

**DESIGN REVIEW COMMISSION  
AGENDA**

**August 22, 2023**

**7:00 PM**

**Virtual Meeting**

**Due to the growing concerns regarding the COVID-19 virus, we will be conducting a remote/virtual Design Review Commission Meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate by copying the link (Phone, Computer, or Tablet required). Please click on <https://zoom.us/j/98935832179> or call on your phone at 1-929-205-6099, meeting ID is 98935832179**

**7:00 PM      Factory Square (K Fisher Street LLC) – 1, 3, 5, 7 Fisher Street**  
Renovation of Brick Mill Building (3 Fisher St) including structural work, new windows, and tenant specific interior fit outs. Site work around 3, 7, and 5 Fisher Buildings including regrading, paving, site lighting, landscaping, and accessible entrances

**General Matters:**

**Approval of Minutes: 7-25-2023**

**Old Business:**

**New Business:**

**Adjourn**

COMMENTS: These listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. This agenda is subject to change. Next meeting is 9/12/2023

FORM Q

TOWN OF FRANKLIN  
DESIGN REVIEW APPLICATION  
FOR §185-31(2) OF THE ZONING BY-LAW

A) General Information

Name of Business or Project: Factory Square (K Fisher Street LLC)

Property Address 1,3,5,7 Fisher Street Franklin Ma

Assessors' Map # 278 Parcel # 278-016-000

Zoning District (select applicable zone): Mixed Business Innovation

Zoning History: Use Variance \_\_\_\_\_  
Non-Conforming Use \_\_\_\_\_

B) Applicant Information:

Applicant Name: K Fisher Street LLC

Address: 1 Fisher Street  
Franklin, MA 02038

Telephone Number: 508-541-1350

Contact Person: Rick Kaplan

C) Owner Information (Business Owner & Property Owner if different)

Business Owner: K Fisher Street LLC Property Owner: Same

Address: 1 Fisher Street  
Franklin, MA 02038

All of the information is submitted according to the best of my knowledge  
Executed as a sealed instrument this 11 day of August 2023

[Signature]  
Signature of Applicant

[Signature]  
Signature of Owner

Rick Kaplan, manager  
Print name of Applicant

Rick Kaplan, manager  
Print name of Owner

**\*FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.  
FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 - 4**

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

**D) Architect/Engineer/Sign Company Information (if not the applicant)**

**a. Sign Company**

Business Name: Signs by Cam

Contact Person: Cam Afonso

Address 837 Upper Union St, Franklin Ma 02038

Telephone Number: 508-528-0766

**b. Architect/Engineer (when applicable)**

Business Name: HFA /Architect Level Design Group / Civil Engineer

Contact Person: Seth Chates Dan Campbell

Address 31 Hayward Street Ste. E-1 Franklin, MA 02038 249 South Street Plainville, MA 02762

Telephone Number: 508-528-0770 ext. 421 508-695-2221

**E) Work Summary**

Summary of work to be done: \_\_\_\_\_

Renovation of Brick Mill Building (3 Fisher Street) including structural work, new windows, and tenant specific interior fit outs. Site work around 3,7, and 5 Fisher Buildings including regrading, paving, site lighting, landscaping, and accessible entrances

**F) Information & Materials to be Submitted with Application**

**a) FOR SIGN SUBMISSIONS ONLY:**

**THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO  
Mkinhart@franklinma.gov**

1. Drawing of Proposed Sign which must also include  
type of sign (wall, pylon etc.)      colors  
size/dimensions                              materials  
style of lettering                              lighting-illuminated, non-illuminated and style

Signage has already been approved

2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

**b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:**

**THE FOLLOWING MUST BE SUBMITTED W/APPLICATION to Mkinhart@franklinma.gov**

1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

## DESIGN STANDARDS

Explain how each of the design standards outlined below has been incorporated into the design of the proposed development. Fill in the information in the spaces provided or use a separate sheet.

1. **Height**—The height of any proposed alteration shall be compatible with the style and character of the surrounding buildings, within zoning requirements. \_\_\_\_\_  
Heights of existing buildings will not change

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2. **Proportions of Windows and Doors** – The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the surrounding area.  
Windows and doors will be restored to resemble the original design of the building

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3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. \_\_\_\_\_  
We are working within existing footprints of the structures

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4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. \_\_\_\_\_  
Roof pitch will not be changing

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5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. \_\_\_\_\_  
We will be using products and materials that resemble the original, historical design of the buildings.

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6. **Façade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: \_\_\_\_\_  
We will be using products and materials that resemble the original, historical design of the buildings. The line, shape and profile of the building will either not change, or be restored to resemble the original historical design.

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7. **Architectural Details** – Architectural details, including signs, materials, colors and textures shall be treated so as to be compatible with the existing and adjacent architectural character, thereby preserving and enhancing the surround area. \_\_\_\_\_  
We will be using products and materials that resemble the original, historical design of the buildings.

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8. **Advertising Features** – The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures shall not detract from the use and enjoyment of the proposed buildings and structures and the surrounding properties. \_\_\_\_\_

Signage has already been approved

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9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable. \_\_\_\_\_

We will be structurally reinforcing and restoring the building at 3 Fisher Street close to its historical appearance

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10. **Energy Efficiency** – To the maximum extent reasonably practicable, proposals shall utilize energy-efficient technology and renewable energy resources and shall adhere to the principles of energy-conscious design with regard to orientation, building materials, shading, landscaping and other elements. \_\_\_\_\_

Plywood and vinyl window infills in 3 Fisher Street will be replaced by full size, modern, energy efficient storefront windows within the large historic window openings. The glazing will have reflective qualities. This will enhance beauty and energy efficiency. Existing non-insulated wood walls will be brought up to current code.

11. **Landscape** - The landscape should improve the character and appearance of the surrounding area and parking areas should be located to the side or rear of buildings when reasonably possible.

We will have a large increase of landscaped areas and a much larger variety of vegetation than was on the site historically. This will allow for greater reduction of impervious surface area throughout the site.

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**SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.**

## ADDENDA

### **INSTRUCTIONS FOR COMPLETION OF FORM Q-DESIGN REVIEW APPLICATION**

#### A. General Information

- Please list name of Business as it will appear on sign or name of project or development, as the case may be, as well as the property address
- Assessors' Map & Parcel numbers may be obtained from tax bill, Town website @ [www.franklin.ma.us/Town/Assessors/PropertyTax](http://www.franklin.ma.us/Town/Assessors/PropertyTax) or from the computer located outside the Assessor's Office, first floor, Municipal Building, 355 East Central Street.
- Zoning District and Zoning History information may be obtained at the Building Department, 1<sup>st</sup> floor, Municipal Building

#### B. Applicant Information – complete and include name of contact person w/ phone number

#### C. Owner Information – if business owner and property owner are not the same, please include information for both. If signage is within a shopping plaza—obtain letter of approval of sign changes from plaza owner.

#### Page 2 –

#### D. Architect/Engineer or Sign Company Information:

- Signs only – Name of Sign Company and Contact Person
- Developments & Projects – Engineer and Architect Information as well

#### E. Work Summary: Include brief summation of work to be done

#### Pages 3 & 4

#### F. Information & Materials to be Submitted via email (Mkinhart@franklinma.gov) w/Application

##### a) SIGNS ONLY –

- sign drawings and photos, which include information listed on Page 2 of the application

##### b) SITE PLAN APPLICATIONS FOR BUILDINGS/DEVELOPMENTS/PROJECTS.

- all plans including information listed on Page 2 of application.
- Please bring samples of siding and roofing materials and paint color samples to the meeting when scheduled.

**DESIGN STANDARDS** – For Buildings/Projects and Developments, please complete Pages 3 and 4 as they apply to your project.

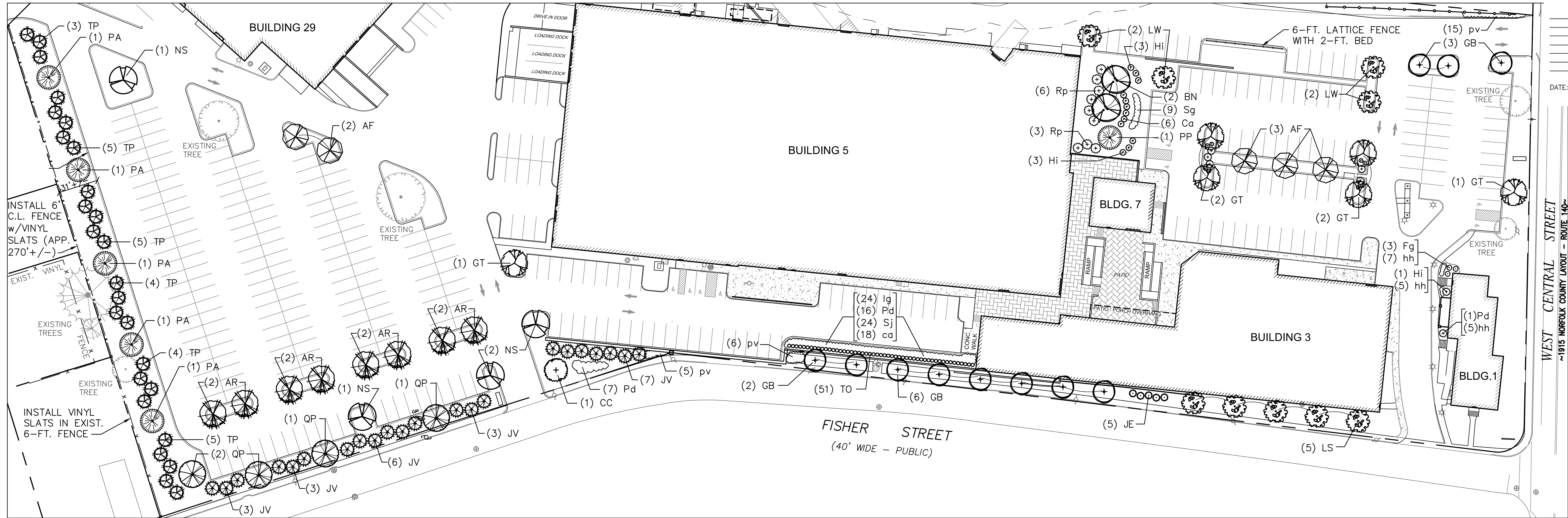
ALL APPLICATIONS WITH SUPPLEMENTARY INFORMATION MUST BE FILED BY 4:00 PM ON THE WEDNESDAY PRIOR TO THE FOLLOWING TUESDAY MEETING. MEETINGS ARE GENERALLY TWICE A MONTH THE 2<sup>ND</sup> & 4<sup>TH</sup> TUESDAY OF THE MONTH.

**FOR SIGN APPLICATIONS ONLY, YOU NEED ONLY COMPLETE PAGES 1 & 2 OF APPLICATION.**



As approved on site plan 2021

APPROVED DATE: \_\_\_\_\_  
FRANKLIN PLANNING BOARD



DATE: \_\_\_\_\_  
BEING A MAJORITY

WEST CENTRAL STREET  
-1915 NORFOLK COUNTY LAYOUT - ROUTE 140-

**Construction Set**

WARNING: See The Architect, Inc., all drawings and written material herein constitute the original and copyrighted work of the architect, and the same may not be duplicated, used, or reproduced without the written consent of the architect. Contractors to use Architectural drawings for set-out. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figure Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. The project manager shall be notified in writing of any discrepancies prior to proceeding with the work. The scale of drawings may change when copied or traced. All work to comply with I.B.C. Regulations and relevant American Standards. © 2018 - all rights reserved.

consultant / contractor information:

**Cosmos Associates**

Landscape Architects & Site Planners  
5 Longview Street Natick, MA 01760  
p: 508.654.6847  
www.cosmosassociates.com



revision	revision description	date
1	REV'D. PLANTS - PEER REVIEW	9/15/2021
2	FENCE & TREE PROTECTION	10/12/2021

project title:  
FACTORY SQUARE FRANKLIN

5 FISHER STREET, FRANKLIN, MA  
02038

client information:  
K FISHER STREET LLC

1 FISHER STREET, FRANKLIN, MA 02038

**J t A**

**JOE THE ARCHITECT**

343 Medford Street, Suite 4C Somerville, MA 02145  
t: +1(617) 764-3593 e: askjoe@joethearchitect.com  
www.joethearchitect.com

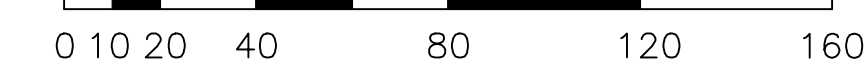
drawing title  
**LANDSCAPE PLAN**

date	drawing scale	approver
July 3, 2021	AS SHOWN	SGC
drawing number	revision	
L100		

**LANDSCAPE PLAN:**

Scale: 1" = 40' - 0"

SCALE: 1" = 40'-0"



**PLANTING NOTES:**

- Trees and shrubs shall be uniform, full and bushy, and well branched specimen plants. All plants to be approved by the Landscape Architect.
- Plants shall be balled and burlapped or container grown.
- Plants to conform to the requirements established in the 'American Standards For Nursery Stock', latest edition.
- Plant beds to receive 3-inch minimum depth of shredded bark mulch. Contractor to submit bark samples for approval.
- Plant materials shall be guaranteed for one year (1-year) after installation.
- Plant materials shall be field located & approved by the Landscape Architect.
- Plant beds at perennials to have a 6-in. min. depth of loam. Loam at trees, shrubs, and ornamental grass locations to be depth of root ball.
- Loam (6" minimum depth) and seed all lawn areas and disturbed areas not noted to receive other treatment.
- Plant substitutions will be allowed based on best availability of nursery stock, with all substitutions to be approved by the Landscape Architect.

**PLEASE NOTE:** All proposed plantings will come from the Best Development Practices Guidebook.

**PLANT LIST (TREES):**

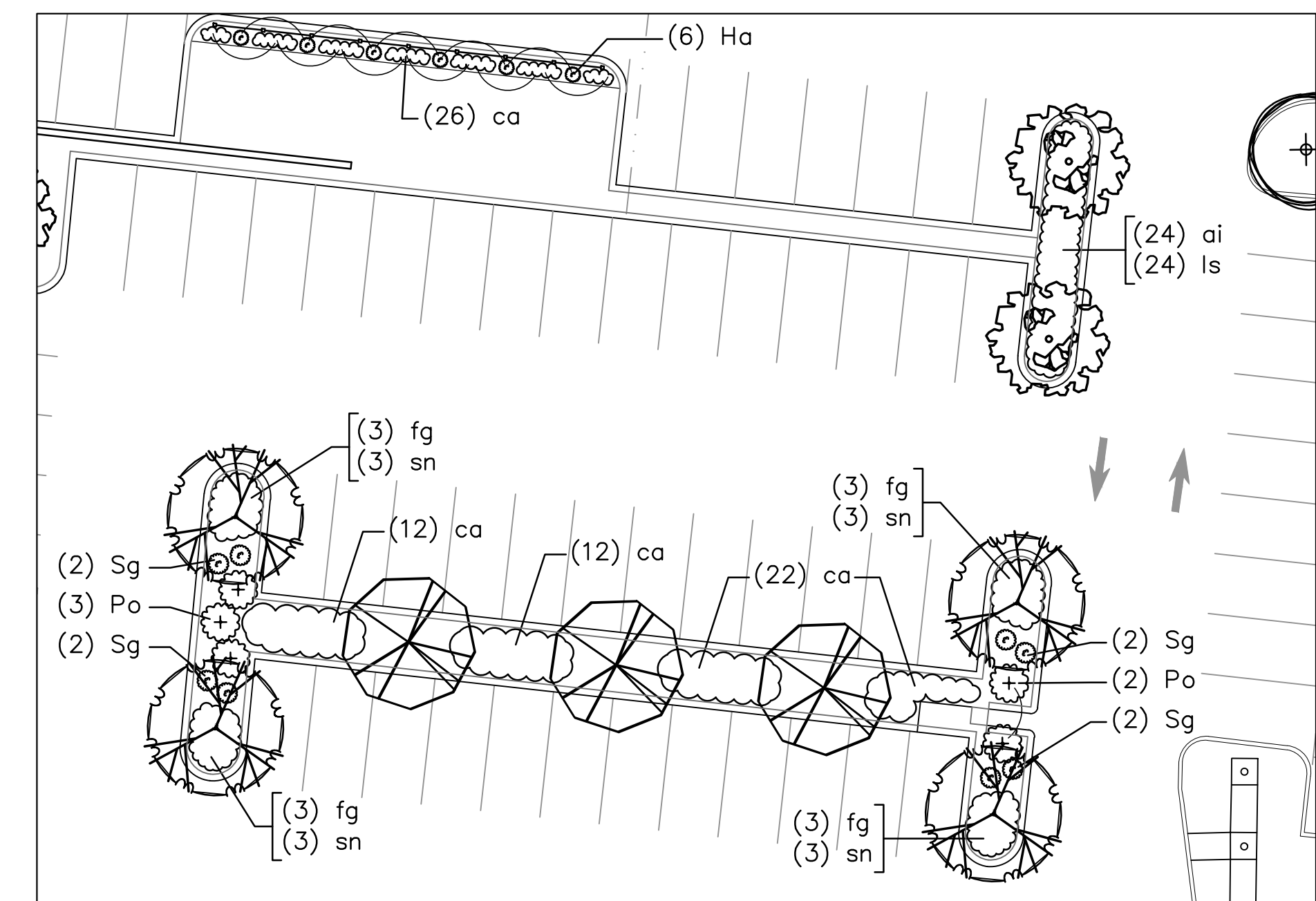
Qty.	Sym.	Botanical Name	Common Name	Size
5	AF	Acer x freemanii 'Autumn Blaze'	'Autumn Blaze' Maple	2 1/2 - 3" cal.
8	AR	Acer rubrum 'October Glory'	'October Glory' Red Maple	2.5-3" / B&B
2	BN	Betula nigra 'Heritage'	'Heritage' River Birch	12-14' ht. clmp.
1	CC	Carpinus caroliniana	American Hombear	2 1/2 - 3" cal.
11	GB	Ginkgo biloba 'Fastigiata'	Fastigate Maidenhair	2 1/2 - 3" cal.
6	GT	Gleditsia triacanthos 'Halka'	'Halka' Honeylocust	2 1/2 - 3" cal.
5	JE	Juniperus virginiana 'Emerald Sentinel'	'Emerald Sentinel' Red Cedar	7 - 8' ht. / B+B
22	JV	Juniperus virginiana	Eastern Red Cedar	7 - 8' ht. / B+B
5	LS	Liquidambar styraciflua 'Slender Silhouette'	American Sweetgum	2 1/2 - 3" cal.
4	LW	Liquidambar styraciflua 'Ward'	Cherokee 'Ward' Sweetgum	2 1/2 - 3" cal.
4	NS	Nyssa sylvatica 'Wildfire'	'Wildfire' Tupelo	2 1/2 - 3" cal.
5	PA	Picea abies	Norway Spruce	10 - 12' height
1	PP	Picea pungens glauca	Colorado Blue Spruce	10 - 12' height
51	TO	Thuja occidentalis 'Emerald' (Smaragd)	'Emerald' (Smaragd) Arborvitae	6 - 7' height
4	QP	Quercus palustris	Pin Oak	3 - 3 1/2" cal.
26	TP	Thuja plicata 'Green Giant'	'Green Giant' Arborvitae	8-10' ht. / B&B

**PLANT LIST (SHRUBS):**

Qty.	Sym.	Botanical Name	Common Name	Size
6	Ca	Comus alba 'Ivory Halo'	'Ivory Halo' Dogwood	5 gallon pot
3	Fg	Fothergilla gardenii	Dwarf Fothergilla	5 gallon pot
6	Ha	Hydrangea anomala petiolaris	Climbing Hydrangea	5 gallon pot
7	Hi	Hydrangea arbor. 'Invincibelle'	'Invincibelle' Hydrangea	5 gallon pot
24	Ig	Ilex glabra 'Shamrock'	'Shamrock' Inkberry	7 gallon pot
24	Pd	Physocarpus opulifolius 'Diabolo'	'Diabolo' Purple Ninebark	30 - 36" height
5	Po	Physocarpus opulifolius 'Little Devil'	'Little Devil' Ninebark	24 - 30" height
9	Rp	Rhododendron 'PJM'	'PJM' Rhododendron	7 gallon pot
17	Sg	Spiraea japonica 'Gold Mound'	'Gold Mound' Spirea	18 - 24" height
24	Sj	Spiraea japonica 'Little Princess'	'Little Princess' Spirea	18 - 24" height

**PLANT LIST (PERENNIALS & GRASSES):**

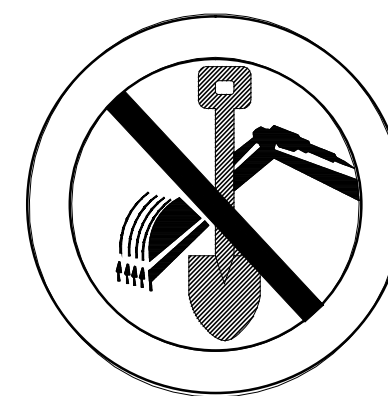
Qty.	Sym.	Botanical Name	Common Name	Size
24	ai	Amsonia illustris	Showy Blue-Star	1 gallon pot
90	ca	Calamagrostis x acutiflora 'Karl Foerster'	'Karl Foer.' Feather Rd. Grass	3 gallon pot
12	fg	Festuca glauca 'Boulder Blue'	'Boulder Blue' Fescue	1 gallon pot
17	hh	Hemerocallis x 'Happy Returns'	'Happy Returns' Daylily	1 gallon pot
24	ls	Liatris spicata 'Kobold'	'Kobold' Blazingstar	2 gallon pot
26	pv	Panicum virgatum 'Cloud Nine'	'Cloud Nine' Switch Grass	3 gallon pot
12	sn	Salvia nemorosa 'May Night'	'May Night' Sage	1 gallon pot



**LANDSCAPE ENLARGEMENT:**

Scale: 1" = 20' - 0"

SCALE: 1" = 20'-0"



Call DIGSAFE, 1-888-344-7233, for location and marking of all utilities prior to any excavation. Private utilities may require additional marking and investigation.

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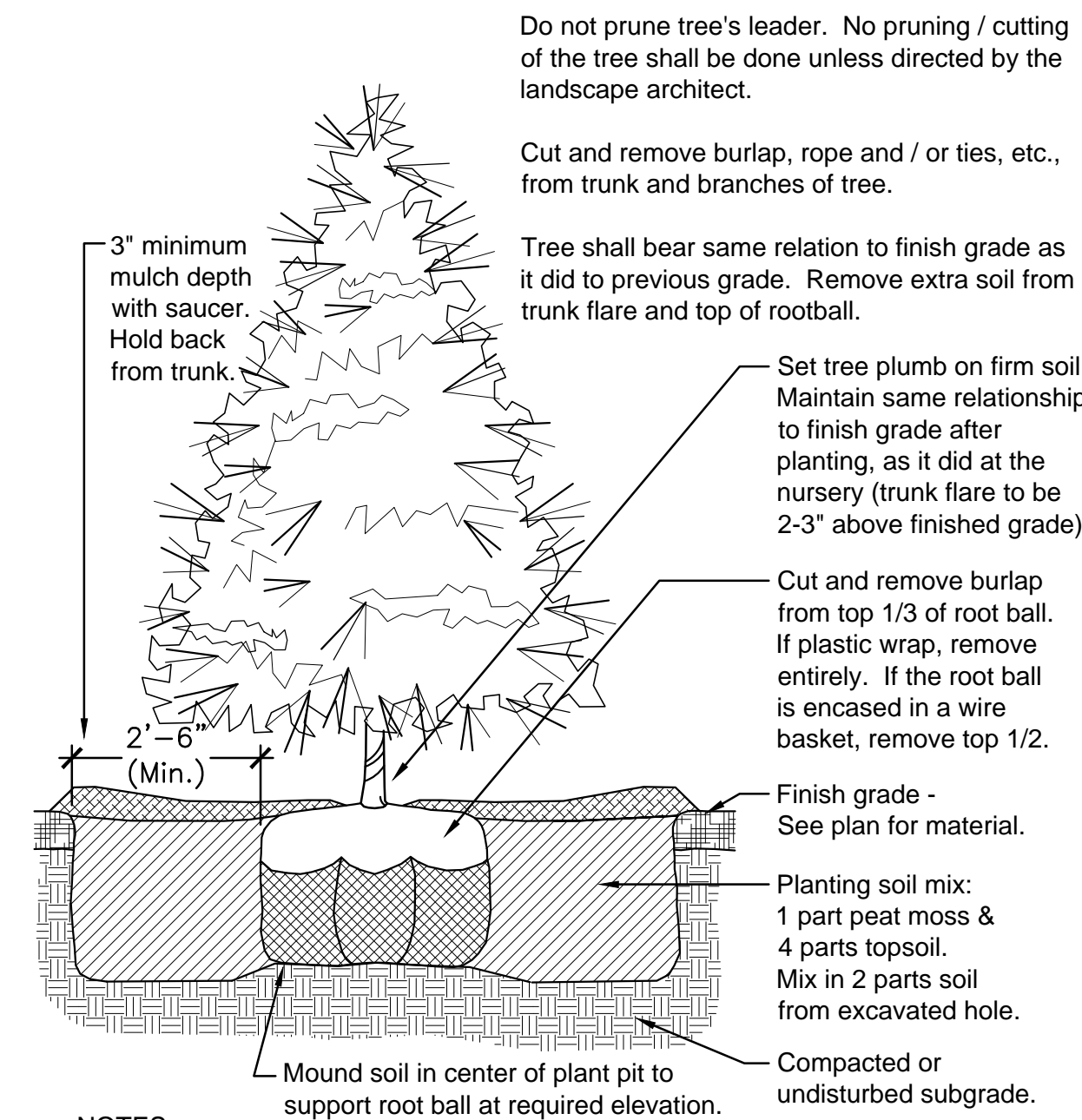
Fisher-Landscape Sht.L100\_10-12-2021\_Rev2.dwg

Fisher-St - Franklin / Fisher-Landscape 10-2021.dwg

COSMOS ASSOCIATES SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO GUARD OR PROTECT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.  
THE EXTENT OF COSMOS ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.

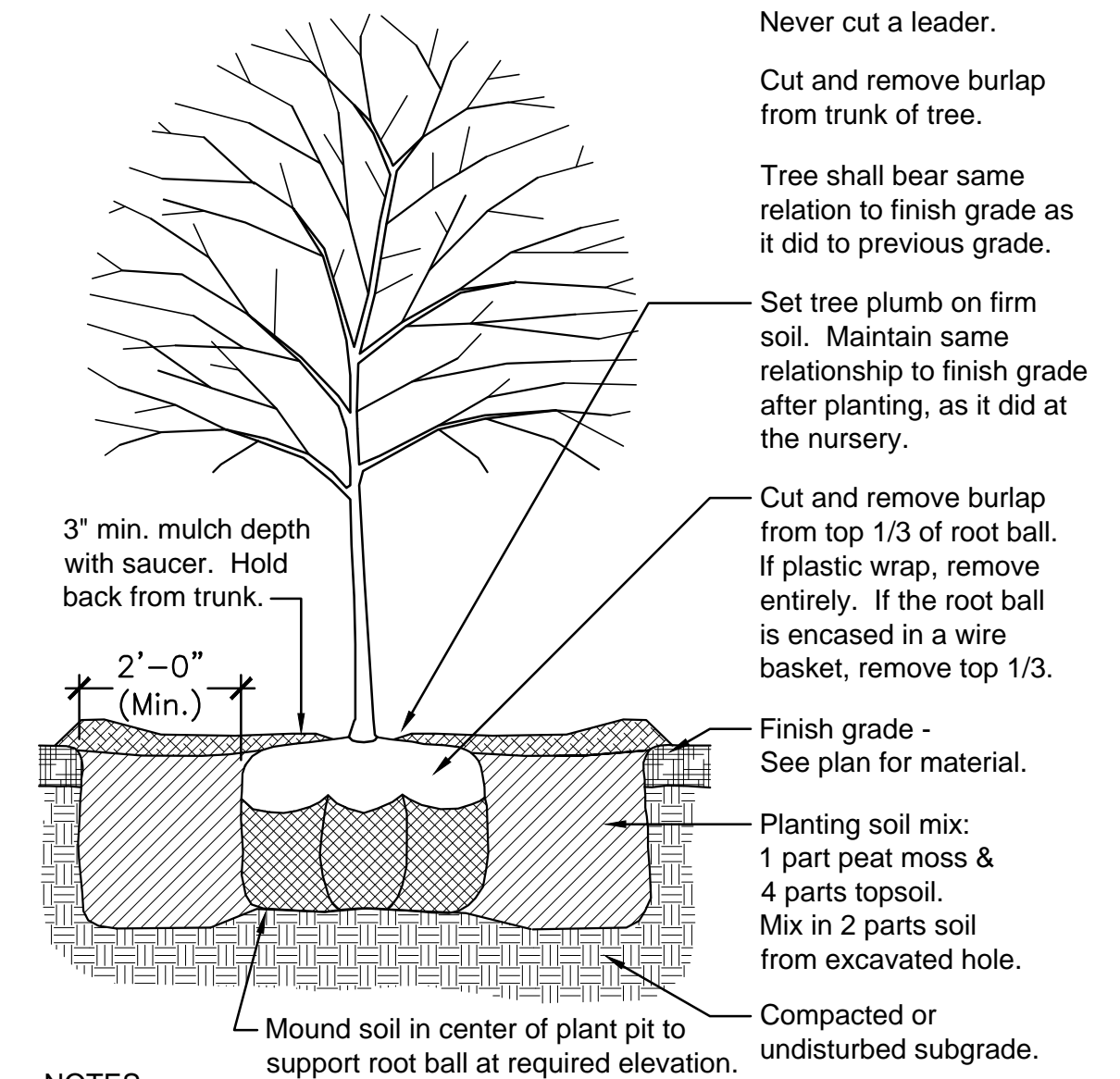
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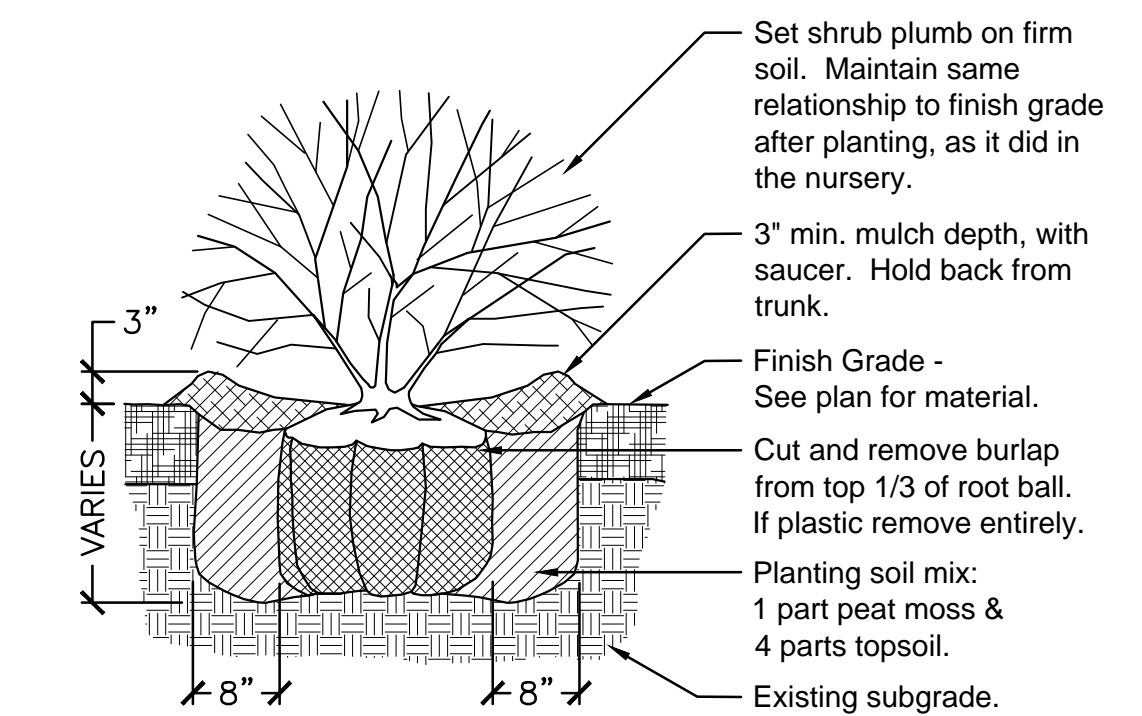
- NOTES:**
1. Flood saucer twice during the first 24-hours after planting.
  2. Soak each tree twice weekly, for (3) weeks after fall planting.
  3. Soak each tree twice weekly, during spring and summer planting.

**1 TYP. EVERGREEN TREE PLANTING**  
Scale: 1/2" = 1' - 0"



- NOTES:**
1. Soak each tree twice weekly, for (3) weeks after fall planting
  2. Soak each tree twice weekly, during spring and summer planting.
  3. Contractor to provide a price for staking of each individual tree.

**2 TYP. DECIDUOUS TREE PLANTING**  
Scale: 1/2" = 1' - 0"



- NOTES:**
1. New shrub beds to have a minimum of one foot planting soil.
  2. Shrubs to be full and bushy.

**3 TYPICAL SHRUB PLANTING**  
Scale: 3/4" = 1' - 0"



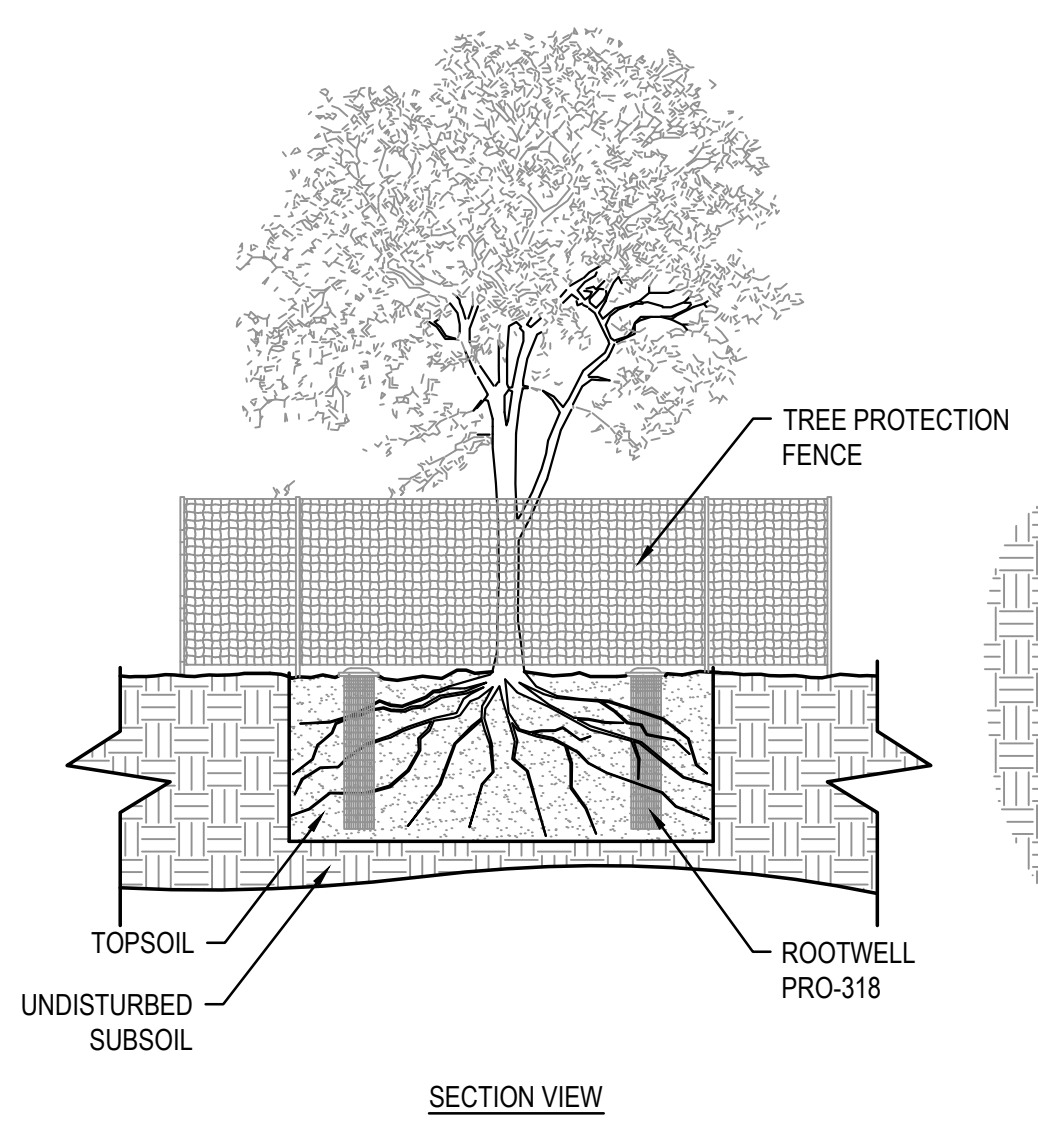
ROOTWELL PRODUCTS INC.  
2550 TELEGRAPH RD SUITE 110  
BLOOMFIELD HILLS, MI 48302  
PHONE: (248) 761-3805  
www.rootwell.com



ROOTWELL PRODUCTS INC.  
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PHONE: (248) 761-3805  
www.rootwell.com

CALIPER	QUANTITY
2"	4
3"	4
4"	6
5"	7
6"	8

\*GREATER THAN 6"  
PLACE 3'-4" EVENLY  
APART IN A  
CIRCULAR MANNER.

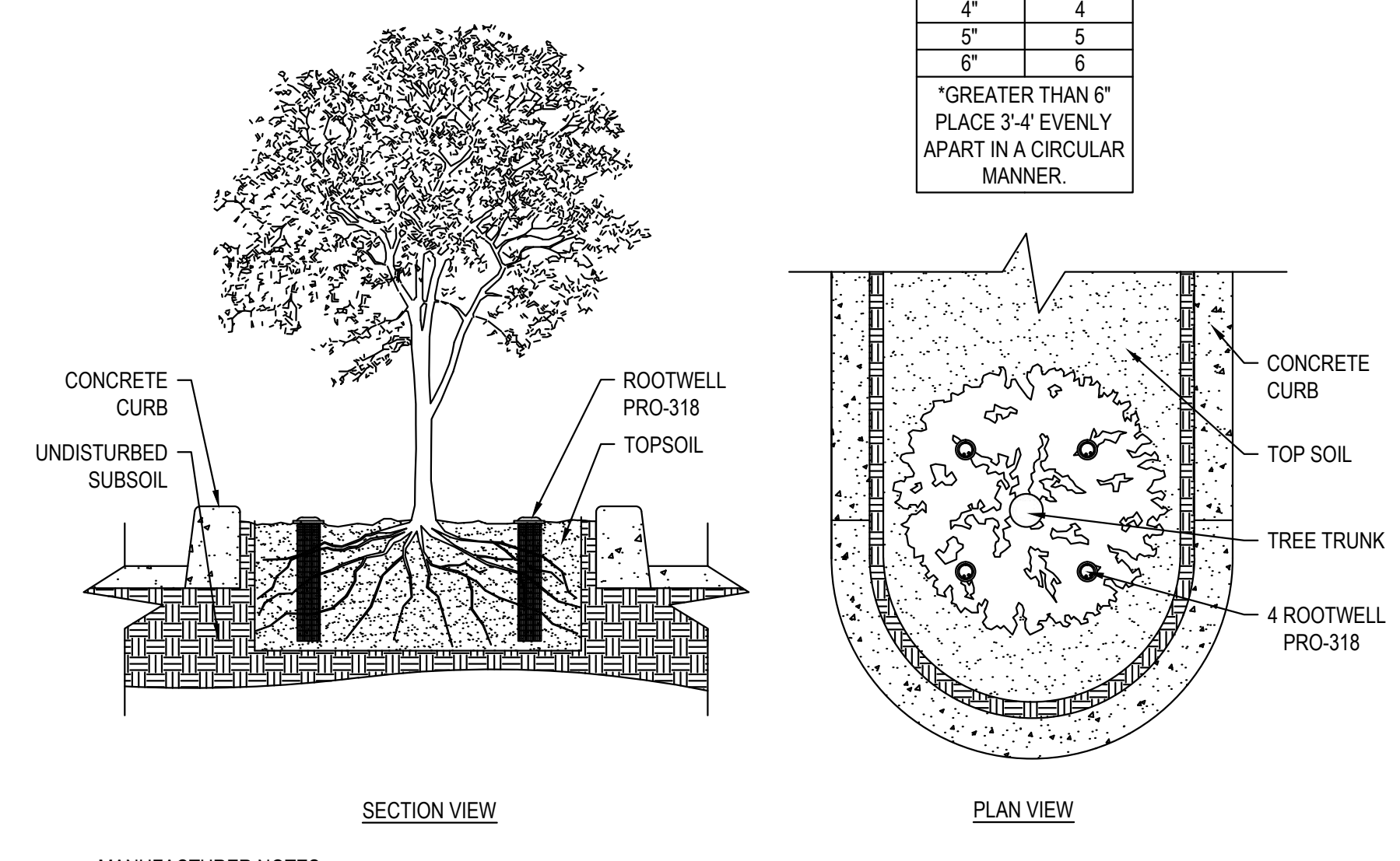


- MANUFACTURER NOTES:**
1. EXISTING TREES REQUIRE THE ROOTWELL TO BE PLACED APPROXIMATELY 2.5' TO 4' FROM THE TRUNK, OR ON LARGE TREES AS CLOSE AS POSSIBLE. TREE ROOTS ARE NOT AT THE DRIP LINE, BUT ARE MUCH CLOSER TO THE TRUNK WHEN TREES ARE IN STRESS, IN DECLINE, OR IN COMPACTED SOILS.
  2. USE THE QUANTITY GUIDE ABOVE AND EVENLY SPACE THE ROOTWELLS APART. ON LARGER TREES LOCATE THE ROOTWELLS IN A CIRCULAR MANNER AROUND THE TREE APPROXIMATELY 3'-4' APART. PLACE THE CAP'S TOP LIP/FLANGE SO IT IS FLUSH ON THE GROUND TO ALLOW FOR MOWING CLEARANCE.
- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  2. DO NOT SCALE DRAWING.
  3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
  4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
  5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/](http://www.CADdetails.com/)

**4 TREE PROTECTION FOR EXISTING TREES DURING CONSTRUCTION:**  
Not To Scale

CALIPER	QUANTITY
2"	2-3
3"	3
4"	4
5"	5
6"	6

\*GREATER THAN 6"  
PLACE 3'-4" EVENLY  
APART IN A CIRCULAR  
MANNER.



- MANUFACTURER NOTES:**
1. EXISTING TREES REQUIRE THE ROOTWELL TO BE PLACED APPROXIMATELY 2.5' TO 4' FROM THE TRUNK, OR ON LARGE TREES AS CLOSE AS POSSIBLE. TREE ROOTS ARE NOT AT THE DRIP LINE, BUT ARE MUCH CLOSER TO THE TRUNK WHEN TREES ARE IN STRESS, IN DECLINE, OR IN COMPACTED SOILS.
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- NOTES:**
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  5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER

**5 PARKING LOT APPLICATION FOR EXISTING TREES AFTER CONSTRUCTION:**  
Not To Scale

**Construction Set**

WARNING: See The Architect, Inc., all drawings and written material herein constitute the original and copyrighted work of the architect, and the same may not be duplicated, used, or reproduced without the written consent of the architect. Contractors to use Architectural drawings for set-out. Contractors to check and verify all dimensions on the ground to Construction/Fabrication. Figure Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. The project manager shall be notified in writing of any discrepancies prior to proceeding with the work. The scale of drawings may change when copied or traced. All work to comply with I.B.C. Regulations and relevant American Standards. © 2019 - all rights reserved.

consultant / contractor information:

**Cosmos Associates**  
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5 Longview Street Natick, MA 01760  
p: 508.654.6847  
www.cosmosassociates.com



revision	revision description	date
1	REV'D. PLANTS - PEER REVIEW	9/15/2021
2	FENCE & TREE PROT. DETAILS	10/12/2021

project title:  
FACTORY SQUARE FRANKLIN

5 FISHER STREET, FRANKLIN, MA 02038

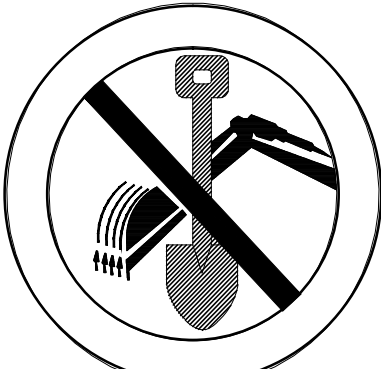
client information:  
K FISHER STREET LLC

1 FISHER STREET, FRANKLIN, MA 02038

**J t A**  
**JOE THE ARCHITECT**  
343 Medford Street, Suite 4C Somerville, MA 02145  
t: +1(617) 764-3593 e: askjoe@joethearchitect.com  
www.joethearchitect.com

drawing title  
**LANDSCAPE DETAILS**

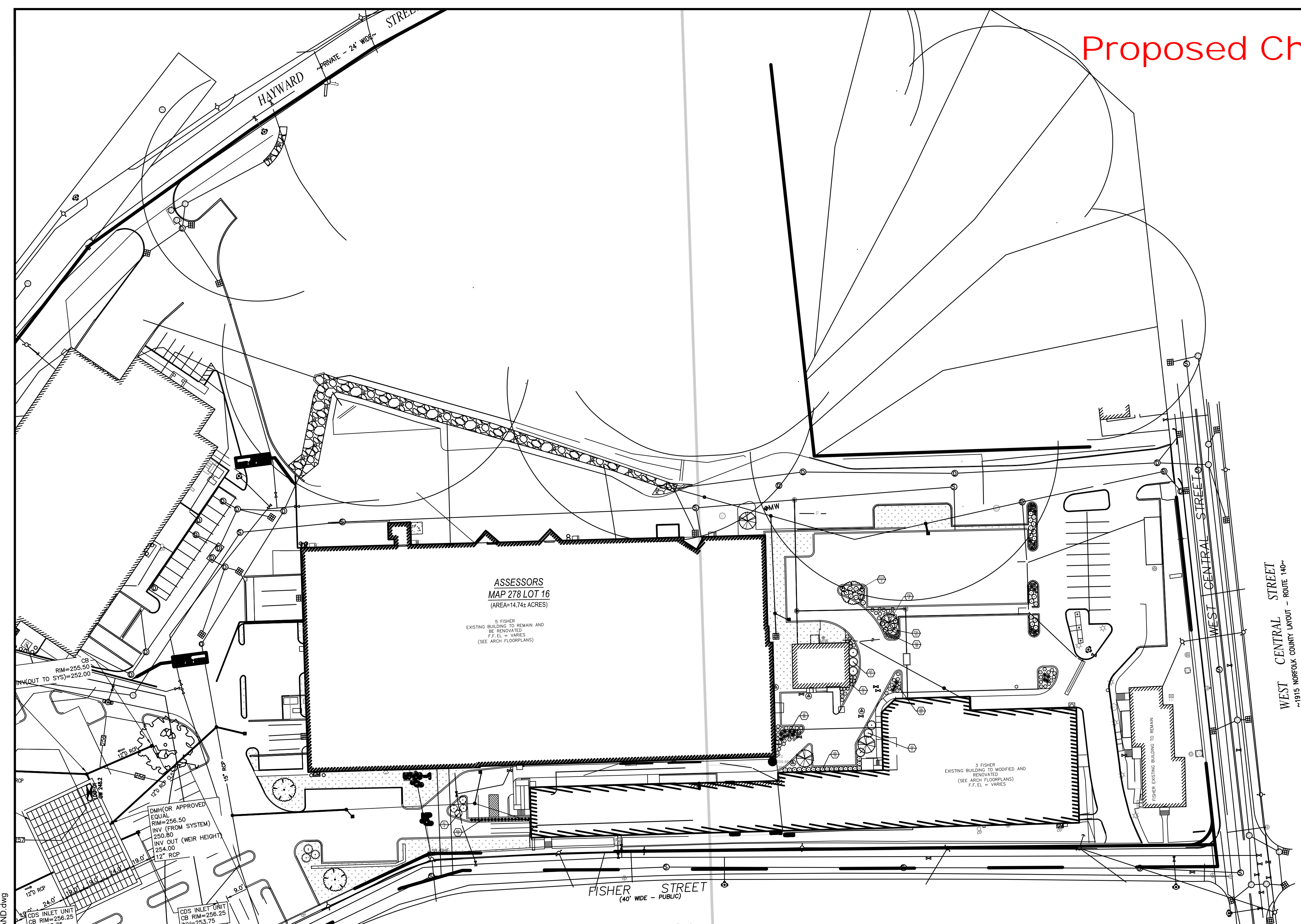
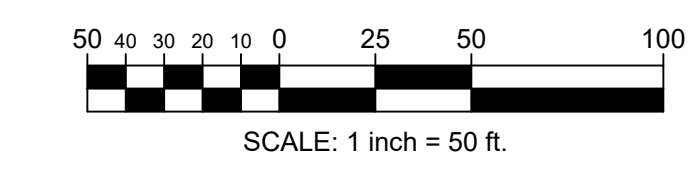
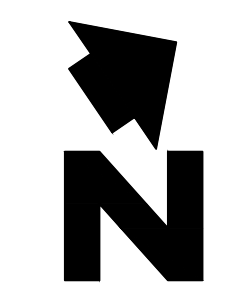
date	drawing scale	approver
July 3, 2021	AS SHOWN	SGC
drawing number		revision
<b>L101</b>		



Call DIGSAFE, 1-888-344-7233,  
for location and marking of all  
utilities prior to any excavation.  
Private utilities may require  
additional marking and  
investigation.



# Proposed Change to Approved Plan



## 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.

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.

THE 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 DEFLOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, 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 6).

ALL TOPSOIL (4" IN PLANTING BEDS) (1" 2" FOR SEED AND SOD AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM OF 1.5 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 SHREDDED 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"

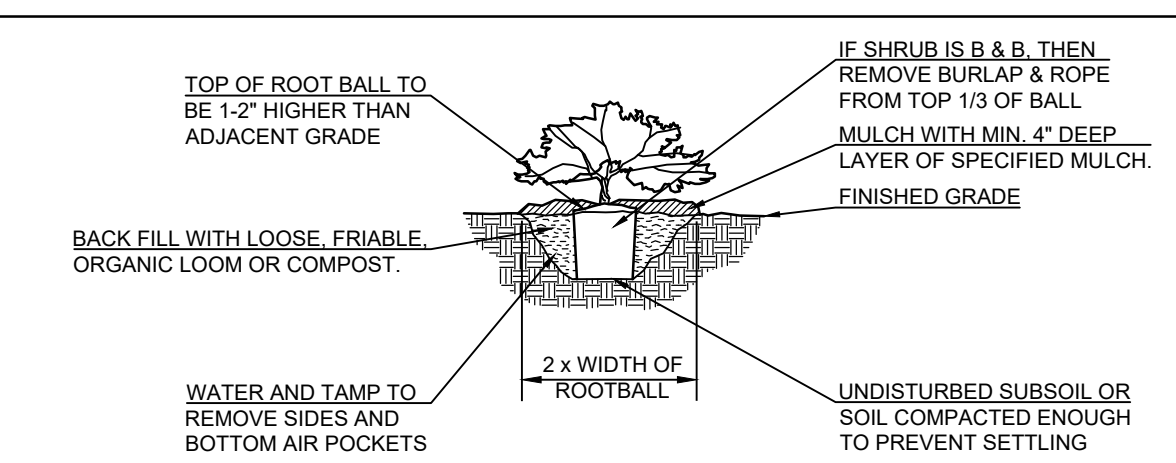
LANDSCAPE EDGING TO BE STEEL AND SHALL BE DARK IN COLOR.

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. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS.

## PLANT SCHEDULE

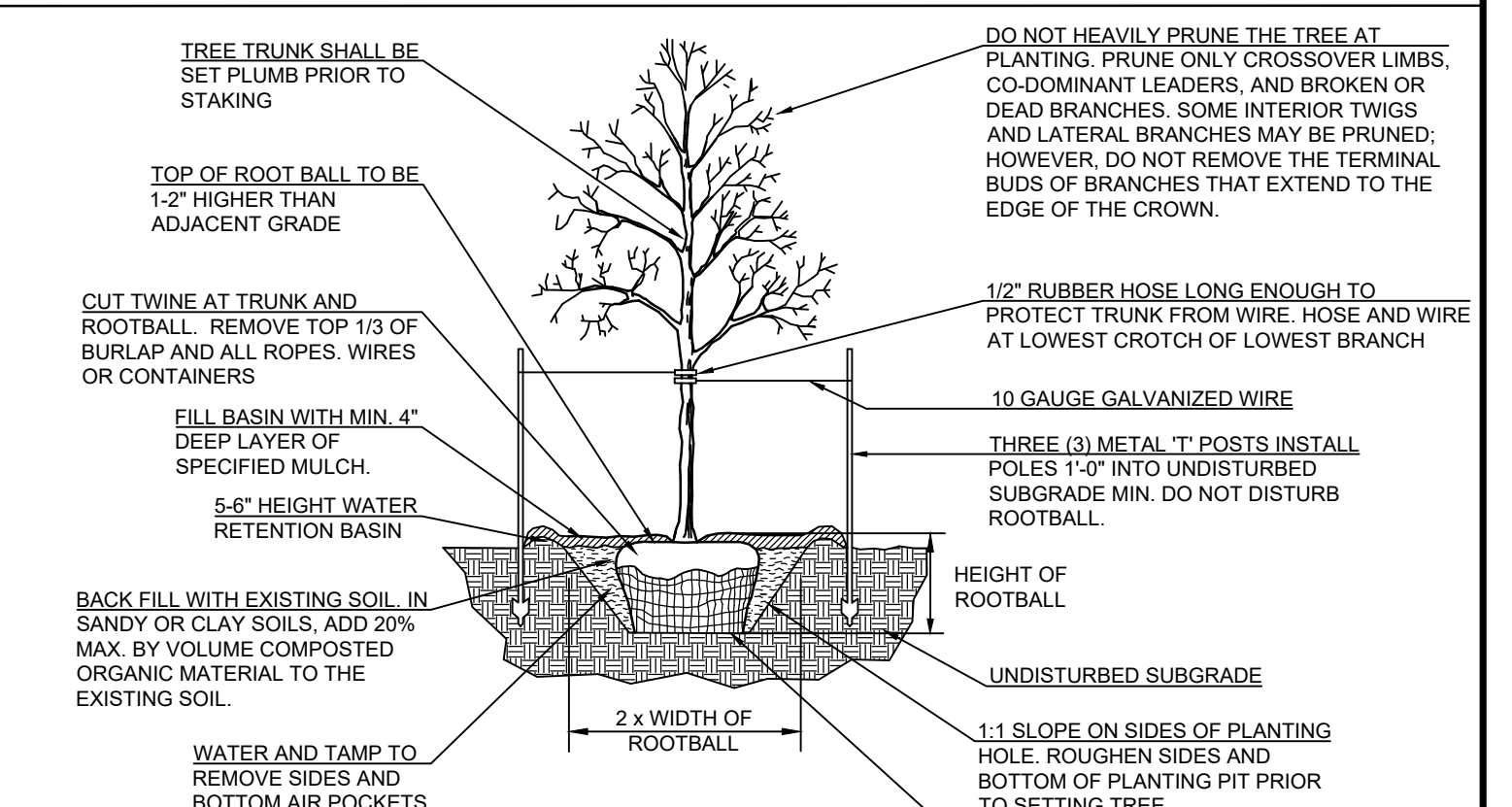
EVERGREEN TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	PB	4	Baby Blue Colorado Spruce / Picea pungens 'Baby Blue'	B & B		7' MIN.
ORNAMENTAL TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	CC2	3	Smoke Tree / Cotinus coggygria	B & B	2"	Cal
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	AP	3	Bottlebrush Buckeye / Aesculus parviflora	5 gal		
	AS	19	Dwarf Serviceberry / Amelanchier spicata	5 gal		
	CC	39	Carpathian Bellflower / Campanula carpatca	5 gal		
	FG	33	Dwarf Fothergilla / Fothergilla gardenii	5 gal		
	ID	6	Possumhaw / Ilex decidua	5 gal		
	IG	9	Gem Box® Inkberry Holly / Ilex glabra 'SMNIGAB17'	5 gal		
	KL	4	Mountain Laurel / Kalmia latifolia	5 gal		
	SB	62	Birchleaf Spiraea / Spiraea betulifolia	5 gal		
ORNAMENTAL GRASSES	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	ES	18	Purple Lovegrass / Eragrostis spectabilis	3 gal		
	JE	25	Soft Rush / Juncus effusus	5 gal		
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	PP	11,387 sf	Kentucky Bluegrass / Poa pratensis	flat		



- REMOVE ANY DEAD, DYING OR SEVERELY BROKEN LIMBS 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 6" 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.

## 02 SHRUB 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.

**HFA**  
Creative Solutions  
Meaningful Places

**HARRISON FRENCH & ASSOCIATES, LTD.**

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Bentonville, Arkansas 72712  
t 479.273.7780  
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www.hfa-ac.com

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**FACTORY SQUARE**  
SITE REDEVELOPMENT - PERMIT MODIFICATION  
PARCEL ID 27-016-000-000  
1.35 & 7 FISHER STREET  
FRANKLIN, MASSACHUSETTS  
PROJ NUMBER: 40-22-00053

ISSUE BLOCK

NO.	TITLE	DATE

DOCUMENT DATE: 7/28/2023  
CHECKED BY: WFM  
DRAWN BY: JMS

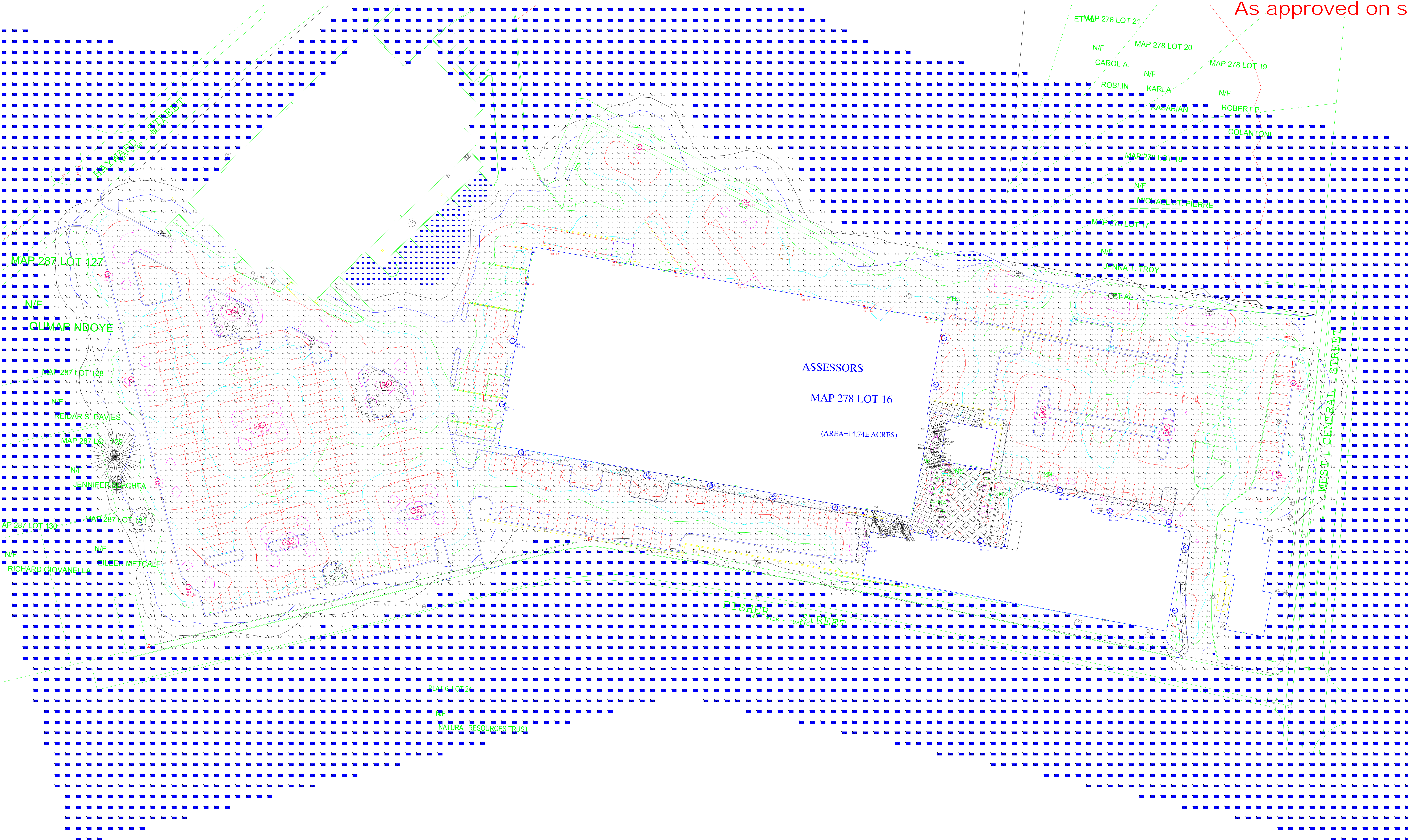


**LANDSCAPE PLAN**

SHEET: **C6.0**

Jul28 2023 11:23am - User: jll\_davagard  
F:\404022-00053\_KCRESS - Franklin, MA - 3 Fisher St.CDs\04-Design\Civil\Design\2023-06-29 (LAND)\40-22-00053.LAND.dwg

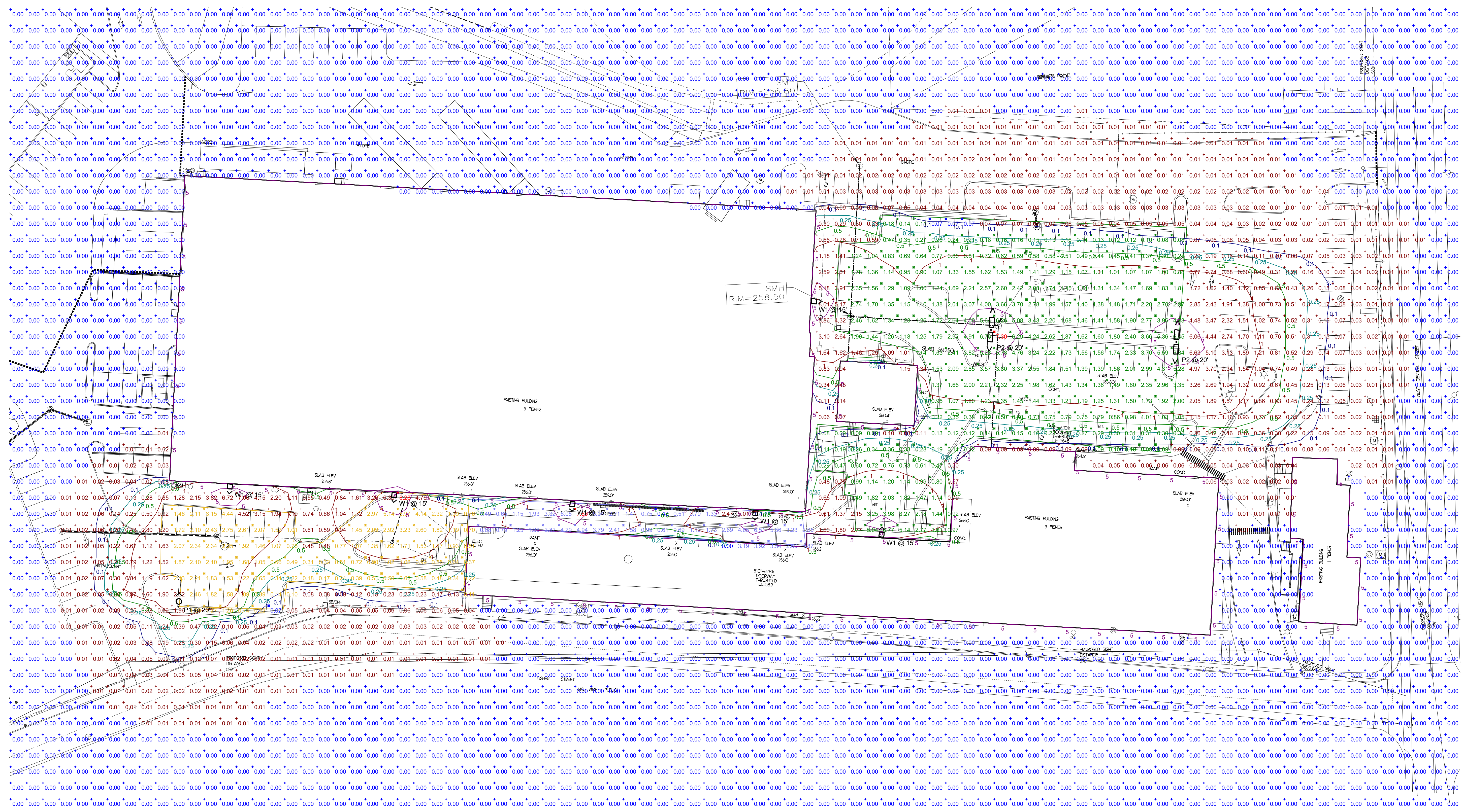




Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens
	7	SL4-2	BACK-BACK	0.900	URB-XXXX-26-60L-136-4K7-4W-U	15453
	8	WL4	SINGLE	0.900	RWL1-48L-35-4K7-4W-U	4662
	66	CL1	SINGLE	16.000	DLD-CL-MD-24-BK-TG25	20
	4	PL1	SINGLE	0.900	99075	2370
	2	SL3	SINGLE	0.900	URB-XXXX-26-60L-136-4K7-3-U	15677
	7	SP1	SINGLE	0.900	33053	231
	8	SL4	SINGLE	0.900	URB-XXXX-26-60L-136-4K7-4W-U	15453
	18	DL4	SINGLE	0.900	URB-XXXX-21-24L-55-4K7-4W-U	6206
	3	SL4BC	SINGLE	0.900	URB-XXXX-26-60L-136-4K7-4W-BC-U	7947

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COURTYARD	Illuminance	Fc	3.19	12.1	0.4	7.98	30.25
FRONT PARKING LOT	Illuminance	Fc	1.90	12.8	0.1	19.00	128.00
LOADING AREA	Illuminance	Fc	1.41	9.5	0.0	N.A.	N.A.
REAR PARKING	Illuminance	Fc	1.89	15.1	0.0	N.A.	N.A.
SIDEWALK	Illuminance	Fc	2.54	5.0	1.0	2.54	5.00
SIDEWALK_1	Illuminance	Fc	4.51	9.9	2.1	2.15	4.71
SPILL LIGHT	Illuminance	Fc	0.06	9.3	0.0	N.A.	N.A.

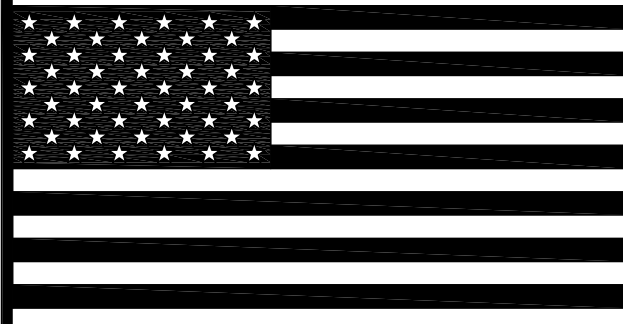




## Proposed Change to Approved Plan

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING - PLAN EAST	⊗	1.60 fc	7.30 fc	0.07 fc	104.3:1	22.9:1
PARKING - PLAN WEST	⊗	1.51 fc	8.28 fc	0.07 fc	118.3:1	21.6:1
WALKWAY - BETWEEN BUILDINGS	⊗	2.53 fc	7.68 fc	0.48 fc	16.0:1	5.3:1

Schedule							
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Input Power
⊗	P1	1	BEACON	*URB-XXX-XX-18L-90-3K7-4F	*Urban Decorative Fixture,	1	82.3
⊗	P2	2	SIGNIFY GARDCO	ECF-S-32L-1A-NW-G2-3	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 3 OPTIC, No Shield	1	211.2
⊗	W1	6	SIGNIFY GARDCO	PWS-48L-500-NW-G2-4	Pureform LDGN Science (PWS), 48 LED's, 4000K CCT, TYPE 4 OPTIC,	1	75.9



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  
**PHOTOMETRY LIGHTING PLAN**

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

# PH1.1



# RSA-B-FLAK SERIES POLES

ROUND STRAIGHT ALUMINUM

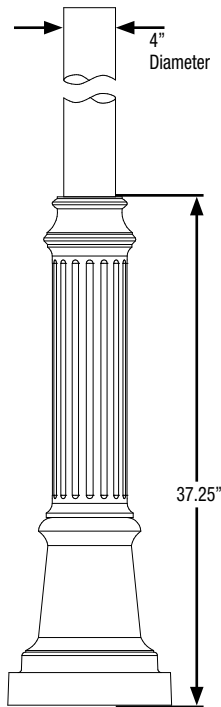
Cat.#

Job

Type



Approvals



### APPLICATIONS

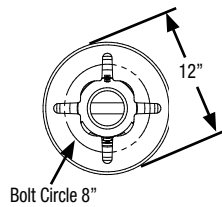
- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

### CONSTRUCTION

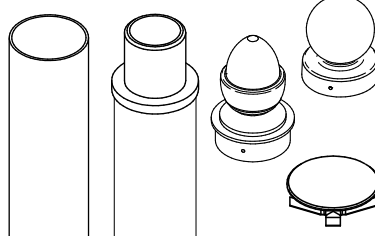
- **SHAFT:** One-piece straight aluminum with fluted or smooth cross section; Extruded shafts of 6061-T6 aluminum in 1/8", 3/16", or 1/4" thickness. Decorative base of 356 cast aluminum.
- **POLE CAP OR FINALS:** Cap or decorative finials available for side mounted luminaires. Open top or tenons provided for post top mounted luminaires.
- **HAND HOLE:** Hand hole provided in cast base; Mounting provisions for grounding lug located behind cover
- **ANCHOR BOLTS:** Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling

### FINISH

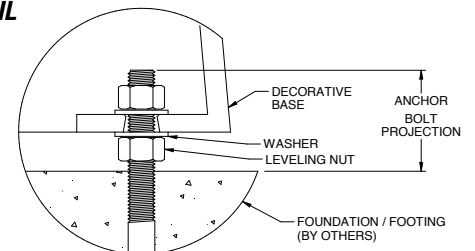
- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint finish coat available in twelve standard colors; Custom colors available; RAL number preferable.



### TENONS & POLE CAPS



### BASE DETAIL

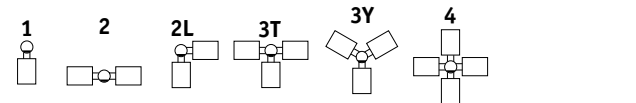


### ORDERING EXAMPLE:

RSA-B-FLAK - S/F - 16 - 40 - A/B/C - 2L - B3 - DBT - VM2

SERIES	STYLE	HEIGHT	SHAFT	THICKNESS	MOUNTING	FINISH	OPTIONS
<b>RSA-B-FLAK</b> Round Straight Aluminum Pole Beacon	<b>S</b> Smooth <b>F</b> Fluted	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	<b>1</b> Single arm mount <b>2</b> Two fixtures at 180° <b>2L</b> Two fixtures at 90° <b>3T</b> Three fixtures at 90° <b>3Y</b> Three at 120° <b>4</b> Four fixtures at 90° <b>OT</b> Open top (includes pole cap) <b>TN3</b> Tenon 3 x 3 <b>TN4</b> Tenon 3 x 4 <b>CAP</b> Cap <b>ARC</b> Acorn Finial <b>BAL</b> Ball Finial	<b>BLT</b> Black Matte Textured <b>BLS</b> Black Gloss Smooth <b>DBT</b> Dark Bronze Matte Textured <b>DBS</b> Dark Bronze Gloss Smooth <b>GTT</b> Graphite Matte Textured <b>LGS</b> Light Grey Gloss Smooth <b>PSS</b> Platinum Silver Smooth <b>WHT</b> White Matte Textured <b>WHS</b> White Gloss Smooth <b>VGT</b> Verde Green Textured <b>Color Option</b> <b>CC</b> Custom Color	<b>GFI'</b> 20 Amp GFCI Receptacle and Cover <b>EHH'</b> Extra Handhole <b>C05'</b> .5" Coupling <b>C07'</b> .75" Coupling <b>C20'</b> 2" Coupling <b>VM2</b> 2nd mode vibration damper <b>LAB</b> Less Anchor Bolts

### MOUNTING ORIENTATION



1 Specify option location using logic found on page 2 (Option Orientation)

### ACCESSORIES- Order Separately

Catalog Number	Description
VM2SXX	2nd mode vibration damper

### DRILL PATTERN

- B1** Cruiser, "AM" arm
- B3** 2 bolt (2-1/2" spacing), Viper "A" arm
- S2** 2 bolt (3-1/2" spacing), Viper "AD" arm



Beacon Products • 701 Millennium Blvd, Greenville, SC 29607 • Phone: 864-678-1000

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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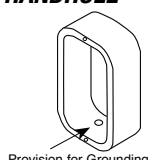
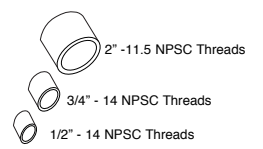
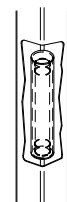
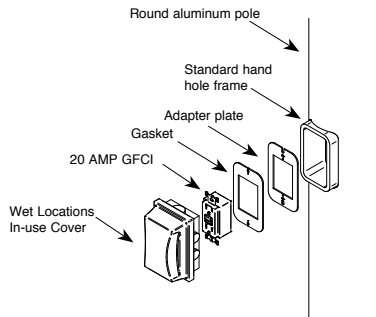

RSA-B-FLAK POLES-SPEC FEBRUARY 21, 2020 9:51 AM



## ORDERING INFORMATION Cont.

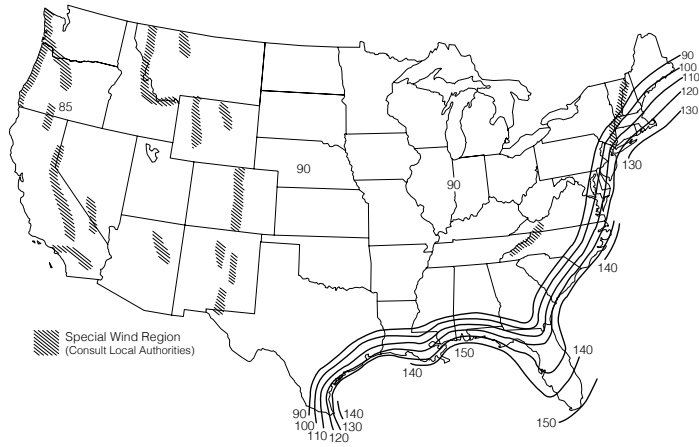
Catalog Number	Height		Nominal Shaft Dimensions	Wall Thickness	Bolt Circle (suggested)	Bolt Square	Bolt Plate Size	Anchor Bolt Size	Bolt Projection	Pole weight (lbs)
	Feet	Meters								
RSA-B-FLAK-S-10-40-A	10	3.0	4" Round	0.125"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	46
RSA-B-FLAK-S-12-40-A	12	3.7	4" Round	0.125"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	50
RSA-B-FLAK-S-14-40-A	14	4.3	4" Round	0.125"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	53
RSA-B-FLAK-S-16-40-A	16	4.9	4" Round	0.125"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	57
RSA-B-FLAK-S-18-40-A	18	5.5	4" Round	0.125"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	60
RSA-B-FLAK-S-20-40-A	20	6.1	4" Round	0.125"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	64
RSA-B-FLAK-S-10-40-B	10	3.0	4" Round	0.188"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	54
RSA-B-FLAK-S-12-40-B	12	3.7	4" Round	0.188"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	59
RSA-B-FLAK-S-14-40-B	14	4.3	4" Round	0.188"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	64
RSA-B-FLAK-S-16-40-B	16	4.9	4" Round	0.188"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	69
RSA-B-FLAK-S-18-40-B	18	5.5	4" Round	0.188"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	75
RSA-B-FLAK-S-20-40-B	20	6.1	4" Round	0.188"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	80
RSA-B-FLAK-S-22-40-B	22	6.7	4" Round	0.188"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	85
RSA-B-FLAK-S-24-40-B	24	7.3	4" Round	0.188"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	91
RSA-B-FLAK-S-10-40-C	10	3.0	4" Round	0.25"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	61
RSA-B-FLAK-S-12-40-C	12	3.7	4" Round	0.25"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	68
RSA-B-FLAK-S-14-40-C	14	4.3	4" Round	0.25"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	75
RSA-B-FLAK-S-16-40-C	16	4.9	4" Round	0.25"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	82
RSA-B-FLAK-S-18-40-C	18	5.5	4" Round	0.25"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	89
RSA-B-FLAK-S-20-40-C	20	6.1	4" Round	0.25"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	95
RSA-B-FLAK-S-22-40-C	22	6.7	4" Round	0.25"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	102
RSA-B-FLAK-S-24-40-C	24	7.3	4" Round	0.25"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	109
RSA-B-FLAK-F-10-40-B	10	3.0	4" Fluted	0.188"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	55
RSA-B-FLAK-F-12-40-B	12	3.7	4" Fluted	0.188"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	61
RSA-B-FLAK-F-14-40-B	14	4.3	4" Fluted	0.188"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	67
RSA-B-FLAK-F-16-40-B	16	4.9	4" Fluted	0.188"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	73
RSA-B-FLAK-F-18-40-B	18	5.5	4" Fluted	0.188"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	78
RSA-B-FLAK-F-20-40-B	20	6.1	4" Fluted	0.188"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	84
RSA-B-FLAK-F-22-40-B	22	6.7	4" Fluted	0.188"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	90
RSA-B-FLAK-F-24-40-B	24	7.3	4" Fluted	0.188"	8.0"	5.66"	12" dia. X 37-1/4" Tall	5/8 x 24 x 3	3-1/4"	95

NOTE Factory supplied template must be used when setting anchor bolts. Hubbell Lighting will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

<p><b>EHH - EXTRA HANDHOLE</b></p>  <p>Provision for Grounding</p>	<p><b>C05 - C07 - C20 - COUPLING</b></p>  <p>2" - 11.5 NPSC Threads 3/4" - 14 NPSC Threads 1/2" - 14 NPSC Threads</p>	<p><b>VM2 - VIBRATION DAMPER 2ND MODE</b></p>  <p>Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.</p>	<p><b>GFI - 20 AMP GFCI RECEPTACLE &amp; COVER</b></p>  <p>Round aluminum pole Standard hand hole frame Adapter plate Gasket 20 AMP GFCI Wet Locations In-use Cover</p>
<p><b>OPTION ORIENTATION</b></p> <p>Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: <b>RSA-B-FLAK-F16-40B-TN3-DBT-C05-0-5</b> (.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1' spacing required between option. Consult factory for other configurations.</p>		<p><b>VM2SXX - VIBRATION DAMPER 2ND MODE</b></p>  <p>Field installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.</p> <p>VM2S08 - 8' VM2S12 - 12' VM2S16 - 16' VM2S20 - 20' VM2S24 - 24'</p>	

For more information about pole vibration and vibration dampers, please consult [http://cdn.spauldinglighting.com/content/products/literature/literature\\_files/Pole\\_Wind\\_Induced\\_Flyer\\_HL010022.pdf](http://cdn.spauldinglighting.com/content/products/literature/literature_files/Pole_Wind_Induced_Flyer_HL010022.pdf)  
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

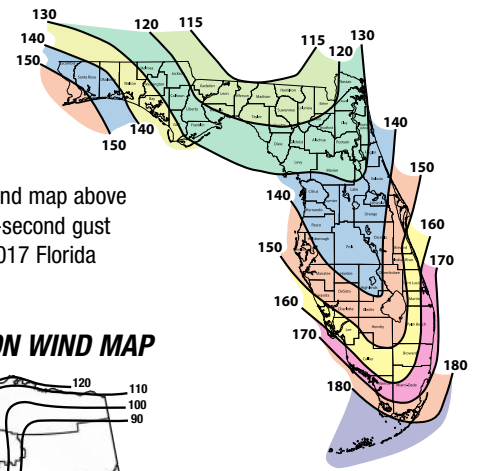
# ASCE7-05 WIND MAP



HAWAII – 105 mph  
 PUERTO RICO – 145 mph

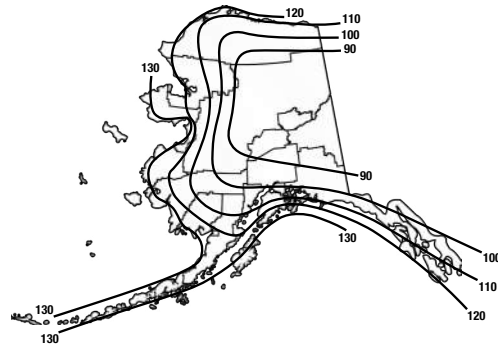
\*PRINTED WITH PERMISSION FROM ASCE

# FLORIDA REGION WIND MAP



- Florida region wind map above is based upon 3-second gust winds and the 2017 Florida Building Code

# ALASKA REGION WIND MAP



ASCE 7-05 wind map EPA Load Rating - 3 second gust wind speeds										
Catalog Number	85	90	100	105	110	120	130	140	145	150
RSA-B-FLAK-S-10-40-A	14.1	12.6	10.2	9.2	8.3	6.9	5.9	5.0	4.7	4.4
RSA-B-FLAK-S-12-40-A	10.2	9.1	7.2	6.4	5.8	4.7	4.0	3.4	3.1	2.9
RSA-B-FLAK-S-14-40-A	7.7	6.7	5.2	4.6	4.1	3.2	2.7	2.2	2.1	1.9
RSA-B-FLAK-S-16-40-A	5.8	5.0	3.7	3.2	2.8	2.1	1.7	1.4	1.2	1.1
RSA-B-FLAK-S-18-40-A	4.3	3.6	2.5	2.1	1.7	1.1	0.8	0.6	0.5	NR
RSA-B-FLAK-S-20-40-A	3.1	2.5	1.6	1.2	0.8	NR	NR	NR	NR	NR
RSA-B-FLAK-S-10-40-B	20.7	18.6	15.1	13.7	12.4	10.4	8.9	7.7	7.1	6.7
RSA-B-FLAK-S-12-40-B	15.3	13.7	11.0	9.9	9.0	7.4	6.3	5.4	5.0	4.7
RSA-B-FLAK-S-14-40-B	11.8	10.4	8.3	7.4	6.6	5.4	4.6	3.9	3.6	3.3
RSA-B-FLAK-S-16-40-B	9.2	8.1	6.3	5.6	4.9	3.9	3.3	2.7	2.5	2.3
RSA-B-FLAK-S-18-40-B	7.2	6.2	4.7	4.1	3.5	2.7	2.2	1.8	1.6	1.5
RSA-B-FLAK-S-20-40-B	5.5	4.7	3.4	2.9	2.4	1.7	1.3	1.0	0.9	0.8
RSA-B-FLAK-S-22-40-B	4.2	3.5	2.3	1.9	1.4	0.8	0.6	NR	NR	NR
RSA-B-FLAK-S-24-40-B	3.1	2.4	1.4	1.0	0.6	NR	NR	NR	NR	NR
RSA-B-FLAK-S-10-40-C	25.0	23.9	19.5	17.7	14.5	12.1	10.4	8.9	8.3	7.8
RSA-B-FLAK-S-12-40-C	19.8	17.8	14.4	13.0	11.8	9.8	8.4	7.2	6.7	6.2
RSA-B-FLAK-S-14-40-C	15.4	13.7	11.0	9.9	8.9	7.3	6.2	5.3	4.9	4.6
RSA-B-FLAK-S-16-40-C	12.2	10.9	8.6	7.7	6.8	5.5	4.7	4.0	3.7	3.4
RSA-B-FLAK-S-18-40-C	9.7	8.6	6.6	5.8	5.2	4.1	3.4	2.8	2.6	2.4
RSA-B-FLAK-S-20-40-C	7.7	6.7	5.0	4.4	3.8	2.9	2.3	1.9	1.7	1.6
RSA-B-FLAK-S-22-40-C	6.1	5.2	3.8	3.2	2.6	1.9	1.4	1.1	1.0	0.9
RSA-B-FLAK-S-24-40-C	4.7	3.9	2.7	2.1	1.7	1.0	0.7	0.5	NR	NR
RSA-B-FLAK-F-10-40-B	20.6	18.5	15.0	13.6	12.3	10.3	8.6	7.3	6.7	6.2
RSA-B-FLAK-F-12-40-B	15.2	13.5	10.9	9.8	8.8	7.2	6.0	4.9	4.5	4.1
RSA-B-FLAK-F-14-40-B	11.6	10.3	8.1	7.2	6.5	5.2	4.1	3.3	3.0	2.6
RSA-B-FLAK-F-16-40-B	9.0	7.9	6.1	5.4	4.7	3.6	2.8	2.1	1.8	1.5
RSA-B-FLAK-F-18-40-B	7.0	6.0	4.5	3.9	3.3	2.4	1.6	1.0	0.8	0.6
RSA-B-FLAK-F-20-40-B	5.3	4.5	3.2	2.6	2.1	1.3	0.7	NR	NR	NR
RSA-B-FLAK-F-22-40-B	3.9	3.2	2.1	1.6	1.2	0.5	NR	NR	NR	NR
RSA-B-FLAK-F-24-40-B	2.8	2.2	1.1	0.7	NR	NR	NR	NR	NR	NR

Florida Building Code 2017 EPA Load Rating - 3 second gust wind speeds									
Catalog Number	115	120	130	140	150	160	170	180	
RSA-B-FLAK-S-10-40-A	10.6	9.7	8.2	6.9	5.9	5.1	4.9	4.3	
RSA-B-FLAK-S-12-40-A	7.5	6.8	5.6	4.7	3.9	3.2	3.0	2.9	
RSA-B-FLAK-S-14-40-A	5.4	4.9	3.9	3.1	2.5	1.9	1.6	1.2	
RSA-B-FLAK-S-16-40-A	3.8	3.3	2.5	1.9	1.4	0.9	0.7	0.5	
RSA-B-FLAK-S-18-40-A	2.5	2.1	1.5	0.9	NR	NR	NR	NR	
RSA-B-FLAK-S-20-40-A	1.5	1.1	0.6	NR	NR	NR	NR	NR	
RSA-B-FLAK-S-10-40-B	15.8	14.5	12.3	10.5	9.1	7.9	7.4	6.6	
RSA-B-FLAK-S-12-40-B	11.5	10.5	8.8	7.5	6.3	5.4	5.0	4.7	
RSA-B-FLAK-S-14-40-B	8.6	7.8	6.5	5.4	4.4	3.7	3.5	3.3	
RSA-B-FLAK-S-16-40-B	6.5	5.8	4.7	3.8	3.0	2.4	2.1	1.9	
RSA-B-FLAK-S-18-40-B	4.8	4.2	3.2	2.5	1.8	1.3	1.1	0.8	
RSA-B-FLAK-S-20-40-B	3.4	2.9	2.1	1.4	0.8	NR	NR	NR	
RSA-B-FLAK-S-22-40-B	2.3	1.8	1.1	0.5	NR	NR	NR	NR	
RSA-B-FLAK-S-24-40-B	1.3	0.9	NR	NR	NR	NR	NR	NR	
RSA-B-FLAK-S-10-40-C	20.3	18.7	16.0	13.7	11.9	10.4	9.6	8.5	
RSA-B-FLAK-S-12-40-C	15.0	13.8	11.6	9.9	8.5	7.3	6.8	6.2	
RSA-B-FLAK-S-14-40-C	11.5	10.5	8.8	7.4	6.2	5.2	4.9	4.6	
RSA-B-FLAK-S-16-40-C	8.8	8.0	6.6	5.4	4.4	3.6	3.3	3.1	
RSA-B-FLAK-S-18-40-C	6.7	6.0	4.8	3.8	3.0	2.4	2.2	1.9	
RSA-B-FLAK-S-20-40-C	5.1	4.5	3.4	2.6	1.9	1.3	1.1	0.8	
RSA-B-FLAK-S-22-40-C	3.7	3.2	2.3	1.5	0.9	0.7	0.5	NR	
RSA-B-FLAK-S-24-40-C	2.6	2.1	1.3	0.7	NR	NR	NR	NR	
RSA-B-FLAK-F-10-40-B	15.7	14.5	12.3	10.5	9.1	7.9	6.9	6.0	
RSA-B-FLAK-F-12-40-B	11.5	10.5	8.8	7.5	6.3	5.4	4.6	3.9	
RSA-B-FLAK-F-14-40-B	8.6	7.8	6.5	5.4	4.4	3.7	3.0	2.5	
RSA-B-FLAK-F-16-40-B	6.5	5.8	4.7	3.8	3.0	2.4	1.8	1.4	
RSA-B-FLAK-F-18-40-B	4.8	4.2	3.2	2.5	1.8	1.3	0.8	NR	
RSA-B-FLAK-F-20-40-B	3.4	2.9	2.1	1.4	0.8	NR	NR	NR	
RSA-B-FLAK-F-22-40-B	2.3	1.8	1.1	0.5	NR	NR	NR	NR	
RSA-B-FLAK-F-24-40-B	1.3	0.9	NR	NR	NR	NR	NR	NR	





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## NOTES

### Wind-speed Website disclaimer:

Hubbell Lighting has no connection to the linked website and makes no representations as to its accuracy. While the information presented on this third-party website provides a useful starting point for analyzing wind conditions, Hubbell Lighting has not verified any of the information on this third party website and assumes no responsibility or liability for its accuracy. The material presented in the windspeed website should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. Hubbell Lighting Inc. does not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the windspeed report provided by this website. Users of the information from this third party website assume all liability arising from such use. Use of the output of these referenced websites do not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the windspeed report. <http://windspeed.atcouncil.org>

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide; Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Hubbell Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations. [http://cdn.spauldinglighting.com/content/products/literature/literature\\_files/Pole\\_Wind\\_Induced\\_Flyer\\_HLQI0022.pdf](http://cdn.spauldinglighting.com/content/products/literature/literature_files/Pole_Wind_Induced_Flyer_HLQI0022.pdf)
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

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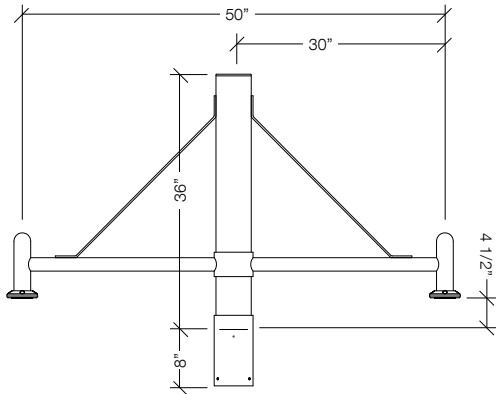
**Due to our continued efforts to improve our products, product specifications are subject to change without notice.**

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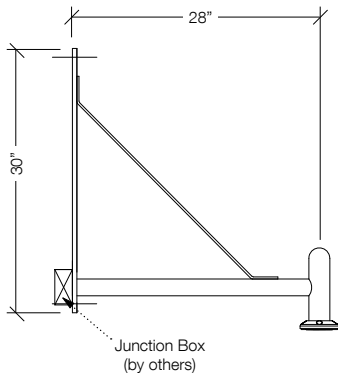
Type: \_\_\_\_\_  
 Project Name: \_\_\_\_\_  
 Notes: \_\_\_\_\_

Sample AA-44 S 4 B P BBT  
 Ordering \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
**A B C D E F**

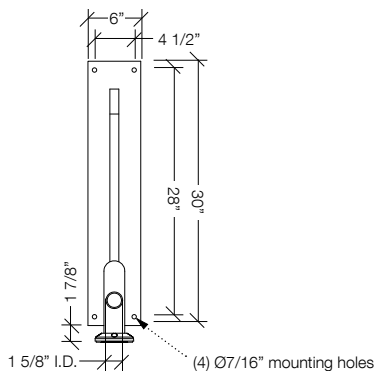
**DETAILS**



**WALL BRACKET DETAILS**



**WALL PLATE DETAILS**



Due to our continued efforts to improve our products, product specifications are subject to change without notice.

**A. MODEL**

**AA-44** Strut

**B. POST SHAFT PROFILE**

**W** wall mount  
**S** smooth  
**F** fluted

**C. POST SHAFT DIAMETER**

**4** 4"  
**5** 5"  
**6** 6"

**OTHER** \_\_\_\_\_

**D. ARRANGEMENT**

\_\_\_\_\_ see arrangement table below

**E. LUMINAIRE MOUNTING**

**P** pendant

**F. COLOR**

**BBT** basic black textured  
**BMT** black matte textured  
**WHT** white textured  
**MBT** metallic bronze textured  
**BZT** bronze textured  
**DBT** dark bronze textured  
**GYS** gray smooth  
**DPS** dark platinum smooth  
**GNT** green textured  
**MST** metallic silver textured  
**MTT** metallic titanium textured  
**OWI** old world iron  
**RAL** \_\_\_\_\_

**Construction:** All cast aluminum parts shall be low copper alloy A356. All extruded aluminum parts shall be alloy 6061-T6, 6063-T5 or equal.

**EPA (effective projected area):** EPA is de-fined as (projected surface area X drag factor) and measured in ft<sup>2</sup>. Allowable post, luminaire arm, luminaire and accessory EPAs are derived from the most current published AASHTO (American Association of State Highway and Transportation Officials) standard, currently AASHTO 2001 (50yr design life). Customer assumes all responsibility for selecting the ap-propriate post for installation (consult factory for assistance). Luminaire arm, luminaire and accessory EPA must be equal to or less than allowable EPA of post. Consult a professional engineer for compliance with local codes and standards.

**Fasteners:** All fasteners shall be Corrosion Resistant. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, available at additional cost).

**Finish:** Finish shall be a Beacote V polyester powder-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet 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 160 inch-pound.

**Limited Warranty:** Beacon Products warrants its products, to the original purchaser, against defects in materials and workmanship for proper usage for a period of 5 years after date of production, when properly installed, maintained and appropriately specified. See Warranty Information on www.beaconproducts.com for complete details and exclusions.

		arrangement (EPA index ft <sup>2</sup> / weight (lbs))									
shaft Ø		A	B	C	D	E	F	G	H	I	J
wall	weight	12	-	-	-	-	-	-	-	-	-
Ø4"	EPA	-	2.34	3.28	3.28	2.73	3.75	3.75	3.75	4.22	4.22
	weight	-	15	20	22	20	25	27	25	30	32
Ø5"	EPA	-	2.67	3.61	3.61	3.06	4.08	4.08	4.08	4.55	4.55
	weight	-	18	23	25	23	28	30	28	33	35
Ø6"	EPA	-	2.82	3.76	3.76	3.21	4.23	4.23	4.23	4.70	4.70
	weight	-	21	26	28	26	31	33	31	36	38



# URBAN SERIES

URBAN LUMINAIRE

## FEATURES

- Decorative transitional 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



\*3000K and warmer CCTs only

## CONTROL TECHNOLOGY



## SPECIFICATIONS

### CONSTRUCTION

- The drivers shall be located in the top cast housing and shall be accessible without tools by hinging 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 fans. The top casting shall be able to be pendent mounted in place with a stainless steel safety pin and then permanently held 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  $\geq 0.90$  at full load
- Dimming drivers are standard with connections 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, 13A or higher. 13A 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
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset 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 Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night visit: [www.beaconproducts.com/products/energeni](http://www.beaconproducts.com/products/energeni)
- Urban can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. For more details, see ordering information or visit: [www.hubbellighting.com/products/sitesync/](http://www.hubbellighting.com/products/sitesync/)

### 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



## RELATED PRODUCTS

[Matrix MAA](#)

[Brighton](#)

[La Jolla](#)

### FINISH (CONTINUED)

- 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 160 inch-pounds

### CERTIFICATIONS

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/QPL>
- NRTL Certified, UL8750, UL 1598 and CSA22.2#250. 13-14 for wet locations
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at <http://www.beaconproducts.com/products/urban>

### WARRANTY

- 5 year warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	3,300–11,600
Wattage Range	55–136
Efficacy Range (LPW)	61–87



# URBAN SERIES

URBAN LUMINAIRE

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

CATALOG #: \_\_\_\_\_

## ORDERING GUIDE

Example: URB-CAP-21-36L-80-5K7-UNV-4-SWP-NRNW-BLT

CATALOG #

Model	Lens Option	Engine-Watts	CCT/CRI <sup>7</sup>	Voltage	Optics <sup>2</sup>	Electrical Options
URB Urban	<b>CAP-21</b> 21" Capitol <b>MRDS-21</b> 21" Miramar deep shade <b>MAR-21</b> 21" Maritas <b>CAP-26</b> 26" Capitol <b>MRSS-26</b> 26" Miramar shallow shade <b>MRDS-26</b> 26" Miramar deep shade <b>MAR-26</b> 26" Maritas	<b>24L-27</b> 27W, LED array <b>24L-55</b> 55W, LED array <b>36L-80</b> 85W, LED array <b>48L-110</b> 110W, LED array <sup>1</sup> <b>60L-136</b> 136W, LED array <sup>1</sup>	<b>3K7</b> 3000K, 70 CRI <b>4K7</b> 4000K, 70 CRI <b>5K7</b> 5000K, 70 CRI	<b>UNV</b> 120-277V <b>347</b> 347V <b>480</b> 480V	<b>FR</b> Type I <b>2</b> Type II <b>3</b> Type III <b>4</b> Type IV <b>4W</b> Type IV wide <b>5R</b> Type V rectangular <b>5QM</b> Type V square medium <b>5W</b> Type V round wide <b>BC</b> Backshield (available for FR, 2, 3, 4, 4W Optics)	<b>PCU</b> Button Photocell, Universal

Control Options	Mounting Style	Style	Sensor Option	Finish
<b>GENI-XX</b> Energeni <sup>5</sup> <b>SWP</b> SiteSync Wireless Pre-Commission <sup>3,4</sup>	<b>PM</b> Pendant mount <b>SM</b> Side mount <b>YM</b> Yoke mount	<b>NRNW</b> No rings <b>3RNW</b> Three rings	<b>MOB</b> Motion sensor 33% or 50% dimming <sup>6,8</sup>	<b>BLT</b> Black Matte Textured <b>BLS</b> Black Gloss Smooth <b>DBT</b> Dark Bronze Matte Textured <b>DBS</b> Dark Bronze Gloss Smooth <b>GTT</b> Graphite Matte Textured <b>LGS</b> Light Grey Gloss Smooth <b>PSS</b> Platinum Silver Smooth <b>WHT</b> White Matte Textured <b>WHS</b> White Gloss Smooth <b>VGT</b> Verde Green Textured <b>Color Option</b> <b>CC</b> Custom Color

### Accessories

- SWUSB** SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node\*
- SWTAB** Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node\*
- SWBRG** SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested\*

Notes:  
 \* When ordering SiteSync at least one of these two interface options must be ordered per project  
 + If needed, an additional Bridge Node can be ordered

- Notes:
- 1 26" only
  - 2 To rotate optics left or right 90 degrees, specify L or R after the optical distribution example: 4L
  - 3 Must specify group and zone information at time of order. For further details, see [www.hubbell-automation.com/products/sitesync/](http://www.hubbell-automation.com/products/sitesync/)
  - 4 Not available with other control or sensor options
  - 5 When ordering Energeni, specify the routine setting code (Example GENI-04). See [Energeni brochure](#) and [Energeni instructions](#) for setting table and options. Not available with sensor options
  - 6 Specify time delay, dimming level and mounting height
  - 7 This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at [http://cdn.beaconproducts.com/content/products/specs/specs\\_files/Urban\\_LED\\_spec\\_sheet\\_turtle.pdf](http://cdn.beaconproducts.com/content/products/specs/specs_files/Urban_LED_spec_sheet_turtle.pdf)
  - 8 Only available on 24L and 36L configurations

## CONTROLS

### SiteSync — Precommissioned Ordering Information:

When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit [the SiteSync family page on our website](#) or contact Hubbell Lighting tech support at 864-678-1000.



SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: URB-CAP-26/60L-136/3K7/UNV/5QM/SWP/NRNW/BLT SiteSync only  
 URB-CAP-26/60L-136/3K7/UNV/5QM/SWPM-20F/NRNW/BLT SiteSync with Motion Control

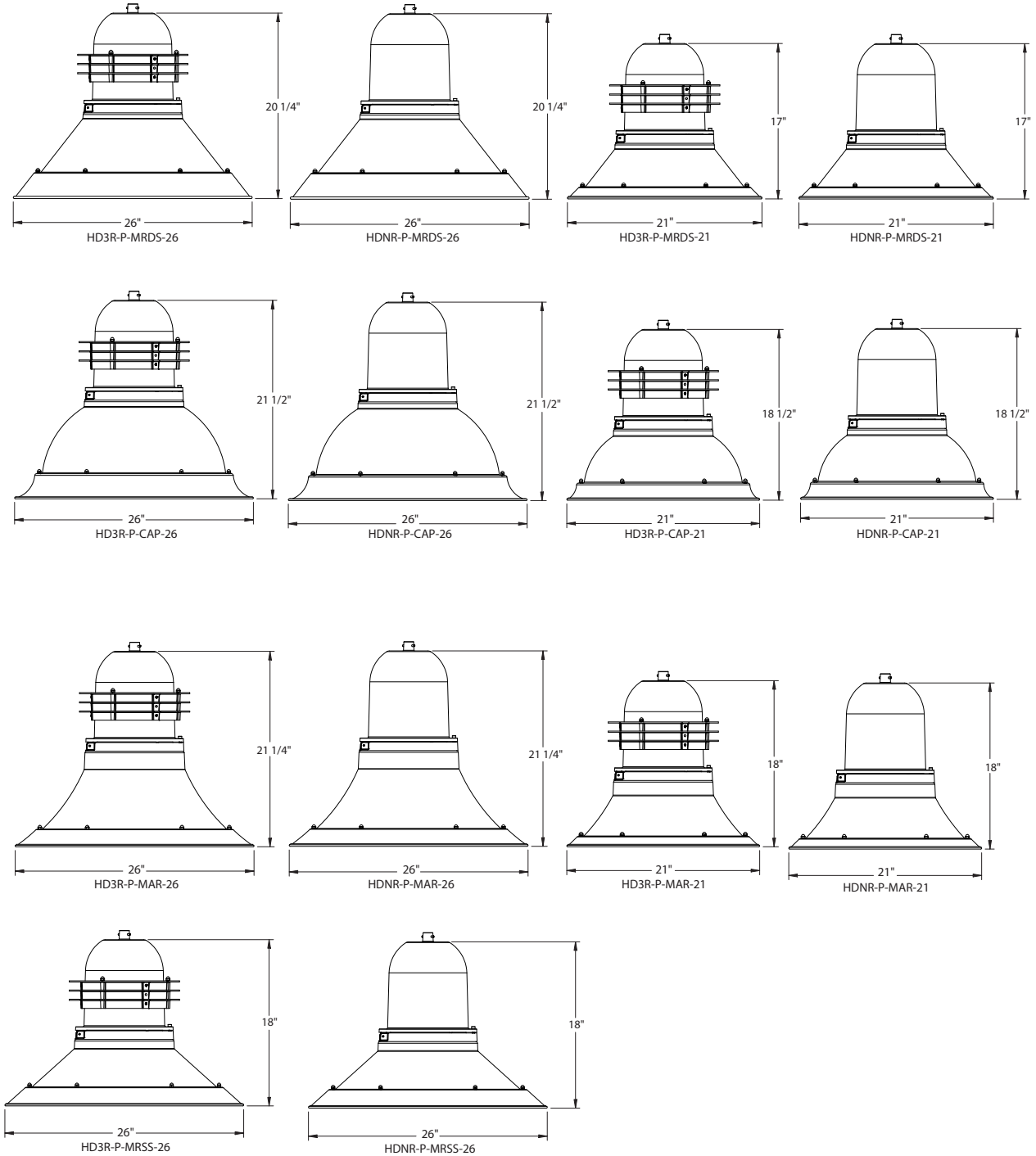


SiteSync



# URBAN SERIES

URBAN LUMINAIRE



# URBAN SERIES

URBAN LUMINAIRE

## DELIVERED LUMENS

# of LEDs	DRIVE CURRENT (mA)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
				LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G
24	350mA	27W	FR	3871	138	1	0	0	3990	143	1	0	0	3667	131	0	0	0
			2	3750	134	2	0	0	3838	137	1	0	1	3528	126	1	0	1
			3	3638	130	1	0	1	3750	134	1	0	1	3446	123	1	0	1
			4	3680	131	0	0	1	3794	135	0	0	1	3486	129	0	0	1
			4W	3612	129	1	0	1	3723	133	1	0	1	3422	122	1	0	1
			5QM	3750	134	2	0	0	3866	138	2	0	0	3553	127	2	0	0
			5R	3763	134	2	0	2	3879	139	2	0	2	3565	127	2	0	2
5W	3556	127	2	0	1	3666	131	3	0	1	3369	120	2	0	1			
24	700mA	55W	FR	6451	113	1	0	1	6650	117	1	0	1	6112	107	1	0	1
			2	6251	110	3	0	1	6397	112	1	0	2	5879	103	1	0	1
			3	6063	106	1	0	2	6250	110	1	0	2	5744	101	1	0	2
			4	6133	108	1	0	2	6323	111	1	0	2	5811	102	1	0	2
			4W	6020	106	1	0	2	6206	109	1	0	2	5703	100	1	0	2
			5QM	6251	110	3	0	1	6444	113	3	0	1	5922	104	2	0	1
			5R	6272	110	3	0	3	6466	113	3	0	3	5942	104	3	0	3
5W	6926	104	3	0	1	6110	107	3	0	1	5615	99	3	0	1			
36	700mA	85W	FR	9672	113	1	0	1	9970	117	1	0	1	9173	107	1	0	1
			2	9303	109	1	0	2	9591	112	1	0	2	8823	103	1	0	2
			3	9089	107	1	0	2	9370	110	1	0	2	8621	101	1	0	2
			4	9195	108	1	0	2	9479	111	1	0	2	8721	102	1	0	2
			4W	9025	106	1	0	2	9304	109	1	0	2	8559	100	1	0	2
			5QM	9371	110	3	0	1	9661	113	3	0	1	8888	104	3	0	1
			5R	9403	110	3	0	3	9694	114	3	0	3	8918	105	3	0	3
5W	8885	105	3	0	2	9160	108	4	0	2	8427	100	3	0	2			
48*	700mA	110W*	FR	12895	116	1	0	1	13294	120	1	0	1	12230	110	1	0	1
			2	12404	112	2	0	2	12788	115	2	0	2	11765	106	2	0	2
			3	12119	109	1	0	3	12494	113	1	0	3	11494	104	1	0	2
			4	12260	110	1	0	3	12639	114	1	0	3	11628	105	1	0	3
			4W	12033	108	2	0	3	12405	112	2	0	3	11413	103	2	0	2
			5QM	12494	113	3	0	2	12881	116	3	0	2	11850	107	3	0	2
			5R	12537	113	3	0	3	12925	116	4	0	4	11891	107	3	0	3
5W	11847	107	4	0	2	12213	110	4	0	2	11236	101	4	0	2			
60*	700mA	136W*	FR	16119	117	1	0	2	16618	121	2	0	2	15288	112	1	0	2
			2	15505	113	2	0	2	15985	117	2	0	2	14706	107	2	0	2
			3	15149	111	2	0	3	15617	114	2	0	3	14368	105	2	0	3
			4	15324	112	1	0	3	15798	115	1	0	3	14534	106	1	0	3
			4W	15041	110	2	0	3	15506	113	2	0	3	14266	104	2	0	3
			5QM	15618	114	4	0	2	16101	118	4	0	2	14813	108	3	0	2
			5R	15671	114	4	0	4	16156	118	4	0	4	14864	108	4	0	4
5W	14809	108	4	0	2	15267	111	4	0	2	14046	103	4	0	2			

Notes:

1 Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

\* Available in the 26" Urban only

# URBAN SERIES

URBAN LUMINAIRE

## ELECTRICAL DATA

# OF LEDS	Number of Drivers	Drive Current (mA)	Input Voltage (V)	System Power (Watts)	Oper. Current (Amps)
24	1	350mA	120	27	0.27
			277		0.12
			347		0.09
			480		0.07
24	2	700 mA	120	55	0.55
			277		0.24
			347		0.19
			480		0.14
36	1	700 mA	120	80	0.80
			277		0.35
			347		0.28
			480		0.20
48	1	700 mA	120	110	1.1
			277		0.43
			347		0.38
			480		0.28
60	1	700 mA	120	136	1.4
			277		0.59
			347		0.47
			480		0.34

## LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	0.98
40° C	104° F	0.98

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

## PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	50,000	*TM-21-11 L90 60,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.95	0.95	0.86	>470,000

Notes:

\* Projected per IESNA TM-21-11. Data references the extrapolated performance projections for the base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

## EPA

EPA: X.XX sqft		PM	SM	YM
CAP	21	1.04	1.14	1.39
	26	1.39	1.49	1.79
MAR	21	1.00	1.10	1.35
	26	1.25	1.35	1.65
MRDS	21	1.00	1.10	1.35
	26	1.25	1.35	1.65
MRSS	26	1.17	1.27	1.57

## FOR ALL CONFIGURATIONS LINE DRAWINGS PLEASE SEE:

[URB-HD-P.PDF](#)  
[URB-HD-S.PDF](#)  
[URB-HD-YM.PDF](#)

## USE OF TRADEMARKS AND TRADE NAMES

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Town of Franklin



Design Review Commission

**Tuesday, July 25, 2023  
Meeting Minutes**

Chair Sam Williams called the above-captioned meeting to order this date at 7:00 PM, as a remote access virtual Zoom meeting. Members in attendance: Chair Sam Williams, Vice Chair Paul Lopez, Cassandra Bethoney, Amy Adams. Members absent: Associate James Bartro. Also present: None.

As stated on the agenda, due to the continued concerns regarding the COVID-19 virus, this meeting will be conducted as a remote/virtual Design Review Commission meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link provided on the agenda. This meeting was recorded.

**Swearing In of Members**

Town Clerk Nancy Danello performed the swearing in for Commission members.

1. **Berkshire Hathaway – 391 East Central Street** – Recover 135”x36”x48” awning – white graphics. Install 165” x33” sign cabinet to existing roof railing.

Ms. Nicole Handricken of Sign Design stated that they wanted to recover the existing awning that was blue and put a black cherry awning with Berkshire Hathaway. Chair Williams stated that awning signs are supposed to be 10 sq. ft. or less of signage. He stated that it looks like the awning is over the 10 sq. ft., but the lettering is less than 10 sq. ft. Ms. Handricken discussed the size of the Berkshire Hathaway letters; she stated that she agreed that it was 25 high by 39 wide which is just under 7 sq. ft. She stated that they wanted to put a sign and attach it to the roof railing. Mr. Lopez asked about the installment which is listed as TBD. Ms. Handricken explained the attachment method. Ms. Bethoney asked about the location of the awning and the sign. She stated that it seemed like a lot of logo in close proximity. Chair Williams stated that they are allowed an awning and a wall sign. Mr. Lopez stated that he agreed it was a lot of sign.

Chair Williams reviewed the way it reads in the schedule of signage. He stated that if they make a motion to approve, it is on the condition that the applicant provide the dimensions around the words and make sure that the dimension is less than 10 sq. ft. Ms. Handricken stated that they can do that. Ms. Bethoney suggested the applicant make sure the weight of the sign can be held by the railing. Ms. Handricken stated absolutely. Chair Williams stated that he is confident the applicant will make sure the railing will work for the sign.

**Motion:** To **Approve** the sign mounted on railing as submitted. Motioned by C. Bethoney. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Adams-YES. Voted 4-0-0.



Ms. Handricken stated that she can send the measurements tomorrow to show it is under 10 sq. ft.

**Motion:** To **Approve** the awning sign on the condition that the logo portion is under 10 sq. ft. and measurements must be submitted to confirm that. Motioned by P. Lopez. Seconded by A. Adams. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-NO; Adams-YES. Voted 3-1-0.

**2. Artistic Gems Nail Salon – 139 East Central Street –** Replace existing sign panel.

Mr. Cam Afonso of Signs by Cam, Inc. stated that this is straightforward. He stated they will be replacing the existing face and using existing poles, brackets, and flood lights on the bottom. He confirmed this is a new business.

**Motion:** To **Approve** the sign package as submitted. Motioned by C. Bethoney. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Adams-YES. Voted 4-0-0.

**3. Gardner – 125 Constitution Boulevard –** Replace existing monument and wall sign faces to reflect rebranding.

Mr. Andrew Clark of Expose Signs & Graphics stated that this is a straightforward changing of graphics. He said that it used to be Gardner-Connell, and now it is just Gardner. He reviewed that they have an existing ground sign and are just changing out the faces with no change in size or color; they are just removing the Connell. He stated that they have an existing building sign on the front entrance canopy; it will be in the same space as they are just removing the old one and applying new lettering.

Chair Williams stated that existing businesses, if they are not changing use or occupancy, are allowed to have grandfathered signs. He stated that he spoke to Building Commissioner Gus Brown about this today. He said that Mr. Brown stated he had a discussion about this with the Town Attorney and per a state court ruling around 1992 or 1995, you cannot tell a company that wants to change a sign in place that they can no longer have that sign. So, if it is not a new business, they are allowed to keep the signage in the location and size that they have. Mr. Lopez stated that he is concerned about this ruling. Chair Williams stated that he looked up the ruling and it seems right. He stated that the Town Attorney is just trying to do his part.

Ms. Bethoney asked if this applies to illumination standards as well. Chair Williams stated that is a question he needs to ask. Mr. Lopez stated that he was going to look up the ruling. Mr. Clark stated that the ground sign is internally illuminated; they are just swapping out a translucent face with a translucent face. Chair Williams stated that for public safety, we like to have white backgrounds made opaque so they do not shine super brightly. He stated that we sometimes ask people to change color schemes. He asked if there is any way to do this so the letters would be illuminated and the white opaqued. Mr. Clark stated that he was given the client's brand standards. He stated that they were just swapping out the logo. He stated that the building and the signs are deeply buried in an industrial area where illumination is not a consideration for driving situations.

Ms. Bethoney stated that they are not asking the applicant to change the white, what we are asking is that behind the white that it is at night the light is cast only through the letters. Mr. Clark discussed the request. He noted that it is not a significant change as what is existing. He stated that the applicant did not provide an assessment on when the lighting was turned on. He reiterated that there are only industrial buildings in the area; there is no residential anywhere near the space.

Mr. Lopez stated that maybe they have to approve it because it is a pre-existing condition, but he is also uncomfortable with that given that he does not know exactly what the rule is. Ms. Bethoney stated it is a light pollution consideration. Chair Williams discussed signs with white backgrounds

and color lettering. Mr. Clark discussed the color palette. He discussed the location of the road to the sign and stated that it is at least 40 ft. to 50 ft. off the road; he does not think it presents a safety issue. He stated that he can ask the applicant if they will turn it off at 9 PM or 10 PM. Mr. Lopez stated that would be his preference to see what could be done about the illumination and resubmitted the package with a different option. Mr. Lopez stated that he does not know the person who wrote the bylaw and it does not say anything about the reasons behind the rule it just says that an internally illuminated sign cannot have a white background. He said he wanted to look at the law that Chair Williams referenced regarding grandfathering and said he wanted the applicant to come back in two weeks after he had a chance to look at the law. Mr. Clark stated that it is a clear case of changing exactly what is currently there for a newer graphic revealing the change of ownership. He stated that he is confident that the applicant will not want to change their colors, but he can ask while the Commission reviews the bylaw.

Chair Williams stated that they could break apart the application package. He stated that he thinks the building sign is okay for approval; it is just squaring away what to do with the ground sign. Mr. Clark stated that he would be open to moving forward whatever is possible for the client and the rest in two weeks. Discussion commenced on what Mr. Clark would discuss with his client regarding light pollution. Mr. Clark noted that they are already set back 50 ft. from the road. Mr. Lopez stated that they look at what the bylaw says, and he asked the applicant to come back with a second option for the illumination.

**Motion:** To **Approve** the building sign as submitted. Motioned by P. Lopez. Seconded by C. Bethoney. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Adams-YES. Voted 4-0-0.

Chair Williams stated that they would not vote on the other portion of the application and ask that the applicant come back with it rather than voting and denying. Mr. Clark asked if it would be an option to reduce some of the light. Chair Williams stated that he was not sure. Mr. Lopez stated he would want to see the drop down in brightness. Mr. Clark discussed options such as the day/night vinyl.

**4. Big Y – 348 East Central Street – Rebrand Big Y with new logo signage – reface existing pylon sign, replace existing building signs.**

Mr. John Renzi of Graphic Impact Signs, Inc., representing Big Y stated that he discussed with Building Commissioner Gus Brown the 1996 ruling regarding the Town of Danvers. He stated that this is something he is accustomed to in dealing with different municipalities and how it deals with signage. He discussed the ruling decision regarding pre-existing conditions for signage in square footage and illumination. He stated that this ruling applies to his application as well. He discussed his application package which includes building signage and freestanding signage. He stated that they would be refacing the free-standing signage which is the corporate standard. He reviewed the new Big Y branding and logo. He stated that the illumination on the free-standing sign is existing. He stated that they already explored this with three other municipalities, and they went with the full lighting and not the opaque background. He explained the perforated vinyl and that it does not work. He explained that there will be a significant change to the building signage. He stated that the existing signage is 332.5 sq. ft. He discussed that part of Big Y's process of rebranding is that simple is better. He explained that they have reduced the signage and reduced the overall square footage to 173.95 sq. ft. They are going with one logo on the building. He referenced the application package. He explained that as the original sign package was done in 2012, in speaking with Mr. Brown, the Big Y could go with a package up to the 332.5 sq. ft., but Big Y does not want to do that. He asked the Commission to review and approve the package for rebranding.

Chair Williams confirmed that the Table & Vine does not light up. Ms. Bethoney stated that she appreciates the simplification of the signage. She asked if the building face was being redone. Mr.

Renzi stated that they will be repainting the buildings so it looks very clean and approachable. Ms. Bethoney stated that the signage does not feel to her like it is a one-to-one change. Chair Williams stated that it is in the Commission's favor. Ms. Bethoney stated that she does not know if they can lean on that law. She stated that many of the Commission's applications are replacing existing. Mr. Lopez discussed how the Commission has approved signs for buildings like this, and he is okay with what is being presented for building signs for this. Chair Williams discussed when they approved the Dunkin Donuts sign package.

Ms. Bethoney discussed the free-standing sign and the words Your Family Market on the proposed signage. Mr. Renzi stated that this makes people aware this is a supermarket, not some other kind of store. He stated that this is what is used at other locations. Ms. Bethoney stated that she feels it should be smaller. Mr. Renzi explained that the font is a thin-stroke font so it needs to be larger. Chair Williams stated that you want to make sure it is legible. Discussion commenced by Commission members about the size of the sign and the lettering and white space around the text for the Your Family Market.

Mr. Renzi discussed Table & Vine which is only at certain locations; Franklin is one of the locations. He discussed the size of the Table & Vine words. Mr. Lopez stated that he has the same concerns as with the previous applicant regarding the court case of grandfathered signage. He stated that he is not comfortable approving anything today as he just learned about it.

Chair Williams stated that we can give conditional approval and then get clarification from the Town Attorney. Mr. Lopez explained that he is worried about conditional approval. Chair Williams suggested breaking up the sign package.

Mr. Renzi discussed if the sign was not illuminated. He discussed the grandfathering and what was previously approved for illumination; the illumination is something that they cannot take away. He discussed the decision in the court case. He suggested the Commission read the case. Chair Williams stated that they would balance helping businesses move forward and not be difficult and balance with the best interest of the town.

**Motion:** To **Approve** the building sign as submitted. Motioned by P. Lopez. Seconded by C. Bethoney. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Adams-YES. Voted 4-0-0.

Chair Williams said that they would hold off on a vote of the free-standing sign until we can get more information. He stated that this is new ground for us. Mr. Renzi discussed that when the approval is given by the Commission to reduce the sign size down to 173.95 sq. ft., Big Y can never go back to the larger size without getting a variance. Chair Williams discussed that the applicant should return to the August 8, 2023, Commission meeting.

## **GENERAL MATTERS**

**Marshalls - 200 Franklin Village Drive** – Replace existing Marshalls wall sign.

Chair Williams requested Commission members consult an agenda from a previous meeting for this item. Mr. Lopez stated that it did not have white illumination background. Chair Williams shared his screen and showed the application information.

Mr. Tony Lafo of American Sign, Inc. stated that there is an existing 6' 6" Marshalls channel letter sign. They are replacing it with a duplicate sign with same colors and style. The current is about 12 years old and has some electrical issues and is fading and dirty. He stated that they are removing what is there and putting up a replacement.



Chair Williams stated that this could almost bypass the Commission as it is a maintenance issue. Mr. Lopez and Mr. Bethoney stated agreement.

**Motion:** To **Approve** the sign package as submitted. Motioned by P. Lopez. Seconded by C. Bethoney. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Adams-YES. Voted 4-0-0.

**Approval of Minutes: July 11, 2023**

**Motion:** To **Approve** the July 11, 2023 Meeting Minutes as presented. Motioned by P. Lopez. Seconded by C. Bethoney. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Adams-ABSTAIN. Voted 3-0-1.

**Old Business**

Chair Williams stated that Jim Bartro was spearheading the effort to revise the bylaws. He stated another item to address is to read the bylaws. He stated that he will reach out to Director of Planning and Community Development Bryan Taberner to discuss the issue of grandfathering because it is an issue above our volunteer pay grade. He discussed where to find the Town bylaws on the website.

**New Business**

Ms. Bethoney stated that every public meeting we are hearing that I have to share a screen and this is the only committee where we do not do that typically, and actually it is super helpful for everyone to be looking at the same thing. She stated that she was curious if it is something that Maxine Kinhart can do as part of her duties or someone can be appointed to screen share if Maxine is busy taking notes. Chair Williams said that when we do bigger packages like site plan reviews, we often give screen sharing ability. He stated that he could share the screen. Ms. Bethoney stated that many commissions have it collated like we do and run through all of it. Chair Williams stated that it is a good idea to share the screen.

**Motion:** To **Adjourn** by P. Lopez. Seconded by C. Bethoney. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Adams-YES. Voted 4-0-0.

Meeting adjourned at 8:24 PM.

Respectfully submitted,

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Judith Lizardi  
Recording Secretary