

# MILL AND MAIN - PERMIT SET

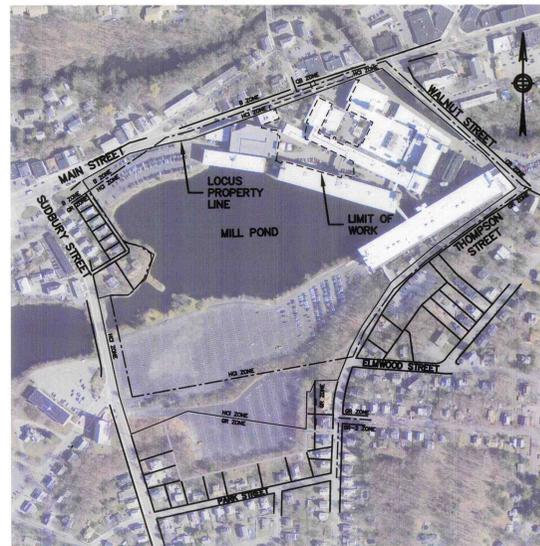
## 146 MAIN STREET MAYNARD, MA, 01754

OWNER: AS CLOCK TOWER OWNER, LLC C/O LINCOLN PROPERTY CO.  
3 MILL & MAIN, SUITE 300 MAYNARD, MA  
ASSESSOR'S MAP#14, PARCEL #1201.0

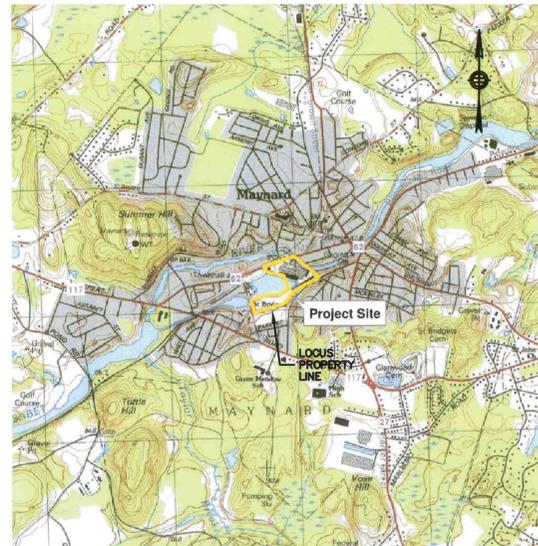


www.nitscheng.com  
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- ▶ Planning
- ▶ GIS



ORTHOGRAPH WITH LOCUS  
1"=300'



USGS WITH LOCUS

### ZONING TABLE

USE: OFFICE ZONING DISTRICT: HEALTH CARE/INDUSTRIAL (HCI)	REQUIRED	EXISTING	AS PREVIOUSLY APPROVED	PROPOSED OFFICE/RETAIL BUILDINGS
MINIMUM LOT AREA	40,000 SF	1,664,400± SF (38.2± AC)	1,664,400± SF (38.2± AC)	1,664,400± SF (38.2± AC)
MINIMUM LOT FRONTAGE	150 LF	150+ LF	150+ LF	150+ LF
MINIMUM LOT WIDTH	120 LF	150+ LF	150+ LF	150+ LF
FRONT SETBACKS	50 FT	< 1 FT*	< 1 FT*	< 1 FT*
SIDE SETBACKS	30 FT	< 1 FT*	< 1 FT*	< 1 FT*
REAR SETBACKS	30 FT	< 2 FT*	< 2 FT*	< 2 FT*
MAX. COVERAGE BY BUILDING	35%	*	*	*
MAX. COVERAGE BY IMPERVIOUS SURFACE	N/A	N/A	N/A	N/A
MAX. BUILDING HEIGHT	70 FT	*	*	*
MINIMUM % OF LOT AREA LANDSCAPE OPEN	30%	*	*	*
MINIMUM % OF LOT AREA LOCATED IN FRONT YARD	10%	*	*	*

\*EXISTING NON-COMFORMING

### PARKING TABLE (SECTION 9.6.5)

USE: NON-RESIDENTIAL	REQUIRED	AS PREVIOUSLY APPROVED	PROPOSED (INCL. GARAGE)
NON-RESIDENTIAL USE: TWO (2) SPACES FOR EVERY 1,000 S.F. NET FLOOR AREA	1.1 MILLION X 2/1,000 = 2,200	1,851**	1,840**
TOTAL	2,200	1,851**	1,840**

\*\*PARKING WAIVER REQUEST UNDER SPECIAL PERMIT UNDER SECTION 6.1.3

### DRAWING LIST

- C-0.0 COVER SHEET
- EX-1 EXISTING CONDITIONS PLAN
- C-1.0 GENERAL NOTES, LEGEND, AND ABBREVIATIONS
- C-2.0 CIVIL LAYOUT PLAN
- C-3.0 CIVIL SITE PREPARATION AND EROSION CONTROL PLAN
- C-4.0 CIVIL GRADING PLAN
- C-5.0 CIVIL UTILITY PLAN
- C-6.0 - C-6.1 CIVIL DETAILS
- L-1.0 MATERIAL AND LAYOUT PLAN
- L-2.0 PLANTING PLAN
- L-3.1 - L3.2 LANDSCAPE SITE / PLANTING DETAILS
- R-1.0 PHOTOMETRIC PLAN



### PLANNING BOARD APPROVAL

Greg Tuzolo, Chair

Andrew D'Amour

Samantha Elliott

William Kosz

Brent Mathison

THIS SITE PLAN DOES NOT NECESSARILY INDICATE COMPLIANCE WITH THE MAYNARD ZONING BYLAW.

I, \_\_\_\_\_ TOWN CLERK OF MAYNARD, MA  
HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE  
PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND  
NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT  
AND RECORDING OF SAID NOTICE.



MILL & MAIN RENOVATION  
MAYNARD, MA  
146 MAIN STREET

PREPARED FOR:  
AS CLOCK TOWER OWNER, LLC

c/o Lincoln Property Co. 3 Mill & Main, Suite 300 Maynard, MA

REV.	COMMENTS	DATE
1	PB COMMENTS	3/28/17
2	PB COMMENTS	4/05/17
3	PB COMMENTS	4/11/17

NITSCH PROJECT # 10856  
FILE: COVER  
SCALE: AS-NOTED  
DATE: 4/21/17  
PROJECT MANAGER: MB/SV  
SURVEYOR: NITSCH  
DRAFTED BY: EJB  
CHECKED BY: MB/SV

SHEET:

C-0.0  
COVER SHEET

OF REV.



**PLANNING BOARD APPROVAL**

*[Signature]*  
 GREG TIZZOLO, CHAIR

*[Signature]*  
 ANDREW D'AMOUR

*[Signature]*  
 SAMANTHA ELLIOT

*[Signature]*  
 WILLIAM J. GOSZ

*[Signature]*  
 BRENT MATHISON

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I, \_\_\_\_\_ TOWN CLERK OF MAYNARD, MA HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

**LEGEND**

- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- WATER QUALITY INLET
- WATER QUALITY STRUCTURE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- UTILITY POLE
- STREET LIGHT POLE
- ELECTRIC HANDHOLE
- GAS GATE
- WATER VALVE
- ABANDON UTILITY LINE
- CABLE TELEVISION LINE
- DRAIN LINE
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- SEWER LINE
- TELEPHONE/DATA LINE
- WATER LINE
- OVERHEAD WIRES
- TRAFFIC SIGNAL LINE
- EDGE OF TREES
- CHAIN LINK FENCE
- STONE WALL
- CUT & CAP UTILITY LINE
- TOP OF CURB ELEVATION  
BOTTOM OF CURB ELEVATION
- SPOT ELEVATION

**EROSION AND SEDIMENT CONTROL NOTES:**

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" PREPARED BY DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF RESOURCE PROTECTION, AND THE CURRENT NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
- MEANS OF EROSION AND SEDIMENT PROTECTION AS NOTED ON THE DRAWINGS INDICATE MINIMUM RECOMMENDED PROVISIONS. THE CONTRACTOR IS RESPONSIBLE FOR FINAL SELECTION AND PLACEMENT OF EROSION AND SEDIMENTATION CONTROLS BASED ON ACTUAL SITE CONDITIONS AND CONSTRUCTION CONDITIONS. ADDITIONAL MEANS OF PROTECTION SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED FOR CONTINUED OR UNFORESEEN EROSION PROBLEMS, OR AS DIRECTED BY CONTROLLING MUNICIPAL AUTHORITIES, AT NO ADDITIONAL EXPENSE TO THE OWNER.
- AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS INDICATED IN THE PLAN PRIOR TO COMMENCEMENT OF DEMOLITION OR CONSTRUCTION OPERATIONS.
- SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF AND DURING ALL PHASES OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO AND IMMEDIATELY AFTER ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
- AFTER ANY SIGNIFICANT RAINFALL (GREATER THAN 0.25 INCH OF RAINFALL WITHIN 24 HOURS), SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGE SHALL BE CORRECTED IMMEDIATELY.
- PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED TO ENSURE THAT THE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE LIMIT OF WORK. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT FROM ENTERING ANY STORM DRAINAGE SYSTEM AND FROM BEING CONVEYED TO ANY WETLAND RESOURCE AREA, PUBLIC WAYS, ADJUTING PROPERTY, OR OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR SHALL PROTECT ALL DRAINAGE SWALES AND GROUND SURFACES WITHIN THE LIMIT OF WORK SHALL FROM EROSION. STRAW BALE, CRUSHED STONE OR EQUIVALENT CHECK DAMS ARE TO BE PROVIDED AT A MAXIMUM OF TWO HUNDRED (200) FOOT SPACING, OR LESS AS SITE-SPECIFIC CONDITIONS WARRANT, WITHIN ALL DRAINAGE SWALES AND DITCHES AND AT UPSTREAM SIDES OF ALL DRAINAGE INLETS.
- ALL STOCK PILES SHALL BE PROTECTED AND LOCATED A MINIMUM OF 100' FROM EXISTING WETLAND RESOURCE AREAS & WITHIN THE LIMIT OF WORK.
- ANY SEDIMENT TRACKED ONTO PAVED AREAS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
- ALL SEDIMENT RETAINED BY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LEGALLY DISPOSED OF OFF SITE.
- TEMPORARY DIVERSION DITCHES DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS, AND ANY DENuded SURFACE THAT WILL BE EXPOSED FOR A PERIOD OF 14 CALENDAR DAYS OR MORE SHALL BE CONSIDERED CRITICAL VEGETATION AREAS. THESE AREAS SHALL BE STABILIZED/PROTECTED WITH APPROPRIATE EROSION CONTROL MATTING OR OTHER EROSION CONTROL METHODS.
- DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS AS DIRECTED BY THE PERMITTING AUTHORITY OR OWNER.
- THE CONTRACTOR SHALL USE TEMPORARY SEEDING, MULCHING OR OTHER APPROVED STABILIZATION MEASURES TO PROTECT EXPOSED AREAS DURING PROLONGED CONSTRUCTION OR OTHER LAND DISTURBANCE. STOCKPILES THAT WILL BE EXPOSED FOR LONGER THAN 14 DAYS SHALL BE STABILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EROSION AND SEDIMENT CONTROLS AT THE COMPLETION OF SITE CONSTRUCTION, BUT ONLY WHEN DIRECTED BY THE CITY/TOWN OF XXXX CONSERVATION AGENT. STABILIZE OR SEED BARE AREAS LEFT AFTER EROSION CONTROL REMOVAL.

**UTILITY NOTES:**

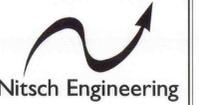
- ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY, THE LOCAL MUNICIPALITY IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS RELATED TO UTILITY WORK PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ALL PERMISSIONS FOR, AND FOR CONDUCTING ALL PREPARATIONS RELATED TO, WORK AFFECTING ANY UTILITIES WITHIN THE JURISDICTION OF ANY NON-MUNICIPAL UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, AND/OR GAS. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES, IN WRITING, AT LEAST 7 DAYS (OR PER UTILITY COMPANY REQUIREMENT) AND NOT MORE THAN 30 DAYS PRIOR TO ANY CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN UTILITIES SERVICING BUILDINGS AND FACILITIES WITHIN OR OUTSIDE THE PROJECT LIMIT UNLESS THE INTERRUPTION OF SERVICE IS COORDINATED WITH THE OWNER.
- ALL WATER, SEWER, AND DRAIN WORK SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS AND STANDARD SPECIFICATIONS OF THE LOCAL MUNICIPALITY.
- GAS, TELECOMMUNICATIONS AND ELECTRIC SERVICES ARE TO BE DESIGNED BY EACH UTILITY COMPANY IN COORDINATION WITH THE MECHANICAL, ELECTRIC, AND PLUMBING CONSULTANTS.
- THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES OF NEW UTILITIES WITH GAS, TELECOMMUNICATION AND ELECTRICAL SERVICES.
- INSTALL WATER LINES WITH A MINIMUM OF FIVE FEET OF COVER AND A MAXIMUM OF SEVEN FEET COVER FROM THE FINAL DESIGN GRADES.
- MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN SEWER AND WATER LINES. WHEREVER THERE IS LESS THAN 10 FEET OF HORIZONTAL SEPARATION AND 18 INCHES OF VERTICAL SEPARATION BETWEEN A PROPOSED OR EXISTING SEWER LINE TO REMAIN AND A PROPOSED OR EXISTING WATER LINE TO REMAIN BOTH WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE FOR A DISTANCE OF 10- FEET ON EITHER SIDE OF THE CROSSING. ONE (1) FULL LENGTH OF WATER PIPE SHALL BE CENTERED OVER THE SEWER AT THE CROSSING.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED AND/OR REMOVED & DISPOSED.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING, BACKFILLING, AND SURFACE RESTORATION FOR GAS UTILITY SYSTEMS.
- ALL ON SITE UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
- ALL EXISTING AND PROPOSED MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.
- ALL GRATES IN WALKWAYS SHALL BE ADA COMPLIANT.

**DEMOLITION NOTES:**

- SITE PREPARATION AND DEMOLITION SHALL INCLUDE THOSE AREAS WITHIN THE LIMIT OF WORK LINE AS SHOWN ON THE CONTRACT DOCUMENTS.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING DEMOLITION.
- THE CONTRACTOR SHALL COORDINATE SITE DEMOLITION EFFORTS WITH ALL TRADES THAT MAY BE AFFECTED BY THE WORK.
- ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH TO INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS REQUIRED TO FACILITATE CONSTRUCTION, AND LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR.
- UTILITY STRUCTURES TO BE ABANDONED SHALL BE REMOVED TO A DEPTH OF NO LESS THAN 3 FEET BELOW FINISHED GRADE, THE BOTTOMS OF THE STRUCTURES SHALL BE BROKEN AND THE STRUCTURES SHALL BE BACKFILLED WITH GRAVEL BORROW AND COMPACTED.
- UTILITY PIPES DESIGNATED TO BE ABANDONED IN PLACE SHALL BE PLUGGED AT THEIR ENDS WITH WATERTIGHT BRICK MASONRY OR CEMENT MORTAR WITH A MINIMUM THICKNESS OF 8 INCHES.
- UTILITY PIPES DESIGNATED TO BE REMOVED SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF THE ENTIRE LENGTH OF PIPE AND BACKFILL AND 95% COMPACTION OF THE VOID WITH ORDINARY BORROW. WHEN THE VOID IS WITHIN THE FOOTPRINT OF THE NEW BUILDING, GRAVEL BORROW SHALL BE USED TO BACKFILL THE VOID.
- UTILITY STRUCTURES DESIGNATED TO BE ABANDONED IN PLACE SHALL HAVE THEIR CAST IRON CASTINGS REMOVED AND DISPOSED, INLET AND OUTLET PIPES PLUGGED, THE BOTTOM OF THE STRUCTURES SHALL BE BROKEN, THE VOID OF THE STRUCTURES SHALL BE BACKFILLED AND COMPACTED TO 95% WITH ORDINARY BORROW OR FLOWABLE FILL, AND THE TOP OF THE STRUCTURE SHALL BE REMOVED SO THAT IT IS AT LEAST 36 INCHES BELOW FINISH GRADE.
- UTILITY STRUCTURES DESIGNATED TO BE REMOVED SHALL CONSIST OF THE REMOVAL AND DISPOSAL OF CAST IRON CASTINGS, PLUGGING OF INLET AND OUTLET PIPES, REMOVAL OF THE STRUCTURE, AND BACKFILL AND 95% COMPACTION OF THE VOID WITH ORDINARY BORROW. WHEN HE VOID IS WITHIN THE FOOTPRINT OF THE NEW BUILDING, GRAVEL BORROW SHALL BE USED TO BACKFILL THE VOID.
- ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF SITE.
- AT ALL LOCATIONS WHERE EXISTING CURBING, CONCRETE PAVEMENT OR BITUMINOUS CONCRETE ROADWAY ADJUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE.
- EXTEND DESIGNATED LIMIT OF WORK AS NECESSARY TO ACCOMPLISH ROUGH GRADING, EROSION CONTROL, TREE PROTECTION, AND SITE WORK AS REQUIRED BY THESE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL RUBBISH AND DEBRIS FOUND THEREON. STORAGE OF SUCH MATERIALS ON THE PROJECT SITE WILL NOT BE PERMITTED. THE CONTRACTOR SHALL LEAVE THE SITE IN SAFE, CLEAN, AND LEVEL CONDITION UPON COMPLETION OF THE SITE DEMOLITION WORK.
- REMOVE AND STOCKPILE ALL EXISTING SITE LIGHTS, BENCHES, TRASH RECEPTACLES, TRAFFIC SIGNS, GRANITE CURB, AND OTHER SITE IMPROVEMENTS WITHIN LIMIT OF WORK LINE UNLESS OTHERWISE NOTED.
- ALL EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE TIME OF CONSTRUCTION, AS SPECIFIED AND DIRECTED BY THE LANDSCAPE ARCHITECT.
- BEFORE ANY TREES OR SHRUBS ARE REMOVED, THE CONTRACTOR SHALL ARRANGE A CONFERENCE ON THE SITE WITH THE OWNER OR OWNER'S REPRESENTATIVE TO IDENTIFY TREES AND SHRUBS THAT ARE TO BE REMOVED, AS WELL AS THOSE WHICH ARE TO BE PROTECTED. DO NOT COMMENCE CLEARING OPERATIONS WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.
- THE CONTRACTOR SHALL REMOVE FROM THE AREA OF CONSTRUCTION PAVEMENT, CONCRETE, CURBING, POLES AND FOUNDATIONS, ISLANDS, TREE BERMS AND OTHER FEATURES WITHIN THE LIMITS OF CONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION WHETHER SPECIFIED ON THE DRAWINGS OR NOT.

**GENERAL NOTES:**

- TOPOGRAPHIC DATA, PROPERTY LINE INFORMATION, AND EXISTING SITE FEATURES WERE OBTAINED FROM A PLAN ENTITLED "TOPOGRAPHIC PLAN - MAYNARD MILL", PREPARED BY NITSCH ENGINEERING, DATED OCTOBER 1, 2015.
- FLOODPLAIN INFORMATION WAS OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 25017C 0362F. PORTIONS OF THE SITE IS IN ZONE AE (EL. 179), ZONE AE (EL.156) AND ZONE X, DATED JULY 7, 2014.
- THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-DIG-SAFE.
- THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, ALSO REFERRED TO AS JACKIE'S LAW, AS DETAILED IN SECTION 520 CMR 14.00 OF THE CODE OF MASSACHUSETTS REGULATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
- THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRESENCE AND LOCATIONS OF ALL UTILITIES WITHIN THE LIMIT OF WORK MUST BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND CONTACTING THE CONTROLLING AUTHORITIES AND/OR UTILITY COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND NITSCH ENGINEERING. ANY DAMAGE RESULTING FROM THE FAILURE OF THE CONTRACTOR TO MAKE THESE DETERMINATIONS AND CONTACTS SHALL BE BORNE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL, THROUGHOUT CONSTRUCTION, TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL WALKS, GRADING, SIDEWALKS AND SITE DETAILS OUTSIDE OF THE LIMIT OF WORK AS DEFINED ON THE DRAWINGS AND SHALL REPAIR AND REPLACE OR OTHERWISE MAKE GOOD AS DIRECTED BY THE ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE ANY SUCH OR OTHER DAMAGE SO CAUSED.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND CONSTRUCTION DOCUMENTS TO DEVELOP A THOROUGH UNDERSTANDING OF THE PROJECT, INCLUDING ANY SPECIAL CONDITIONS AND CONSTRAINTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PROJECT SITE AND TO VERIFY ALL CONDITIONS IN THE FIELD AND REPORT DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATION IMMEDIATELY.
- THE CONTRACTOR SHALL CONDUCT ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ESTABLISHMENT AND USE OF ALL VERTICAL AND HORIZONTAL CONSTRUCTION CONTROLS.
- ELEVATIONS REFER TO NGVD 1929 DATUM.
- THE CONTRACTOR SHALL COMPLY WITH THE ORDER OF CONDITIONS DATED NOVEMBER 12, 2015 (DECEMBER 16, 2015 REISSUED) AND ISSUED BY THE MAYNARD CONSERVATION COMMISSION (DEP #213-0267).
- FOR SOIL INFORMATION REFER TO GEOTECHNICAL REPORT.



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 MAYNARD, MA  
 146 MAIN STREET

PREPARED FOR:  
**AS CLOCK TOWER OWNER, LLC**  
 c/o Lincoln Property Co. 3 Mill & Main, Suite 300 Maynard, MA

1	PB COMMENTS	3/28/17
2	PB COMMENTS	4/05/17
3	PB COMMENTS	4/11/17

REV.	COMMENTS	DATE
	REVISIONS	

NITSCH PROJECT # 10836  
 FILE: CDT  
 SCALE: AS-NOTED  
 DATE: 4/21/17  
 PROJECT MANAGER: MB/SV  
 SURVEYOR: NITSCH  
 DRAFTED BY: EJB  
 CHECKED BY: MB/SV

SHEET:

**C-1.0**  
 GENERAL NOTES,  
 LEGEND, AND ABBREVIATIONS  
 OF REV.

PLANNING BOARD APPROVAL

*Greg Tuzzolo*  
 GREG TUZZOLO, CHAIR

*Andrew D'Amour*  
 ANDREW D'AMOUR

*Carlynn Elliot*  
 CARLYNN ELLIOT

*William J. Ross*  
 WILLIAM J. ROSS

*Brent Mathison*  
 BRENT MATHISON

THIS SITE PLAN DOES NOT NECESSARILY INDICATE COMPLIANCE WITH THE MAYNARD ZONING BYLAW.

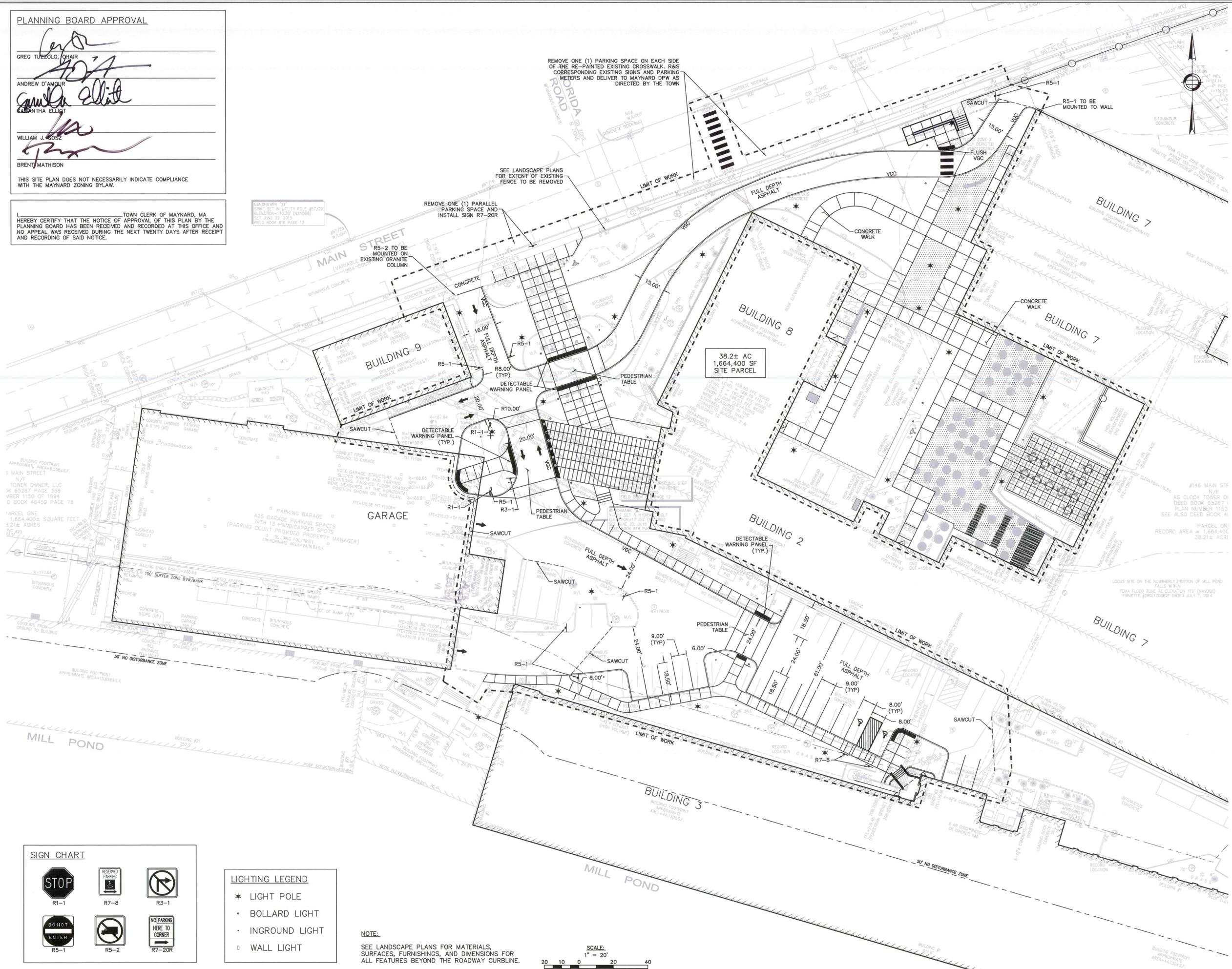
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BENCHMARK #1  
 SPIKE SET IN UTILITY POLE #57/20  
 ELEVATION=170.38' (NAVDS83)  
 SET JUNE 23, 2015  
 FIELD BOOK 618 PAGE 12

REMOVE ONE (1) PARKING SPACE ON EACH SIDE OF THE RE-PAINTED EXISTING CROSSWALK. R&S CORRESPONDING EXISTING SIGNS AND PARKING METERS AND DELIVER TO MAYNARD DPW AS DIRECTED BY THE TOWN

SEE LANDSCAPE PLANS FOR EXTENT OF EXISTING FENCE TO BE REMOVED

REMOVE ONE (1) PARALLEL PARKING SPACE AND INSTALL SIGN R7-20R



**Nitsch Engineering**

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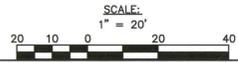
SHEET:  
**C-2.0**  
 CIVIL LAYOUT PLAN  
 OF \_\_\_\_\_ REV. \_\_\_\_\_

**SIGN CHART**


**LIGHTING LEGEND**

- \* LIGHT POLE
- BOLLARD LIGHT
- INGROUND LIGHT
- ◻ WALL LIGHT

**NOTE:**  
 SEE LANDSCAPE PLANS FOR MATERIALS, SURFACES, FURNISHINGS, AND DIMENSIONS FOR ALL FEATURES BEYOND THE ROADWAY CURBLINE.



PLANNING BOARD APPROVAL

BERNARD CAHILL, CHAIR

GREG TUZZOLO

LINDA CONNOLLY

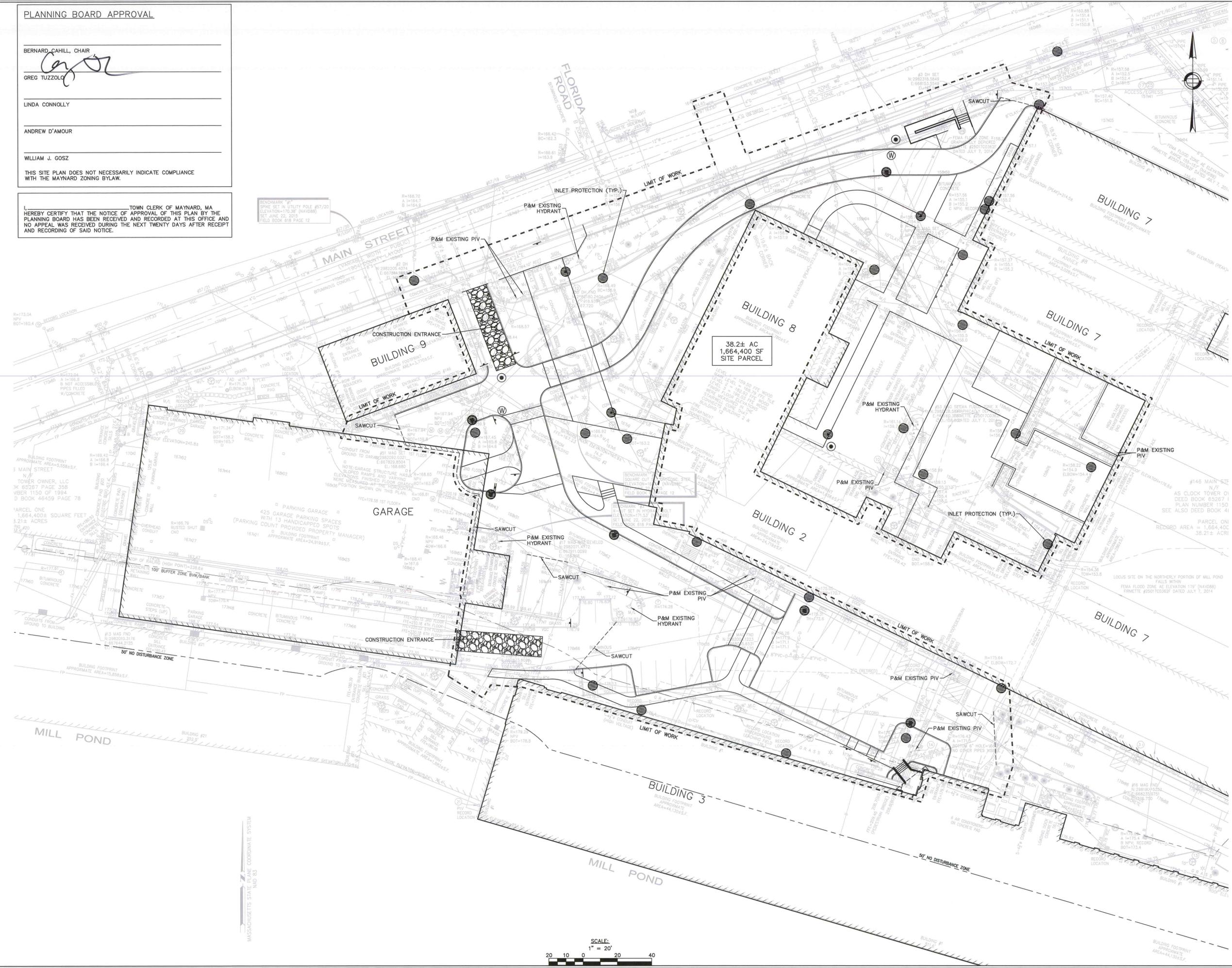
ANDREW D'AMOUR

WILLIAM J. GOSZ

THIS SITE PLAN DOES NOT NECESSARILY INDICATE COMPLIANCE WITH THE MAYNARD ZONING BYLAW.

I, TOWN CLERK OF MAYNARD, MA, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

BENCHMARK #1  
SPIKE SET IN UTILITY POLE #57/20  
ELEVATION=170.38' (NAVDS8)  
SET JUNE 22, 2015  
FIELD BOOK: 618 PAGE 12



**Nitsch Engineering**  
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Boston, MA 02108  
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F: (617) 338-6472

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- ▶ Planning
- ▶ GIS



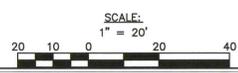
**MILL & MAIN RENOVATION**  
MAYNARD, MA  
146 MAIN STREET

PREPARED FOR:  
**AS CLOCK TOWER OWNER, LLC**  
c/o Lincoln Property Co. 3 Mill & Main, Suite 300 Maynard, MA

REV.	COMMENTS	DATE
1	PB COMMENTS	3/28/17
2	PB COMMENTS	4/05/17
3	PB COMMENTS	4/11/17

NITSCH PROJECT # I0836  
FILE: CDM-CEC  
SCALE: AS-NOTED  
DATE: 4/2/17  
PROJECT MANAGER: MB/SV  
SURVEYOR: NITSCH  
DRAFTED BY: EJB  
CHECKED BY: MB/SV

SHEET:  
**C-3.0**  
CIVIL SITE PREPARATION  
AND EROSION CONTROL PLAN  
OF



PLANNING BOARD APPROVAL

*[Signature]*  
 GREG TUZZOLO, CHAIR

*[Signature]*  
 ANDREW D'AMOUR

*[Signature]*  
 SAMANTHA ELLIOT

*[Signature]*  
 WILLIAM J. GOS

*[Signature]*  
 BRENT MATHISON

THIS SITE PLAN DOES NOT NECESSARILY INDICATE COMPLIANCE WITH THE MAYNARD ZONING BYLAW.

I, \_\_\_\_\_ TOWN CLERK OF MAYNARD, MA HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.



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**MILL & MAIN RENOVATION**  
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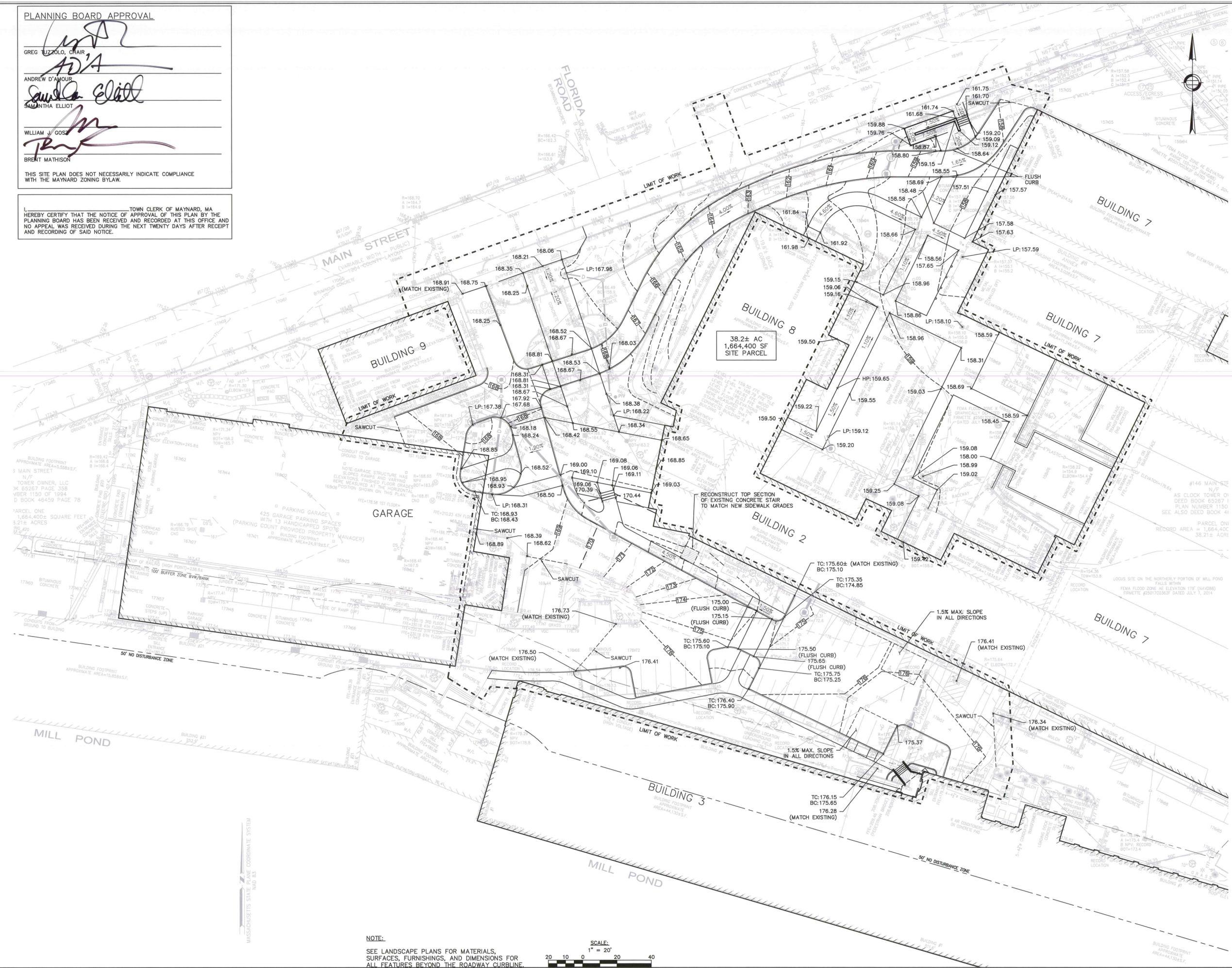
PREPARED FOR:  
**AS CLOCK TOWER OWNER, LLC**  
 c/o Lincoln Property Co. 3 Mill & Main, Suite 300 Maynard, MA

REV.	COMMENTS	DATE
1	PB COMMENTS	3/28/17
2	PB COMMENTS	4/05/17
3	PB COMMENTS	4/11/17

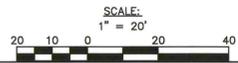
NITSCH PROJECT # 10836  
 FILE: CGR  
 SCALE: AS-NOTED  
 DATE: 4/21/17  
 PROJECT MANAGER: MB/SV  
 SURVEYOR: NITSCH  
 DRAFTED BY: E.B.  
 CHECKED BY: MB/SV

SHEET:

**C-4.0**  
 CIVIL GRADING PLAN  
 OF REV.



**NOTE:**  
 SEE LANDSCAPE PLANS FOR MATERIALS, SURFACES, FURNISHINGS, AND DIMENSIONS FOR ALL FEATURES BEYOND THE ROADWAY CURBLINE.



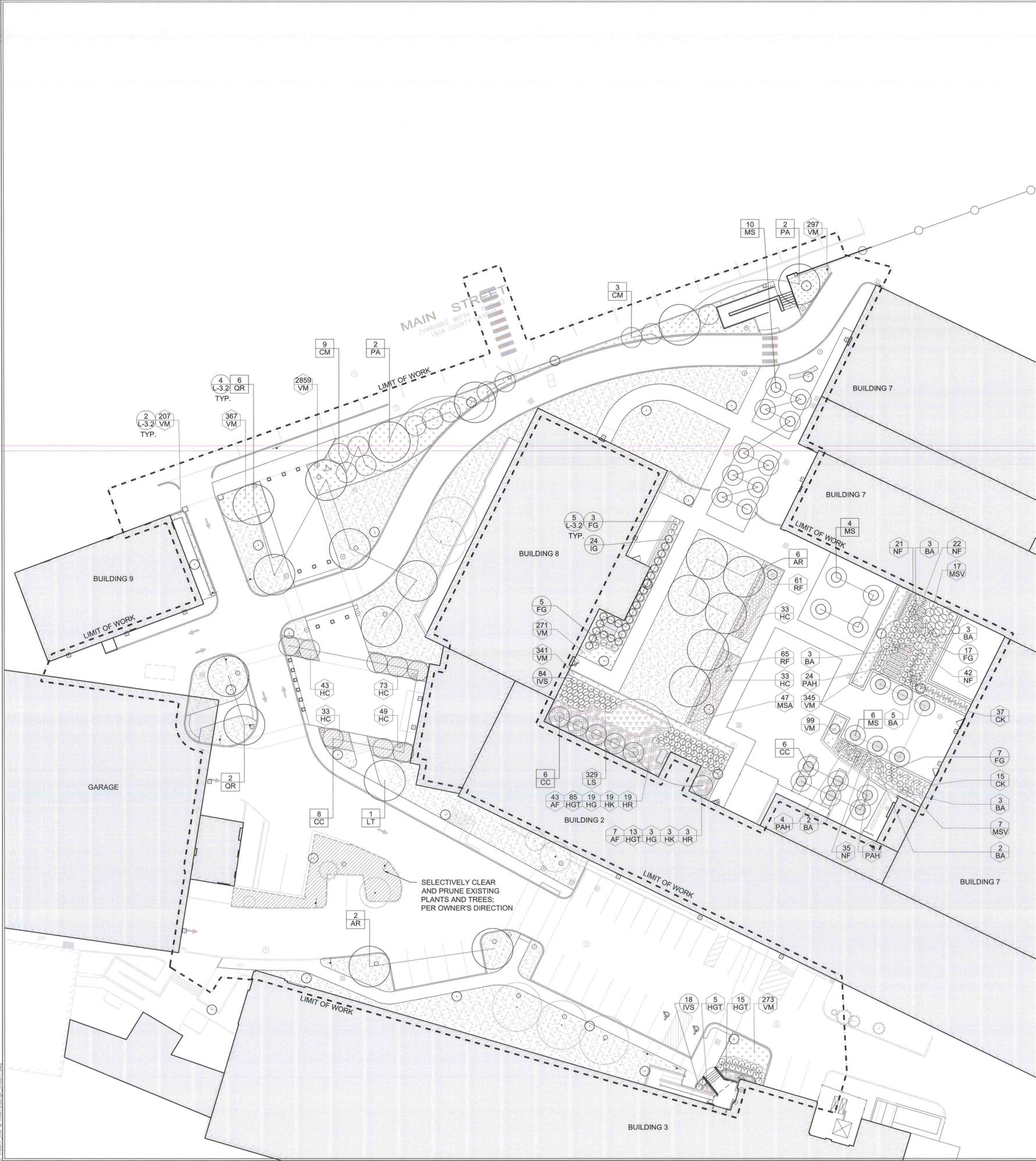








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**PLANT SCHEDULE - SHEET L-2.0**

**TREES**

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
8	AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2" CAL.	B&B	30' O.C. (N)
20	CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	1.75"-2" CAL.	B&B	15' O.C. (N)
12	CM	CORNUS MAS (MULTI STEM)	CORNELIAN CHERRY DOGWOOD	8'-10' HT.	B&B	15' O.C.
1	LT	LIRIODENDRON TULIFERA	TULIP TREE	2"-2.5" CAL.	B&B	30' O.C. (N)
20	MS	MALUS 'SUGAR TYME'	FLOWERING CRABAPPLE	6'-8' HT.	B&B	15' O.C.
4	PA	PLATANUS X ACERIFOLIA	LONDON PLANETREE	10'-12' HT.	B&B	15' O.C. (N)
8	QR	QUERCUS RUBRA	RED OAK	2.5"-3" CAL.	B&B	30' O.C. (N)

**EVERGREEN SHRUBS**

24	IG	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30" HT.	#7 CONT.	4' O.C.
----	----	------------------------	------------------	-------------	----------	---------

**DECIDUOUS SHRUBS**

32	FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	15"-18" HT.	#3 CONT.	3' O.C. (N)
102	IVS	ITEA VIRGINICA 'SPIRICH'	LITTLE HENRY SWEETSPIRE	15"-18" HT.	#3 CONT.	3' O.C. (N)

**GRASSES/PERENNIALS/GROUND COVER**

50	AF	ATHYRIUM FILIX-FEMINA	LADY FERN	NA	#1 CONT.	24" O.C. (N)
21	BA	BAPTISIA AUSTRALIS	BLUE FALSE INDIGO	NA	#1 CONT.	36" O.C. (N)
52	CK	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	NA	#1 CONT.	36" O.C.
264	HC	HEMEROCALLIS X 'CATHERINE WOODBURY'	CATHERINE WOODBURY DAYLILY	NA	#1 CONT.	24" O.C.
118	HGT	HOSTA 'GOLDEN TIARA'	GOLDEN TIARA HOSTA	NA	#1 CONT.	24" O.C.
22	HG	HOSTA 'GUACAMOLE'	GUACAMOLE HOSTA	NA	#1 CONT.	36" O.C.
22	HK	HOSTA 'KROSSA REGAL'	KROSSA REGAL HOSTA	NA	#1 CONT.	36" O.C.
22	HR	HOSTA 'ROYAL STANDARD'	ROYAL STANDARD HOSTA	NA	#1 CONT.	36" O.C.
329	LS	LIRIOPE SPICATA	LILY TURF	NA	#1 CONT.	12" O.C.
47	MSA	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	NA	#1 CONT.	24" O.C.
24	MSV	MISCANTHUS SINENSIS 'VARIEGATUS'	VARIEGATED MAIDEN GRASS	NA	#2 CONT.	48" O.C.
120	NF	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NA	#1 CONT.	24" O.C.
37	PAH	PENNISETUM ALOPECUR. 'HAMELN'	DWARF FOUNTAIN GRASS	NA	#2 CONT.	36" O.C.
126	RF	RUDBECKIA FULGIDA VAR. 'GOLDSTURM'	GOLDSTURM BLACKEYED SUSAN	NA	#2 CONT.	24" O.C. (N)
5059	VM	VINCA MINOR 'BOWLES VARIETY'	BOWLES VARIETY PERIWINKLE	NA	#1 CONT.	12" O.C.

**TURF**

17,417	SF	SODCO TURF TYPE BLACK BEAUTY SOD	SODCO; SLOCUM RI; 800.341.6900
--------	----	----------------------------------	--------------------------------

O.C. = ON-CENTER SPACING  
(N) = NATIVE SPECIES

**LEGEND**

- LIMIT OF WORK
- EXISTING DECIDUOUS TREE | SHRUB TO REMAIN
- ⊙ EXISTING EVERGREEN TREE | SHRUB TO REMAIN
- PROPOSED DECIDUOUS TREE | SHRUB
- ⊙ PROPOSED EVERGREEN TREE | SHRUB
- ⊠ TREE TAG
- ⊠ SHRUB TAG
- ⊠ PERENNIAL TAG
- ▨ SOD LAWN HATCH
- ▨ GROUND COVER/PERENNIAL HATCHES
- ▨ GROUND COVER/PERENNIAL HATCHES
- ▨ GROUND COVER/PERENNIAL HATCHES

- All planting soils shall be (1) part topsoil, (1) part composted organic matter, (1) part native soil mixed prior to planting installation.
- The Contractor shall confirm the actual depth of all planting areas prior to any plant material being secured. Report any ledge or substandard soil/subsurface conditions to the Landscape Architect.
- The Contractor shall consider the displacement of planting soil from the planting bed into the overall planting bed finished grade. Allow enough room in the planting bed elevation to spread displaced soil and still meet the indicated finished grade including the 2" of hardwood mulch.
- Any materials accumulated over the root flare of a tree or shrub must be removed completely until the root flare is exposed and all girdling roots removed prior to planting.
- The Contractor shall locate and verify with the Landscape Architect all trees, shrubs, perennials, and/or groundcover to remain, to be removed, or to be transplanted. Protect in place all existing trees, shrubs, and groundcover to remain.
- All new planting material shall conform to minimum guidelines established by the American Standard for Nursery Stock published by the American Association of Nurserymen, Inc. (ANN). In addition, all new plant material for the project shall be of specimen quality and the plant height shall be measured from the root flare, not the bottom of pot or burlap ball.
- Stake the location of all proposed planting for approval by the Landscape Architect prior to the commencement of planting.
- In the event that quantity discrepancies or material omissions occur between the plant materials list and the drawings, the higher number of plants shall govern. The Contractor shall report discrepancies to the Landscape Architect.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower leaf, fruit, color, and culture and must be approved by the Landscape Architect.
- All lawn areas disturbed by construction operations inside and outside the Limit of Work shall be loamed and seeded.

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**terrainsk**  
landscape architecture+planning  
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# telephone: 781.316.1595

**NOT FOR CONSTRUCTION**  
THESE PLANS WERE PREPARED FOR THE PURPOSE OF OBTAINING CLIENT APPROVAL, PRICING AND/OR SUBMITTAL TO STATE AND LOCAL AGENCIES FOR PERMITTING PURPOSES. THESE PLANS ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS.



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MAYNARD, MA  
146 MAIN STREET

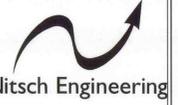
PREPARED FOR:  
**AS CLOCK TOWER OWNER, LLC**  
c/o Lincoln Property Co. 3 Mill & Main, Suite 300 Maynard, MA

1	PB COMMENTS	3/28/17
2	PB COMMENTS	4/4/17
REV.	COMMENTS	DATE
REVISIONS		
NITSCH PROJECT # 10836/TI-16017		
FILE:		
SCALE: 1"=20'-0"		
DATE: 03/28/2017		
PROJECT MANAGER:		
SURVEYOR:		
DRAFTED BY: OFIVA		
CHECKED BY: JCKC		

SHEET:  
**L-2.0**  
PLANTING PLAN  
OF REV.



3/24/2017 3:28 PM



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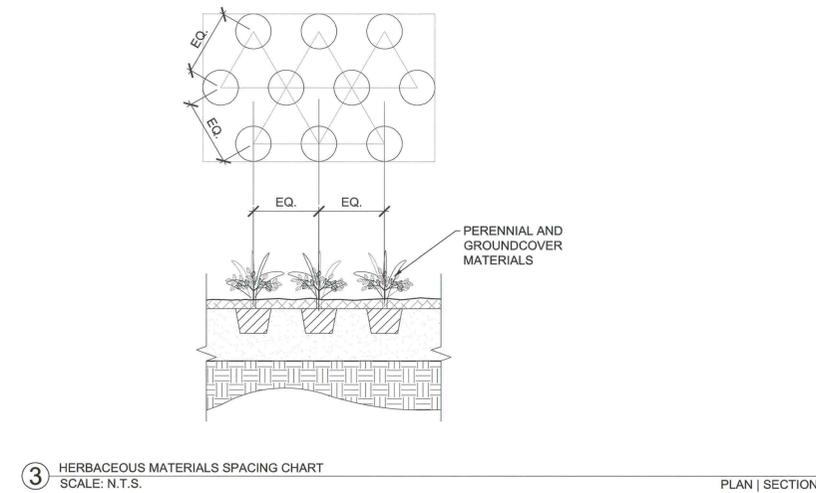
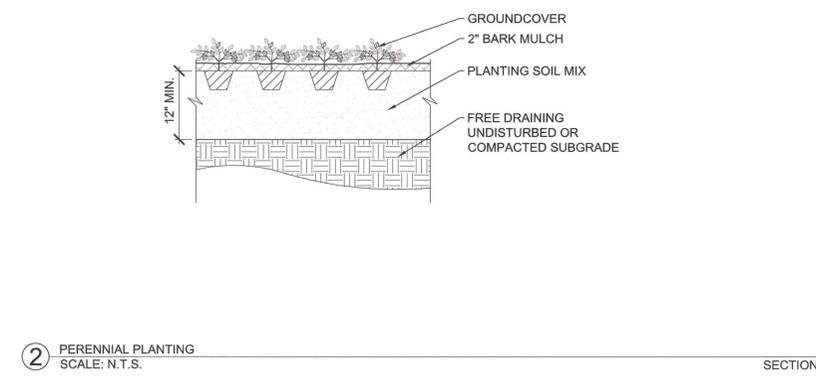
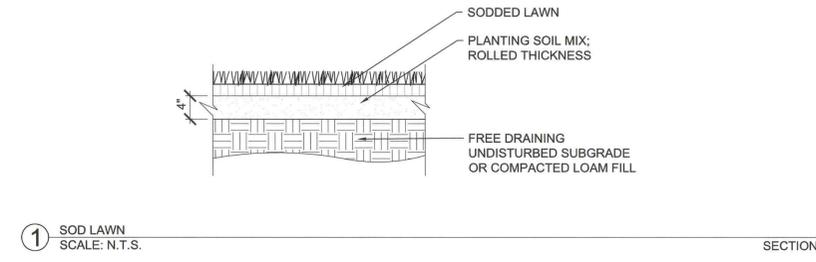
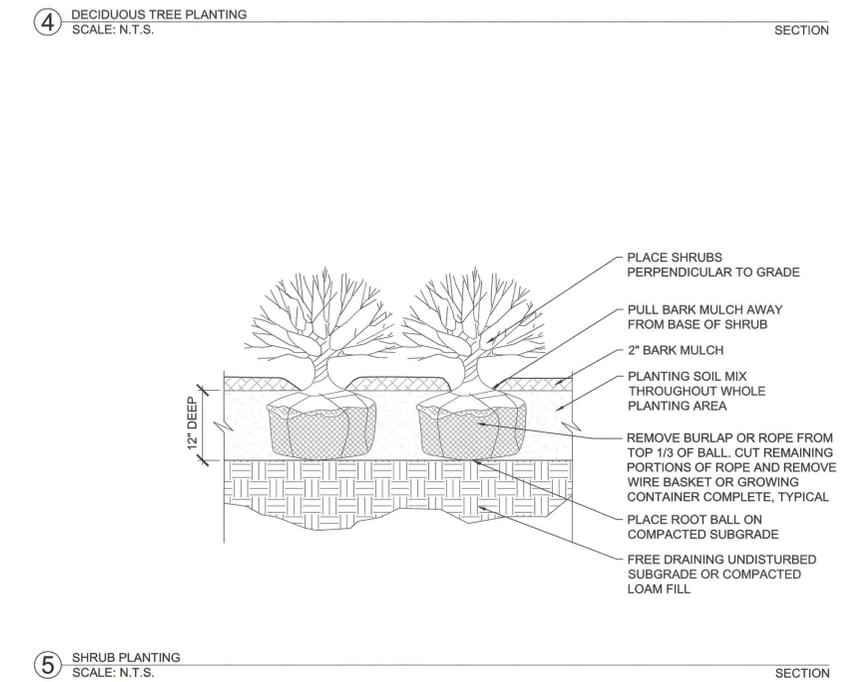
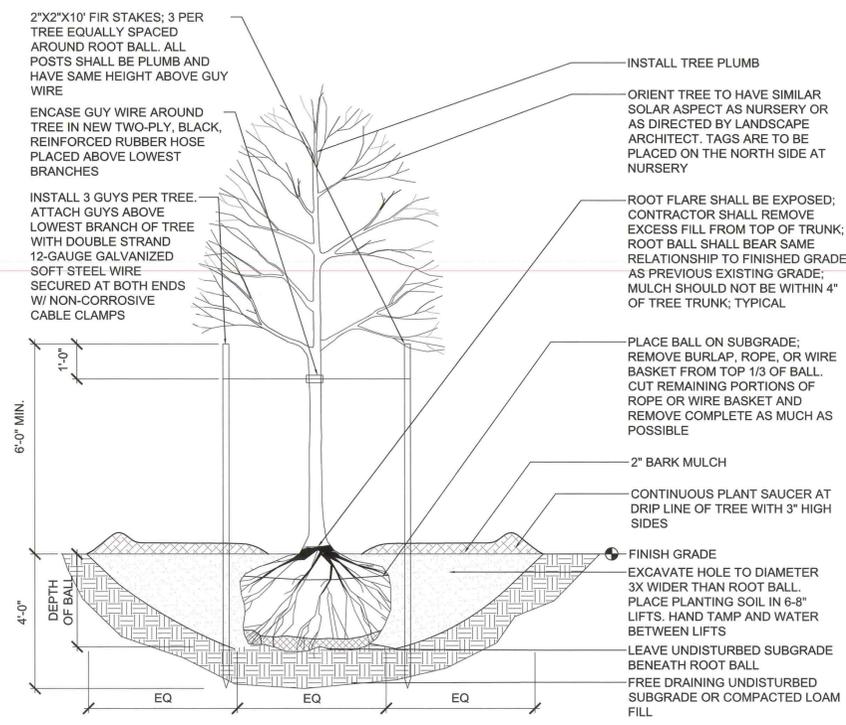
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 146 MAIN STREET

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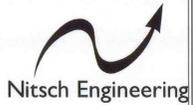
REV.	COMMENTS	DATE
1	PB COMMENTS	3/28/17

NITSCH PROJECT # 10836/TI-16017  
 FILE:  
 SCALE: AS-NOTED  
 DATE: 05/28/2017  
 PROJECT MANAGER:  
 SURVEYOR:  
 DRAFTED BY: OFIVA  
 CHECKED BY: JCKC

SHEET:  
**L-3.2**  
 PLANTING DETAILS  
 OF REV.



4/11/2017 2:55 PM  
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 3. & 3. entrench\old drawings\lighting\plan\alt\_1\_pre-pricing\_lighting\_plan\_4.8.2017.dwg  
 3. & 3. entrench\old drawings\lighting\plan\alt\_1\_pre-pricing\_lighting\_plan\_4.8.2017.dwg



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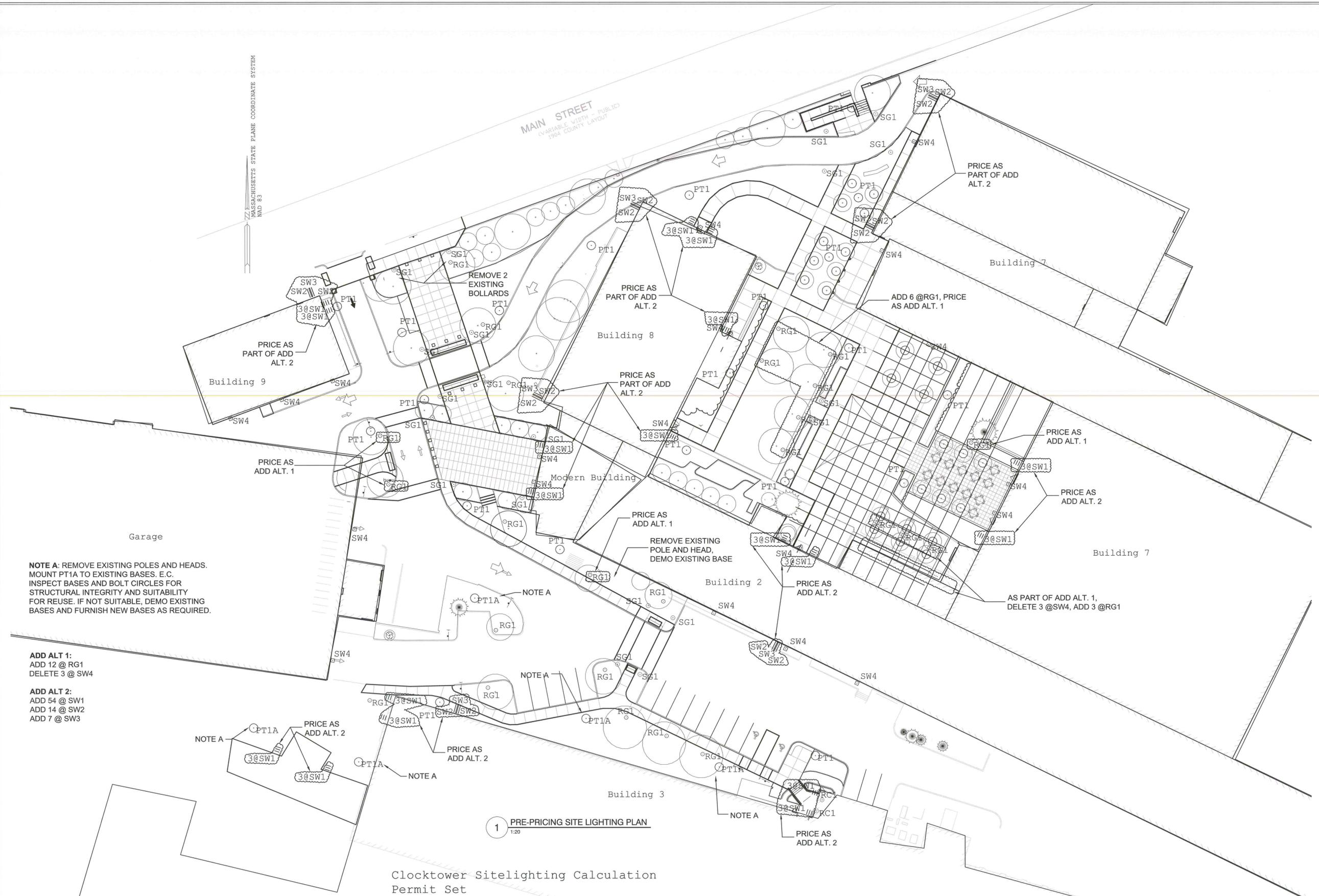
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- ▶ Planning
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**RIPMAN LIGHTING CONSULTANTS**  
 CHRIS RIPMAN PRESIDENT RA  
 chris@ripmanlighting.com  
 3 LEXINGTON STREET BELMONT, MA 02478



**PRE-PRICING SITE LIGHTING PLAN**

**MILL & MAIN RENOVATION**  
 MAYNARD, MA  
 146 MAIN STREET  
 PREPARED FOR:  
**AS CLOCK TOWER OWNER, LLC**  
 c/o Lincoln Property Co. 3 Mill & Main, Suite 300 Maynard, MA



**NOTE A:** REMOVE EXISTING POLES AND HEADS. MOUNT PT1A TO EXISTING BASES. E.C. INSPECT BASES AND BOLT CIRCLES FOR STRUCTURAL INTEGRITY AND SUITABILITY FOR REUSE. IF NOT SUITABLE, DEMO EXISTING BASES AND FURNISH NEW BASES AS REQUIRED.

**ADD ALT 1:**  
 ADD 12 @ RG1  
 DELETE 3 @ SW4

**ADD ALT 2:**  
 ADD 54 @ SW1  
 ADD 14 @ SW2  
 ADD 7 @ SW3

**1 PRE-PRICING SITE LIGHTING PLAN**  
 1:20

**Clocktower Sitelighting Calculation Permit Set**

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
Site Calculation Grid	Illuminance	Fc	0.58	8.4	0.0	N.A.	N.A.		

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description			
○	2	RC1	SINGLE	N.A.	0.900	Louis Poulsen BALLERUP LED 17W 1000LM			
○	20	SG1	SINGLE	1454	0.900	Bega 77589-SLV/79819			
□	18, -3 (AA1)	SW4	SINGLE	N.A.	0.750	Eclipse LV-A-FT-LED40-3K-EBU-BZ			
○	11, +12 (AA1)	RG1	SINGLE	1209	0.850	Targetti USA KPLMSDHEMFL23084 100 1xLED-WW-12W -			
○	20, 5	PT1/PT1A	SINGLE	N.A.	0.850	Sternberg SL660-FG-42L45T5-MDL03			

REV.	COMMENTS	DATE

NITSCHE PROJECT # 10836  
 FILE:  
 SCALE:  
 DATE: 4/8/2017  
 PROJECT MANAGER:  
 SURVEYOR:  
 DRAFTED BY:  
 CHECKED BY:

SHEET:

**R-1P**

OF REV.