEVATION OF 6" BELOW THE PROPOSED FINISHED GRADE.

THE SUBGRADE IS TO BE SCARIFIED TO RESULT IN UNCOMPACTED SUBSOIL.

6" OF GOOD QUALITY TOPSOIL IS THEN TO BE APPLIED AND RAKED TO FINISHED GRADE.

SEED SHOULD BE BROADCAST EVENLY AND WORKED INTO THE TOP OF 1" OF SOIL.

MAINTENANCE:
SEEDING AREAS ARE TO BE WATERED ENOUGH TO MAINTAIN ADEQUATE SURFACE SOIL MOISTURE FOR PROPER SEED GERMINATION. WATERING SHALL CONTINUE FOR ALL GRASSED AREAS FOR NOT LESS THAN 30 DAYS FOLLOWING SEEDING OR UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED. IMMEDIATELY RESEED, FERTILIZE, AND MULCH DAMAGED AREAS OR ANY AREA THAT FAILS TO ACHIEVE THE COVERAGE SPECIFIED ABOVE UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PARTS 1 THROUGH 5).

ALL TOPSOIL (4"-6" IN PLANTING BEDS) (1"-2" FOR SEED AND SOD AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM OF 15 PERCENT BY DRY WEIGHT ORGANIC MATTER, FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES, SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH SHREDED PINE BARK MULCH AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP OF MULCH SHALL BE EVEN WITH TOP OF CURBS OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x5"), PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12"

LANDSCAPE EDGING TO BE STEEL AND SHALL BE DARK IN COLOR.

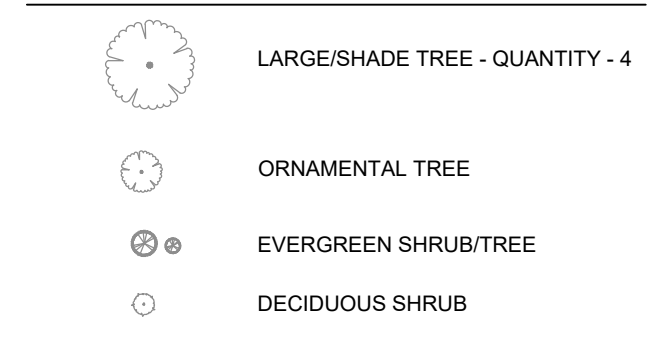
THIS SHEET IS FOR THE PURPOSE OF LANDSCAPING ONLY. ALL GRADING, UTILITIES, SITE FEATURES, ETC. ARE FOR REFERENCE ONLY. PLEASE REFER TO CIVIL PLANS FOR MORE DETAILS.

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT INSTALLED LANDSCAPING DOES NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS.

PLANT SCHEDULE

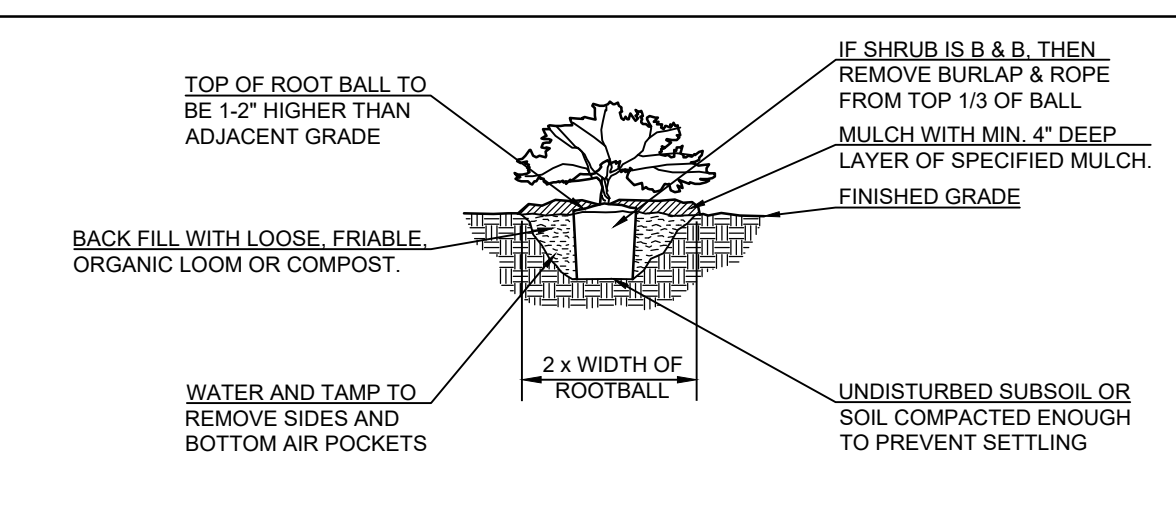
EVERGREEN TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	CAL.	SIZE
	PB	4	Baby Blue Colorado Spruce / Picea pungens 'Baby Blue'	B & B		7' MIN.
LARGE TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	CAL.	SIZE
	LT	4	Tulip Poplar / Liriodendron tulipifera	B & B		2"Cal
MEDIUM TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	CAL.	SIZE
	SA2	3	Sassafras / Sassafras albidum	B & B		2"Cal
ORNAMENTAL TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	CAL.	SIZE
	CV	10	White Fringetree / Chionanthus virginicus	B & B		2"Cal
	QI	5	Scrub Oak / Quercus ilicifolia	B & B		2"Cal
SHADE TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	CAL.	SIZE
	AM	1	Green Mountain® Sugar Maple / Acer saccharum 'PNI 0285'	B & B		2"Cal
	GI	1	Thornless Honey Locust / Gleditsia triacanthos inermis	B & B		2"Cal
STREET TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	CAL.	SIZE
	FG2	3	American Beech / Fagus grandifolia	B & B		2"Cal
	QP	4	Pin Oak / Quercus palustris	B & B		2"Cal
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT.		
	AR	6	Regent Serviceberry / Amelanchier alnifolia 'Regent'	5 gal		
	AS	19	Dwarf Serviceberry / Amelanchier spicata	5 gal		
	CC	39	Carpathian Bellflower / Campanula carpatica	5 gal		
	FG	33	Dwarf Fothergilla / Fothergilla gardenii	5 gal		
	ID	15	Possumhaw / Ilex decidua	5 gal		
	IG	19	Gem Box® Inkberry Holly / Ilex glabra 'SMNIGAB17'	5 gal		
	KL	8	Mountain Laurel / Kalmia latifolia	5 gal		
ORNAMENTAL GRASSES	CODE	QTY	COMMON / BOTANICAL NAME	CONT.		
	ES	50	Purple Lovegrass / Eragrostis spectabilis	3 gal		
	JE	44	Soft Rush / Juncus effusus	5 gal		
PERENNIALS	CODE	QTY	COMMON / BOTANICAL NAME	CONT.		
	AT	60	Butterfly Milkweed / Asclepias tuberosa	1 gal		
	SS	30	Showy Goldenrod / Solidago speciosa	1 gal		
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT.		
	PP	23,656 sf	Kentucky Bluegrass / Poa pratensis	flat		

EXISTING LANDSCAPING



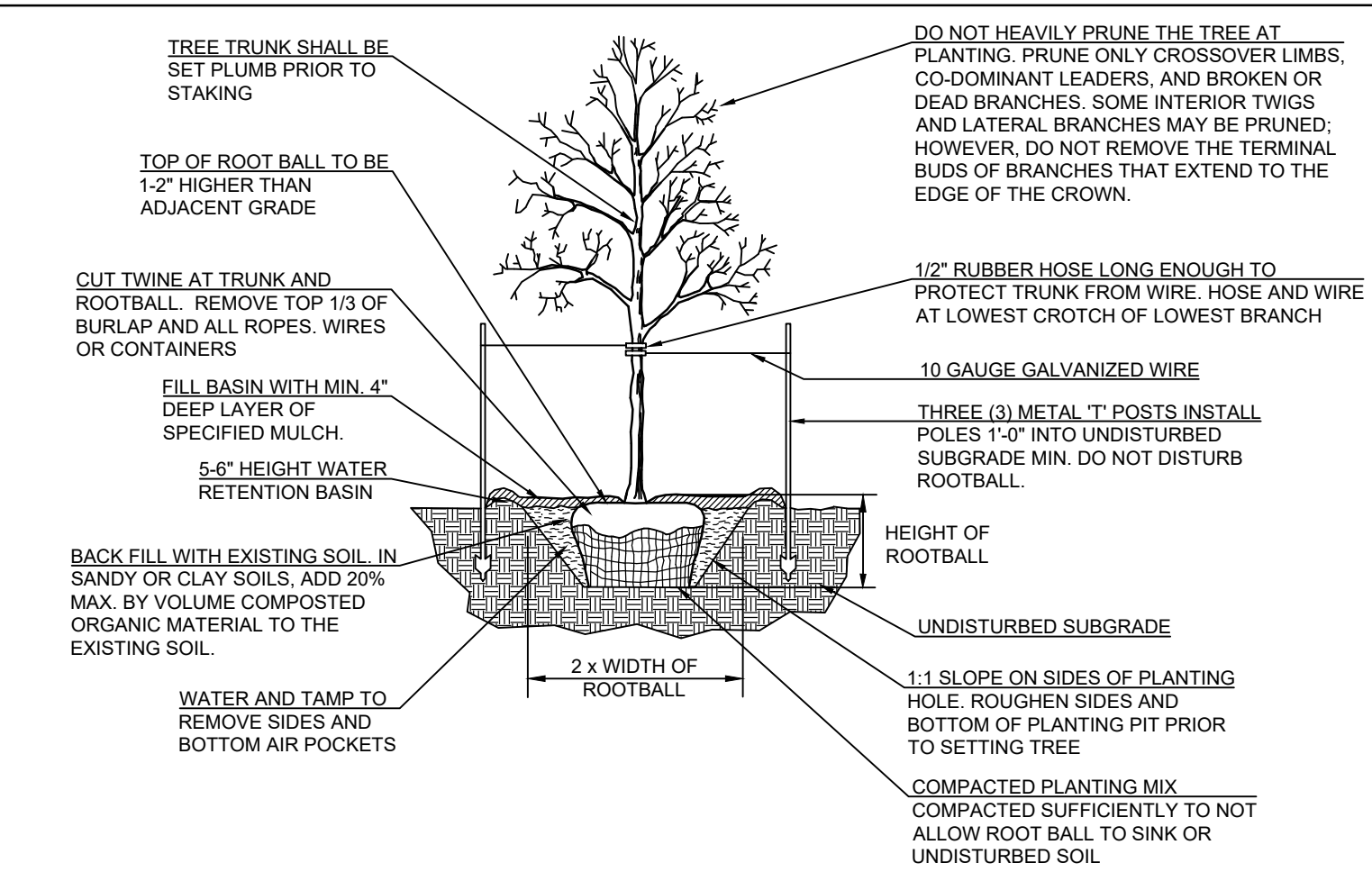
SITE INFO	
CURRENT ZONING	MIXED BUSINESS INNOVATION (NO OVERLAY DISTRICTS)
ADJACENT ZONING	NORTH SINGLE FAMILY IV EAST SINGLE FAMILY IV SOUTH SINGLE FAMILY IV WEST MIXED BUSINESS INNOVATION
STREET TREES	ANY LOT ABUTTING A ROW OF 75' OR MORE IN WHICH A BUILDING IS WITHIN 150' OF THE ROW MUST HAVE TREES PLANTED AT LEAST EVERY 30' AND 50' BACK FROM THE ROW.
PARKING LOT TREES	REQUIRED: PARKING LOTS FOR 20 OR MORE CARS SHALL CONTAIN OR BE BORDERED WITHIN 5' BY AT LEAST ONE TREE PER 10 PARKING SPACES 234 SPACES / 10 TREES = 24 TREES PROVIDED: 25 TREES (5 EXISTING, 20 PROPOSED) INCLUDES CANOPY/SHADE, EVERGREEN AND ORNAMENTAL TREES)

ALL PROPOSED PLANTS ARE LISTED IN THE BEST DEVELOPMENT PRACTICES GUIDEBOOK. PROPOSED STREET TREES ARE LISTED IN TOWN CODE AS RECOMMENDED.



02 SHRUB PLANTING
N.T.S.

- REMOVE ANY DEAD, DYING OR SEVERELY BROKEN TWIGS OR BRANCHES. IF REMOVING THESE BRANCHED REDUCES THE SHRUB HEIGHT BELOW SPECIFIED HEIGHT THEN SHRUB SHALL BE REJECTED.
- PLANTING BEDS SHOULD BE EXCAVATED TO A DEPTH OF 8" BELOW FINISHED GRADE.
- THE BOTTOM OF THE BED SHALL BE SCARIFIED TO ENCOURAGE DRAINAGE AND PREVENT COMPACTION.
- NEWLY PLANTED SHRUBS SHALL BE FERTILIZED WITH A TIME RELEASE FERTILIZER WITH A 20-20-20 ANALYSIS APPLIED PER MANUFACTURERS SPECIFICATION.



01 TREE PLANTING
N.T.S.

- MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.
- WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOTBALL WITH SOIL.
- DO NOT LIFT, ADJUST OR MOVE TREE USING THE TRUNK. USE METAL BASKET FOR THESE TASKS.
- NEWLY PLANTED TREES SHALL BE FERTILIZED WITH A TIME RELEASE FERTILIZER WITH A 20-20-20 ANALYSIS APPLIED PER MANUFACTURERS SPECIFICATION.

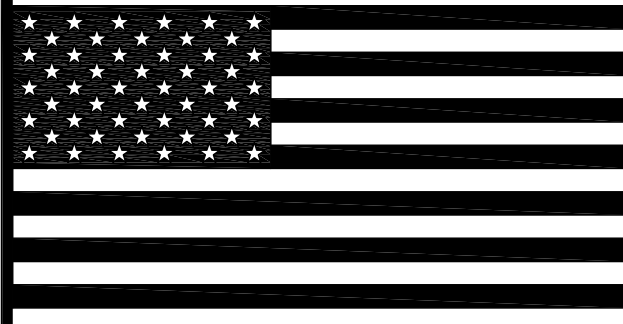
STIPULATION FOR REUSE:
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FACTORY SQUARE
SITE REDEVELOPMENT - PERMIT MODIFICATION
PARCEL ID 27-016-000-000
1.3.5 & 7 FISHER STREET
FRANKLIN, MASSACHUSETTS
PROJ NUMBER: 40-22-00053

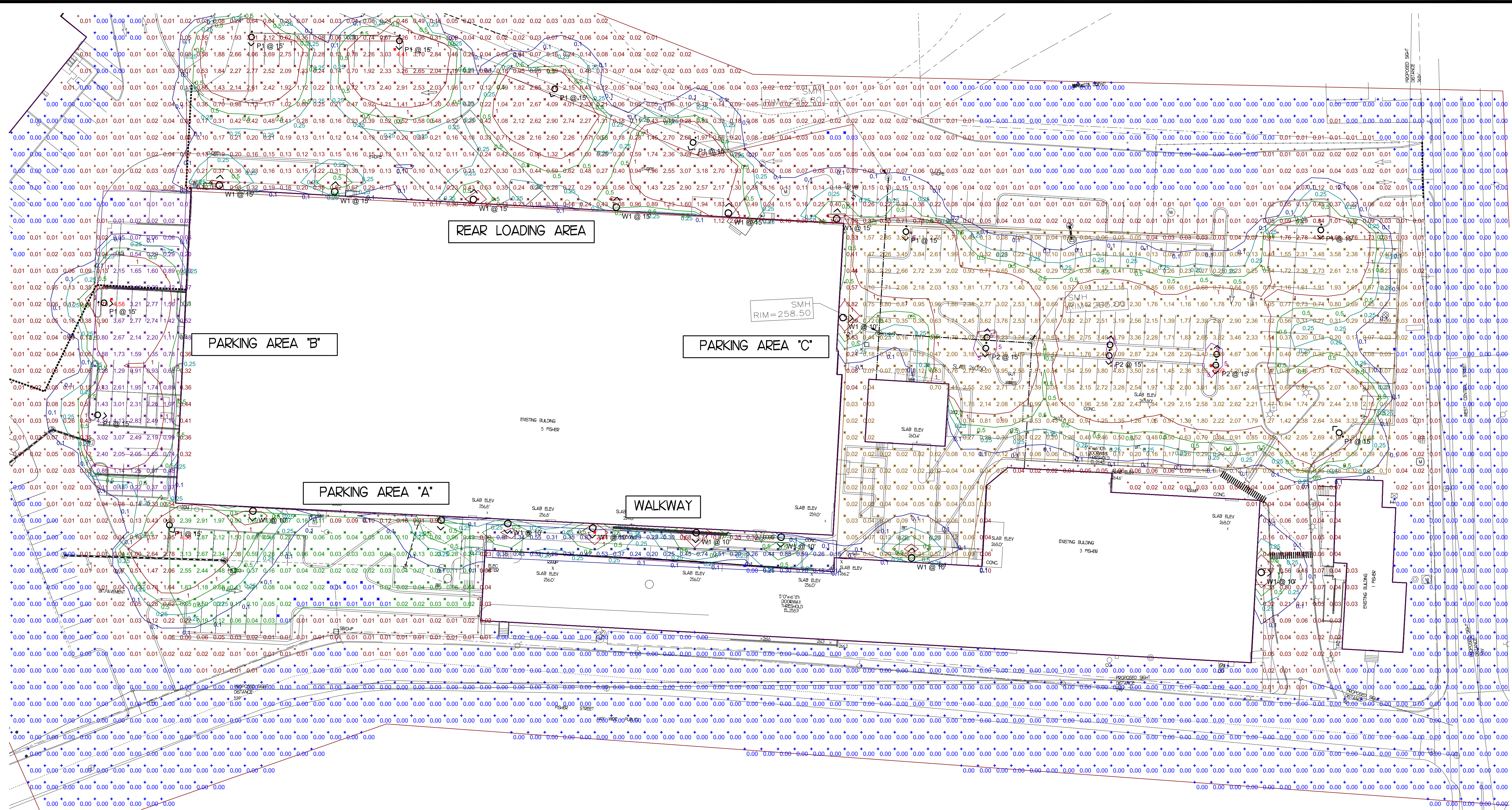
ISSUE BLOCK		
NO.	TITLE	DATE

DOCUMENT DATE: 10/31/2023
CHECKED BY: WFM
DRAWN BY: JMS





REVISIONS:	
REV.	DESCRIPTION:



Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
PARKING AREA "A"	⊗	0.51 fc	4.36 fc	0.01 fc	436.0:1
PARKING AREA "B"	⊗	1.35 fc	4.58 fc	0.00 fc	N/A
PARKING AREA "C"	⊗	1.22 fc	6.59 fc	0.01 fc	659.0:1
REAR LOADING AREA	⊗	0.80 fc	4.41 fc	0.03 fc	147.0:1
WALKWAY	⊗	0.46 fc	2.34 fc	0.00 fc	N/A

Schedule							
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Input Power
⊗	P1	10	BEACON	"URB-XXX-XX-18L-90-3K7-4F"	"Urban Decorative Fixture.	1	682.3
⊗	P2	3	BEACON	"URB-XXX-XX-18L-90-3K7-4F"	"Urban Decorative Fixture.	1	164.6
⊗	W1	15	ARCHITECTURAL AREA LIGHTING	UCS-STR-12LED-NW	UNIVERSAL STRAIGHT HOOD, STRAIGHT SPUN ALUMINUM HOOD, COATED LENS.	1	26.9

CLIENT:



249 SOUTH STREET, UNIT 1
 PLAINVILLE, MA 02762
 TEL. (508) 695-2221 FAX. (508) 695-2219

PROJECT:
FACTORY SQUARE

5 FISHER ST.
 FRANKLIN, MA.

DRAWING TITLE
PHOTOMETRY LIGHTING PLAN

DRAWN: CDO
 CHECKED: VAD Jr.
 SCALE: 1" = 30'-0"
 DATE: OCTOBER 13, 2023

PH1.1

BEACON
URBAN SERIES
URBAN LUMINAIRE

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____

FEATURES

- Decorative traditional style lighting fixture series is suitable for walkway lighting and wall mounting
- Two unique shade and style options
- LED turtle-friendly option available
- Integral Surge and Thermal Protection



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- The drivers shall be located in the top cast housing and shall be accessible without tools by tilting the lower shade assembly. The driver and all electrical components shall be on a tray
- The lower shade shall be made from a one-piece aluminum spinning
- The housing is designed for LED thermal management without the use of metallic screens, cages, or fins. The top casting shall be able to be pendant mounted in place with a stainless steel safety pin and then permanently fixed in place with four stainless steel bolts

ELECTRICAL

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input
- Power factor is >0.90 at full load
- Dimming drivers are standard with connectors for external dimming equipment available upon request
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher
- Plug disconnects are listed by UL for use at 600 VAC, 15A or higher; 15A rating applies to primary (AC) side only
- Fixture electrical compartment shall contain all LED driver components
- Button photocell available
- Ambient operating temperature -40°C to 40°C

ELECTRICAL (CONTINUED)

- Surge protection - 20KA
- L'Escheid" Circuit- protects luminaire from excessive temperature. The device shall activate at a specific, factory-pre-set temperature, and progressively reduce power over a finite temperature range. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F). Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.)

CONTROLS

- Available with Energent for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night visit.

FINISH

- IFS polyester powder-coat electrostatically applied and thermocured
- IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 150 inch-pounds



Shown with arm

KEY DATA	
Lumen Range	3,300-13,000
Wattage Range	27.8-137.5
Efficacy Range (LPW)	61-87



currentlighting.com/beacon
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Page 1 of 7
Rev 06/2023
Urban_LED_spec_sheet_Beacon_B01

architectural arealighting
UCS
ARCHITECTURAL AREA/SITE

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____

FEATURES

- Modular system offers five luminous choices and five hood options for customization to complement site design
- Full cutoff option available
- Pole, wall, or pendant mounting options
- Opal glass lens, IES Type 5 distribution for soft, general lighting
- Powder coat finish in 13 standard colors with a polymer primer sealer



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- All housing components aluminum 360 alloy, sealed with continuous silicone rubber gaskets
- Standard configurations do not require a fast lens, optional lenses is tempered glass
- All internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) polyester powdercoat
- Optical bezel finish is match the luminaire housing

LED/OPTICS

- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate.
- Cartridge is easily disassembled to replace components. Optics are held in place without the use of adhesives.
- Molded silicone gasket ensures a weather-proof seal around each individual LED.
- Features revolutionary individual LED optical control based on high performance TIR optical designs.
- House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens.

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Luminaires have integral surge protection, UL recognized and have a surge current rating of 10,000 Amperes using the industry standard 8/20µsec wave and surge rating of 372J
- Drivers are UL recognized with an inrush current maximum of <20.0 Amperes maximum at 230VAC
- 100%-1% dimming range. Fixture will be wired for low voltage 0-10V dimming control
- Driver and surge suppressor are mounted to a pre-wired tray with quick disconnects that may be removed from the gear compartment

CONTROLS

- Egress adapter(s) shall slip over a 4"/100mm DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"/114mm to the over all height. Adapter(s) shall be pre-wired, independently rotatable 358°, and have a cast access cover with an integral lens and lanyard.
- Photocell adapter shall include an internal twist lock receptacle. Photocell by others.

UNIVERSE®



Universe Street

RELATED PRODUCTS

- ULCL2
- ULIL2
- UCB

CONTROLS (CONTINUED)

- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, amp by others

CERTIFICATIONS

- ETL listed under UL 1598 and CSA C22.2 No. 250.0-08 for wet locations
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020. See Buy American Solutions.

WARRANTY

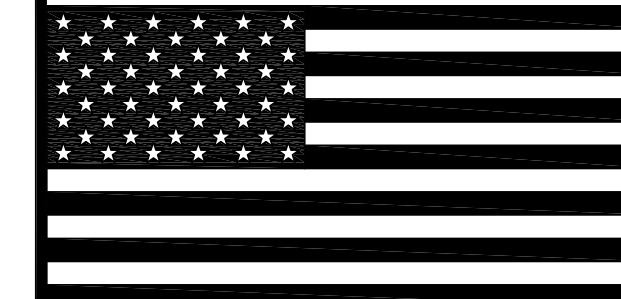
- See [HUB Standard Warranty](#) for additional information

KEY DATA	
LUMEN RANGE	1,821-9,336
WATTAGE RANGE	31.52-71.6
EFFICACY RANGE (LPW)	54.5-138.5
INPUT CURRENT RANGE (mA)	260/420/815 mA
WEIGHT	18 lbs 41 kg to 27 lbs 12.25 kg
EPA	53 to 105

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UCS
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17760 Redwood Dr, Redwood Heights, CA 97474 | Tel: 828.265.5355 | 1/Hubbell.com/aaal



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VINCENT A. DIORIO, INC.
CONSULTING ENGINEERS
89 Access Rd. Suite 18
Norwood, MA 02062
(781)255-9754 | vadjr@vadeng.com
www.vadeng.com



REVISIONS:

REV. #	DATE	DESCRIPTION

CLIENT:



249 SOUTH STREET, UNIT 1
PLAINVILLE, MA 02762
TEL: (508) 695-2221 FAX: (508) 695-2219

PROJECT:
FACTORY SQUARE

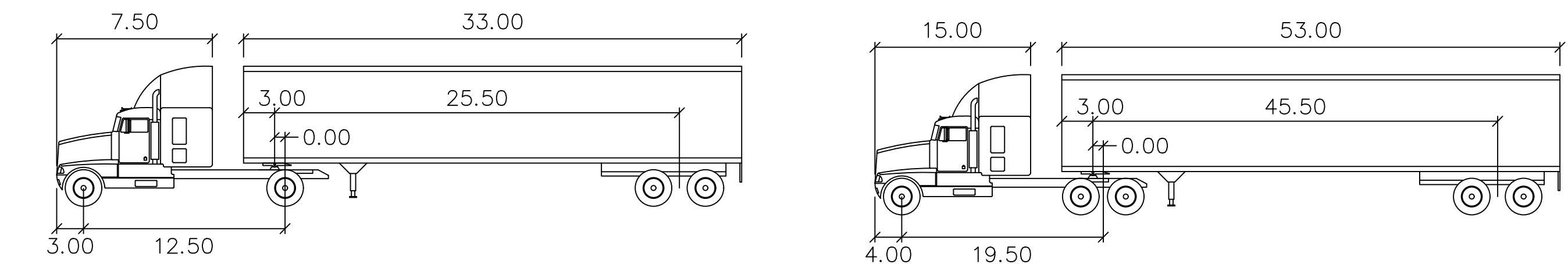
5 FISHER ST
FRANKLIN, MA.

DRAWING TITLE
LIGHT FIXTURE SPECIFICATIONS

DRAWN: CDO
CHECKED: VAD Jr.
SCALE: NOT TO SCALE
DATE: OCTOBER 13, 2023

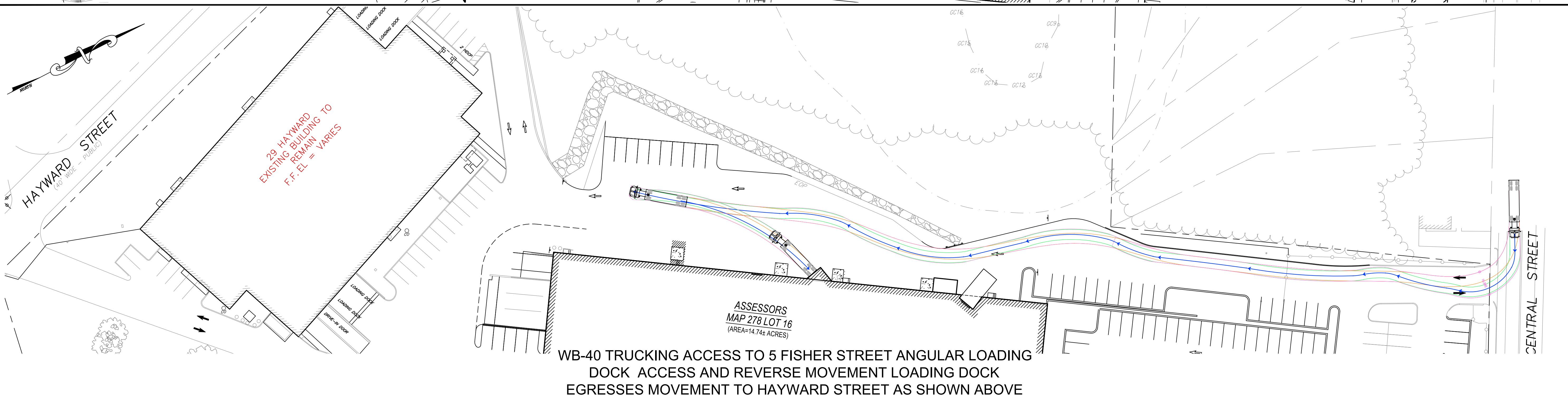
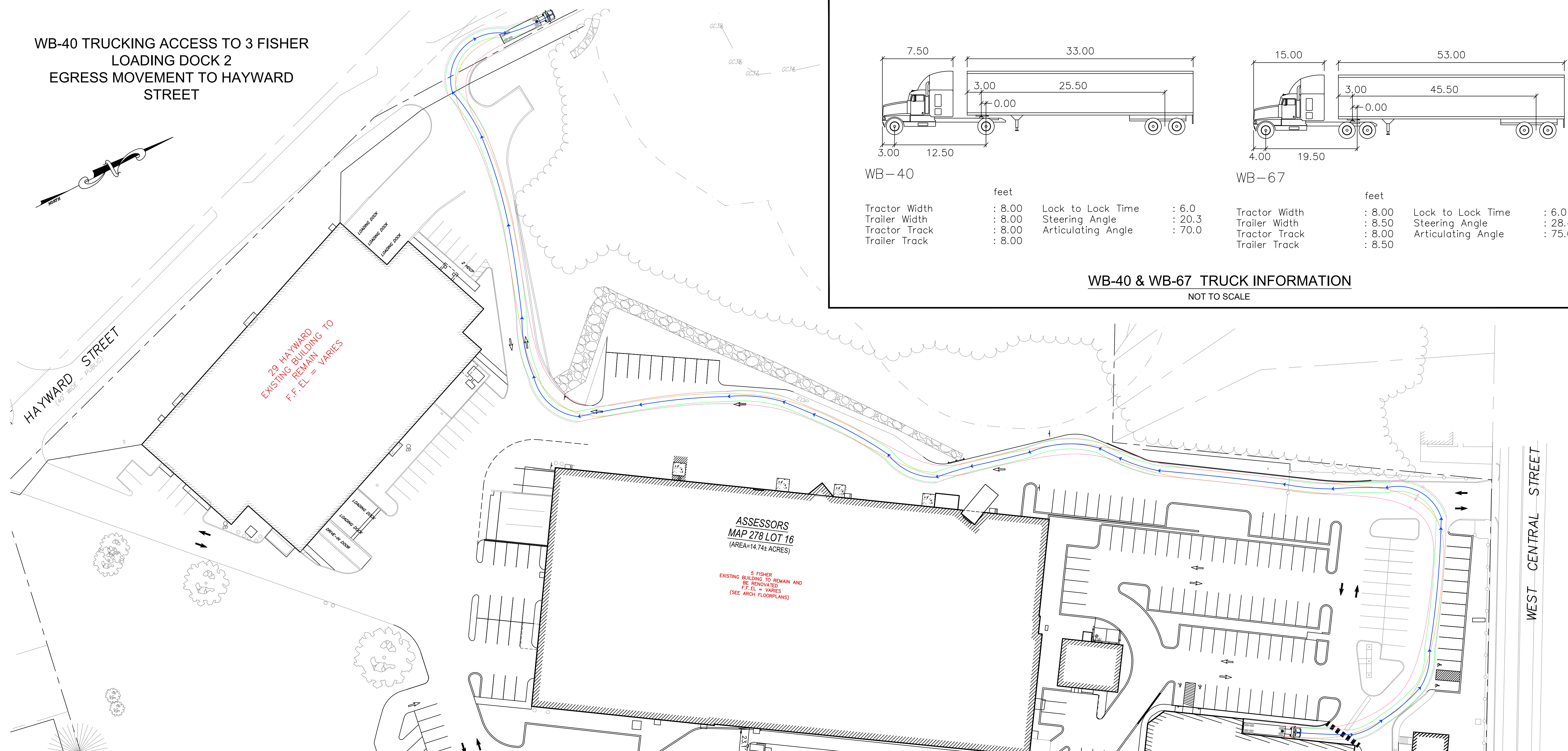
PH2.1

WB-40 TRUCKING ACCESS TO 3 FISHER
LOADING DOCK 2
EGRESS MOVEMENT TO HAYWARD
STREET



WB-40		WB-67	
feet		feet	
Tractor Width	: 8.00	Tractor Width	: 8.00
Trailer Width	: 8.00	Trailer Width	: 8.50
Tractor Track	: 8.00	Tractor Track	: 8.00
Trailer Track	: 8.00	Trailer Track	: 8.50
Lock to Lock Time	: 6.0	Lock to Lock Time	: 6.0
Steering Angle	: 20.3	Steering Angle	: 28.4
Articulating Angle	: 70.0	Articulating Angle	: 75.0

WB-40 & WB-67 TRUCK INFORMATION
NOT TO SCALE



WB-40 TRUCKING ACCESS TO 5 FISHER STREET ANGULAR LOADING
DOCK ACCESS AND REVERSE MOVEMENT LOADING DOCK
EGRESSES MOVEMENT TO HAYWARD STREET AS SHOWN ABOVE

NO	DATE	REVISIONS
1	10/30/2023	ISSUE FOR PERMIT

DATE : 07/07/2023
DRAWN : DRC
SCALE : 1" = 40'

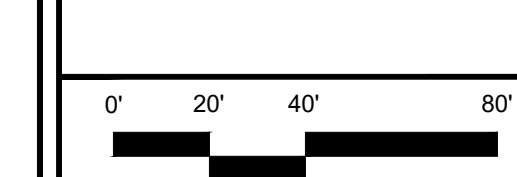


FACTORY SQUARE
SITE REDEVELOPMENT - PERMIT MODIFICATION
PARCEL ID 278-016-000-000
1, 3, 5 & 7 FISHER STREET
FRANKLIN, MASSACHUSETTS

LEVEL
DESIGN GROUP
Civil Engineers & Land Surveyors
249 SOUTH STREET, UNIT 1
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

**TRUCKING
ACCESS**

SK-1.2



1899.00