

Site Plans

Proposed Redevelopment

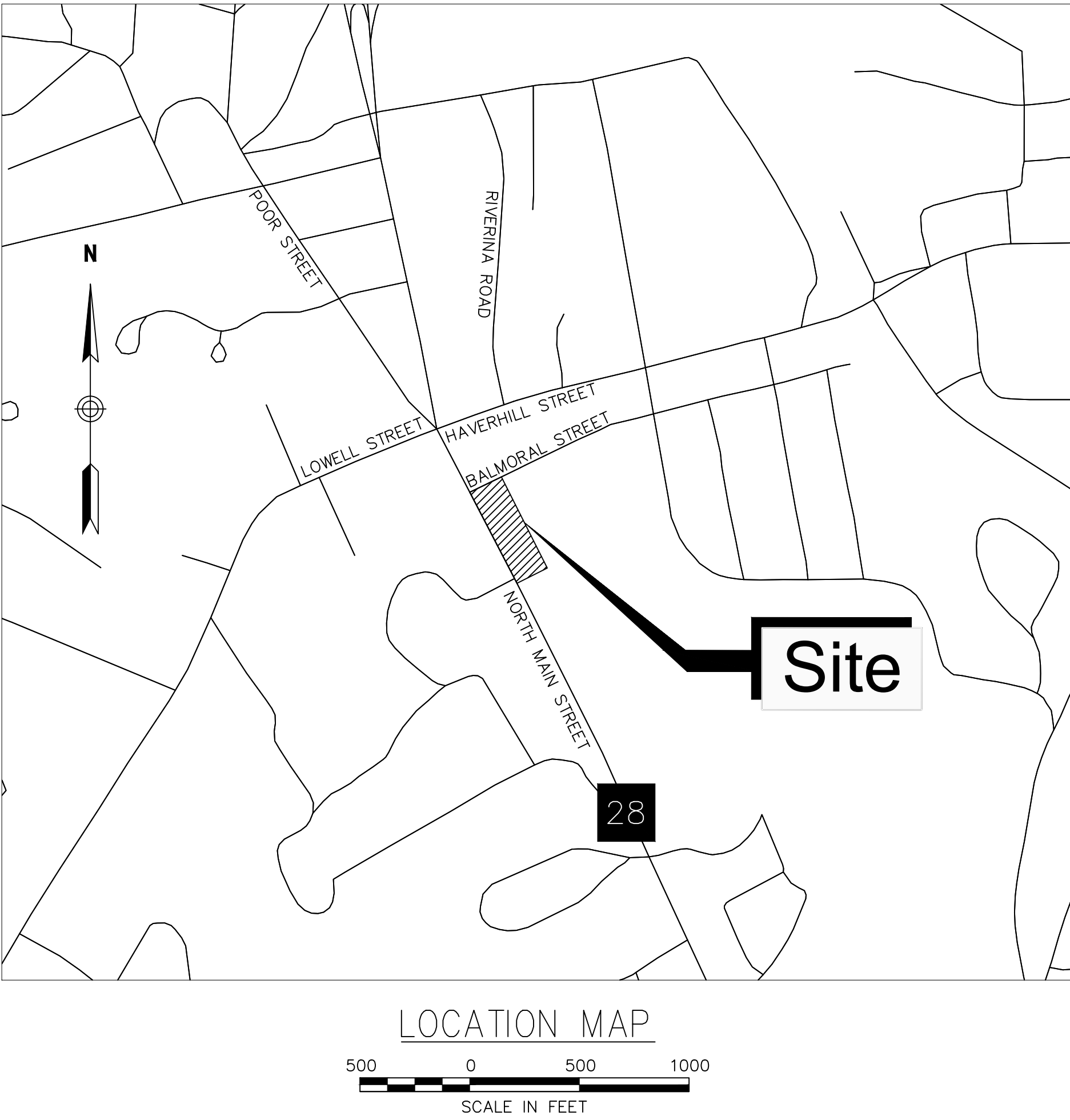
305 North Main Street

Andover, MA 01810

Assessors Map 36 Lots 93, 94, 95, 96, 97

Site Plans Index		
No.	Drawing Title	Latest Issue
C-1	Title & Index Sheet	September 30, 2025
C-2	Legend & General Notes	September 30, 2025
C-3	General Plan	September 30, 2025
C-4	Grading, Drainage & Utilities Plan	September 30, 2025
C-5	Construction Details	September 30, 2025
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C-9	Construction Details	September 30, 2025

Reference Plans Index		
No.	Drawing Title	Latest Issue
1	ALTA/NSPS Land Title Survey	January 28, 2020
2	Architectural Elevations (Maguiles Perruzzi)	September 19, 2025
3	Lighting Plan (SK & Associates)	September 24, 2025



SEWER DESIGN FLOW CALCULATIONS

EXISTING FLOW CALCULATIONS				
TYPE	FLOW RATE (GPD) ¹	UNIT	SF	TOTAL FLOW (GPD)
OFFICE	75	1,000 SF	48,900	3,668
TOTAL				3,668

PROPOSED FLOW CALCULATIONS				
TYPE	FLOW RATE (GPD) ¹	UNIT	# OF PEOPLE	TOTAL FLOW (GPD)
COLLEGE	15	PER PERSON	420	6,300
TOTAL				6,300

NET INCREASE IN FLOW = 2,632 GPD

GPD=GALLONS PER DAY
SF=SQUARE FEET



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DESIGNED BY	WNB
DRAWN BY	WMG
CHECKED BY	MWP
DATE	9/30/2025
SCALE	As Noted

PREPARED FOR
Lupoli Companies
280 Merrimack Street
Lawrence, MA 01843

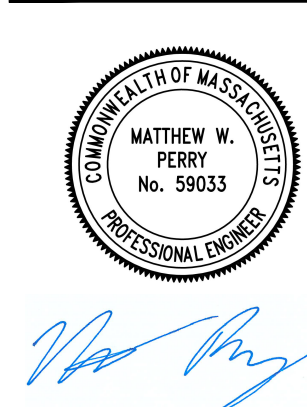
REVISIONS

ISSUED FOR
Permitting

PROJECT TITLE
Proposed Commercial
Redevelopment

PROJECT LOCATION
305 North Main Street
Andver, MA 01810

DRAWING TITLE
Title & Index Sheet



PROJECT NO.

T1687

TEC CAD FILE

COV.dwg

DRAWING NO.

C-1

SHEET 1 OF 9

GENERAL NOTES

- CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) AND THE LOCAL MUNICIPAL WATER & SEWER DEPT. AT LEAST 72 HOURS BEFORE EXCAVATING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS. A 6-FOOT TEMPORARY CHAINLINK FENCE SHALL BE PROVIDED AROUND ALL CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL LEAVE NO UNSECURED OPEN EXCAVATIONS.
- CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY THROUGH FRIDAY BETWEEN 7 AM AND 6 PM AND SATURDAY BETWEEN 9 AM AND 4 PM WITH NO SUNDAY HOURS.
- HANDICAP ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT/ARCHITECTURAL ACCESS BOARD (AAB), AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
- WORK WITHIN THE LOCAL RIGHT-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
- UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALK, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
- TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFATORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- THE PLAN SET FULLY COMPLIES WITH CURRENT TOWN OF ANDOVER ZONING ORDINANCES AND SITE PLAN REVIEW REGULATIONS.
- THERE SHALL BE NO STORAGE OF HAZARDOUS MATERIALS OR HAZARDOUS WASTE WITHIN THE SUBJECT LOT.

ABBREVIATIONS

GENERAL		UTILITIES	
AC	ACRES	CB	CATCH BASIN
ADJ	ADJUST	CIT	CHANGE IN TYPE
APPROX	APPROXIMATE	CLDI	CEMENT LINED DUCTILE IRON PIPE
BLDG	BUILDING	COND	CONDUIT
BO	BY OTHERS	DMH	DRAINAGE MANHOLE
BIT	BITUMINOUS CONCRETE	DOM	DOMESTIC WATER SERVICE
BTM	BOTTOM	ETC	ELECTRIC, TELEPHONE, & CABLE
CEM	CEMENT	F&G	FRAME AND GRATE
CLF	CHAIN LINK FENCE	F&C	FRAME AND COVER
CONC	CONCRETE	GV	GAS VALVE
DIA	DIAMETER	HDPE	HIGH DENSITY POLYETHYLENE PIPE
ELEV	ELEVATION	HYD	HYDRANT
EN	ENTRANCE/EXIT	INV	INVERT ELEVATION
ESHWT	ESTIMATED SEASONAL	OCS	OUTLET CONTROL STRUCTURE
	HIGH WATER TABLE	PVC	POLYVINYL CHLORIDE PIPE
EOP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE (CLASS III)
EXIST	EXISTING	RD	ROOF DRAIN
EX	EXIT	SMH	SEWER MANHOLE
FDC	FIRE DEPARTMENT CONNECTION	TEL	TELEPHONE
GE	GRANITE EDGING	TSV	TAPPING SLEEVE AND VALVE
HDPE	HIGH DENSITY POLYETHYLENE	UP	UTILITY POLE
HMA	HOT MIX ASPHALT	WV	WATER VALVE
LA	LANDSCAPE AREA		
LD	LOADING DOCK		
LF	LINEAR FEET		
MAX	MAXIMUM		
MCC	MONOLITHIC CONCRETE CURB		
MIN	MINIMUM		
MTD	MOUNTED		
NTS	NOT TO SCALE		
PROP	PROPOSED		
PVMT	PAVEMENT		
R	RADIUS		
REM	REMOVE		
RET	RETAIN		
SGE	SLOPED GRANITE EDGING		
SW	SIDEWALK		
TYP	TYPICAL		
VGC	VERTICAL GRANITE CURB		
WCR	WHEELCHAIR RAMP		

GRADING, DRAINAGE AND UTILITY NOTES

- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATION, SIZES, AND ELEVATION OF EXISTING UTILITIES.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT. FAILURE TO PROVIDE OR PERFORM THE ABOVE PRIOR TO PERFORMING ANY WORK SHALL NOT BE GROUNDS FOR EXTRA PAYMENTS TO THE CONTRACTOR.
- AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS, AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES, AND JOINTS.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED.
- ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED.
- INSTALL ALL UTILITIES (INCLUDING CONCRETE PADS) PER UTILITY COMPANY AND DPW STANDARDS.
- EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
- UNLESS OTHERWISE INDICATED, ABANDONED EXISTING UTILITY LINES SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENTS, WHERE THEY SHALL THEN BE REMOVED. CAP REMAINING PORTIONS WHERE PARTIALLY REMOVED.
- ALL WATER INFRASTRUCTURE SHALL CONFORM TO MUNICIPAL STANDARDS.
- INSULATE SANITARY PIPES WHERE INVERT DEPTH IS LESS THAN FIVE (5) FEET BELOW FINISHED GRADE.
- CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER, AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION (AT NO ADDITIONAL COST TO THE OWNER) BY THE CONTRACTOR.
- ALL WATER AND SEWER UTILITY WORK SHALL CONFORM TO LOCAL UTILITY DIVISION SPECIFICATIONS, DETAILS, RULES AND REGULATIONS AND HAVE FIVE (5) FEET OF MINIMUM COVER. GAS, ELECTRIC, AND TELEPHONE LOCATIONS AND ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY THE APPROPRIATE UTILITY COMPANIES.
- FIRE ALARM CONNECTION LOCATIONS AND ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY THE FIRE DEPARTMENT.
- THE CONTRACTOR SHALL REMOVE ALL EROSION CONTROL BARRIERS AFTER REVEGETATION OF DISTURBED AREAS AND AFTER APPROVAL BY THE LOCAL APPROVING AUTHORITY.
- EXCAVATION REQUIRED IN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
- STOCKPILED TOPSOIL SHALL BE PLACED NEATLY IN AN AREA APPROVED BY THE OWNER/REPRESENTATIVE.
- THE CONTRACTOR SHALL SCHEDULE THEIR WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING.
- THE APPLICANT SHOULD OBTAIN AN EXCAVATION PERMIT FROM THE TOWN OF ANDOVER PRIOR TO THE START OF WORK ON THE SITE.
- THE APPLICANT SHOULD OBTAIN ANY ADDITIONAL LOCAL UTILITY PERMITTING IF REQUIRED

GENERAL SYMBOLS

EXISTING	PROPOSED	
		CATCH BASIN
		GUTTER INLET
		DRAIN MANHOLE
		SEWER MANHOLE
		ELECTRIC MANHOLE
		TELEPHONE MANHOLE
		WATER GATE
		FIRE HYDRANT
		GAS GATE
		STREET SIGN
		LIGHT POLE
		WALL MOUNTED LIGHT
		UTILITY POLE
		GUY POLE
		GUY WIRE
		MONITORING WELL
		TEST PIT (W/ I.D.)
		EDGE OF PAVEMENT
		GRANITE CURB
		GRANITE EDGING
		BITUMINOUS BERM
		GUARD RAIL
		CHAINLINK FENCE
		DRAINAGE LINE
		SEWER LINE
		WATER LINE
		GAS LINE
		UNDERGROUND ELECTRIC LINE
		UNDERGROUND TELEPHONE LINE
		ELEC., TELE., CATV, CONDUIT
		OVERHEAD WIRE
		STONE WALL
		CHAIN LINK FENCE
		STOCKADE FENCE
		TREE LINE
		SHORELINE
		CONCRETE
		ENTRANCE/EXIT DOOR
		BASELINE
		TOWN LAYOUT
		PROPERTY LINE
		HIGHWAY/PROPERTY BOUND (TYPE NOTED)
		IRON PIPE/REBAR
		TREE (SIZE AND TYPE NOTED)

PAVEMENT MARKINGS AND SIGNING SYMBOLS

EXISTING	PROPOSED	
		CROSSWALK, 12" WHITE LINE (WIDTH NOTED)
		STOP LINE, 12" WHITE LINE 4' BEHIND CW (TYP.)
		SOLID WHITE LINE/SOLID WHITE LANE LINE-4"
		BROKEN WHITE LANE LINE-4"
		DOTTED WHITE LANE LINE-4"
		SOLID YELLOW LINE-4"
		DOUBLE YELLOW CENTER LINE- 2-4" LINES
		ADA-ACCESSIBLE PARKING SPACE



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DESIGNED BY	WNB
DRAWN BY	WMG
CHECKED BY	MWP
DATE	9/30/2025
SCALE	NTS

PREPARED FOR

Lupoli Companies
280 Merrimack Street
Lawrence, MA 01843

REVISIONS

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PROJECT TITLE

Proposed Commercial
Redevelopment

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Andver, MA 01810

DRAWING TITLE

Legend & General
Notes



PROJECT NO.
T1687

TEC CAD FILE
LEG.dwg

DRAWING NO.
C-2

SHEET 2 OF 9



DESIGNED BY	WNB
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DRAWING TITLE

General Plan

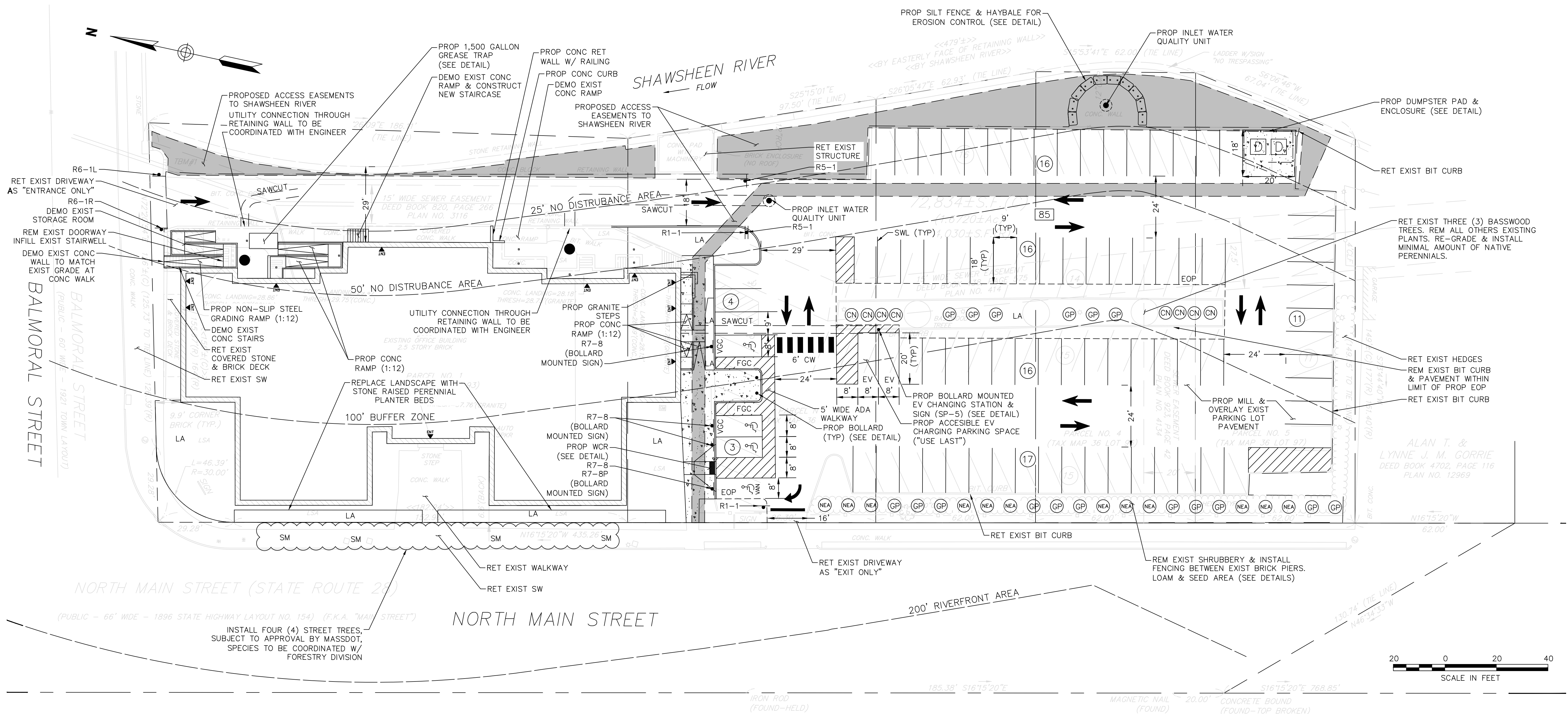


PROJECT NO.
T1687

TEC CAD FILE
GEN.dwg

DRAWING NO.
C-3

SHEET 3 OF 9



ZONING DISTRICT	GENERAL BUSINESS	
PROPOSED USE	COLLEGE	
PROPOSED USE ALLOWABLE BY	RIGHT	
DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED
LOT SIZE	N/A	1.72 ACRES
FRONTAGE	N/A	465'
FRONT YARD SETBACK	N/A	6' (EXISTING)
SIDE YARD SETBACK	N/A	6' (EXISTING)
REAR YARD SETBACK	N/A	42' (EXISTING)
MAX BUILDING HEIGHT	50' / 4 STORIES	3 STORIES (EXISTING)
LOT COVERAGE	N/A	1.33 ACRES

PLANTING TABLE			
SYMBOL	QUANTITY	COMMON NAME	SPECIFIC NAME
GP	17	GARDEN PHLOX	PHLOX PANICULATA
CN	8	CATNIP	NEPETA CATARIA
NEA	12	NEW ENGLAND ASTER	SYMPHYOTRICHUM NOVAE-ANGLIAE
SM	4	STRIPED MAPLE	ACER PENSYLVANICUM

PARKING TABLE		
REQUIRED PARKING	<u>COLLEGE/TECHNICAL SCHOOL</u> 1 SPACE/4 PERSONS MAXIMUM OCCUPANCY MAX OCCUPANCY = 420 TOTAL REQUIRED PARKING: 105	
PROVIDED PARKING	83 SPACES	
REQUIRED ACCESSIBLE PARKING	4 SPACES	
PROVIDED ACCESSIBLE PARKING	4 SPACES	
PARKING REQUIREMENTS	REQUIRED	PROVIDED
2-WAY LANE WIDTH	24 FT	24 FT
PARKING SPACE DIMENSION	9'X18' (TYP)	9'X18' (TYP)
ACCESSIBLE PARKING SPACE DIMENSION	8'X18' (TYP)	8'X18' (TYP)

NOTES:

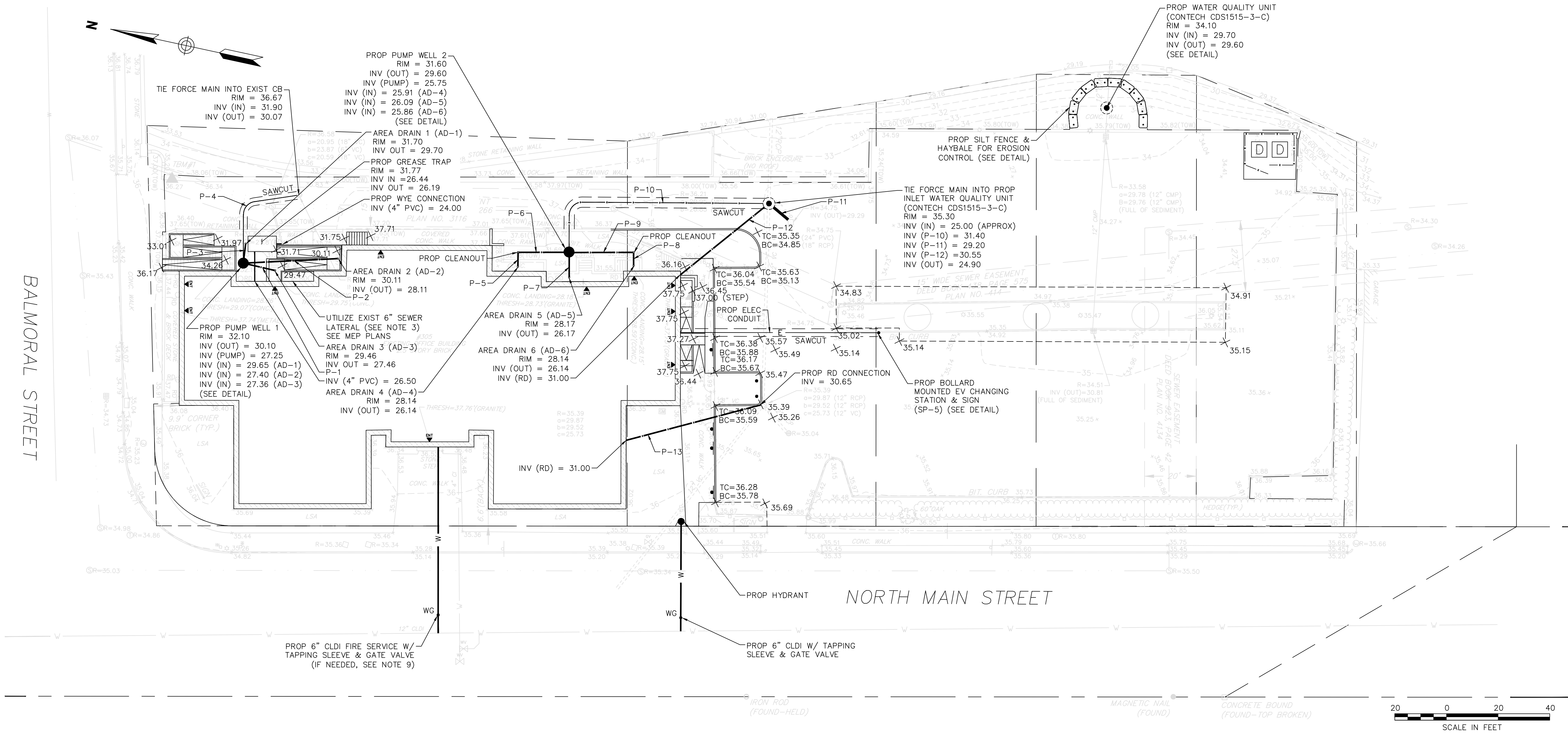
1. NO BUILDING SETBACKS IN THE GENERAL BUSINESS ZONE (GB).
2. THE PROPERTY LINES FOR LOTS 93, 94, 95, 96 & 97 ARE THE ZONING DISTRICT BOUNDARIES FOR THE GENERAL BUSINESS ZONE (GB).
3. PROJECT IS LOCATED ENTIRELY WITHIN FLOOD HAZARD ZONE.
4. PROJECT LIES ENTIRELY WITHIN 200' RIVERFRONT AREA.
5. THE TOTAL PROJECT DISTURBANCE IS 48,820 SF.

TRAFFIC SIGN SUMMARY								
ID NUMBER	SIZE OF SIGN (in)		LEGEND	TEXT DIMENSIONS (in)			NUMBER OF SIGNS REQUIRED	NUMBER OF POSTS REQUIRED
	WIDTH	HEIGHT		LETTER HEIGHT	VERTICAL SPACING	ROUTE MARKER		
R1-1	30	30		SEE MUTCD SIGN STANDARDS			2	2
R7-8*	12	24					4	4
R7-8P**	12	6					1	0
R5-1	30	30					2	1
	12	18					1	0
SP-5	24	30					2	2

TRAFFIC SIGN SUMMARY								
ID NUMBER	SIZE OF SIGN (in)		LEGEND	TEXT DIMENSIONS (in)			NUMBER OF SIGNS REQUIRED	NUMBER OF POSTS REQUIRED
	WIDTH	HEIGHT		LETTER HEIGHT	VERTICAL SPACING	ROUTE MARKER		
R6-1L	36	12		SEE MUTCD SIGN STANDARDS			1	1
R6-1R	36	12					1	1

* HANDICAP PARKING SIGNS SHALL BE IN ACCORDANCE WITH TOWN OF ANDOVER STANDARDS, AND ADA/AAB REGULATIONS

** VAN SIGNS SHALL BE LOCATED AT ALL ADA SPACES. PER ADA ACCESSIBILITY GUIDELINES (AMENDED 2010) ANY SPACE WITH A VAN SIGN IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS



- NOTES:
- PROJECT IS LOCATED ENTIRELY WITHIN FLOOD HAZARD ZONE.
 - PROJECT LIES ENTIRELY WITHIN 200' RIVERFRONT AREA.
 - EXISTING 6" SEWER LATERAL SHALL BE INSPECTED PRIOR TO OCCUPANCY.
 - SILT SACKS SHALL BE INSTALLED IN ALL CATCH BASINS DOWNGRADIENT FROM DISTURBED LAND.
 - MATCH EXIST GRADE AT ALL LIMITS OF WORK.
 - ALL EXISTING UTILITY RIMS WITHIN PROJECT LIMITS TO BE ADJUSTED AS NEEDED TO MEET FLUSH WITH PROPOSED/EXISTING GRADES.
 - MAINTAIN EXIST GRADES OF PARKING LOT AREA.
 - ALL RAMPS SHALL HAVE A MAX 1V:12H SLOPE (8.33% SLOPE).
 - ALL LEVEL LANDINGS SHALL HAVE A MAX 1.5% SLOPE.
 - THE EXISTING BUILDING IS MOSTLY SPRINKLERED UTILIZING THE EXISTING 4" CI WATER CONNECTION. IF A NEW FIRE SUPPRESSION LINE IS REQUIRED WHEN THE NEW SPRINKLER SYSTEM IS DESIGNED, IT SHALL BE IN THE LOCATION DEPICTED.

DRAINAGE PIPING TABLE		
PIPE	LENGTH	SIZE
P-1	10'-5"	6" HDPE
P-2	34'-5"	6" HDPE
P-3	4'-3"	6" HDPE
P-4	40'-7"	2" PVC FM
P-5	5'-0"	6" HDPE
P-6	17'-5"	6" HDPE
P-7	7'-7"	6" HDPE
P-8	4'-7"	6" HDPE
P-9	22'-9"	6" HDPE
P-10	90'-3"	2" PVC FM
P-11	7'-4"	12" HDPE
P-12	41'-7"	6" HDPE
P-13	53'-10"	6" HDPE



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PROJECT TITLE
**Proposed Commercial
Redevelopment**

PROJECT LOCATION
**305 North Main Street
Andover, MA 01810**

DRAWING TITLE
**Grading, Drainage
& Utilities Plan**

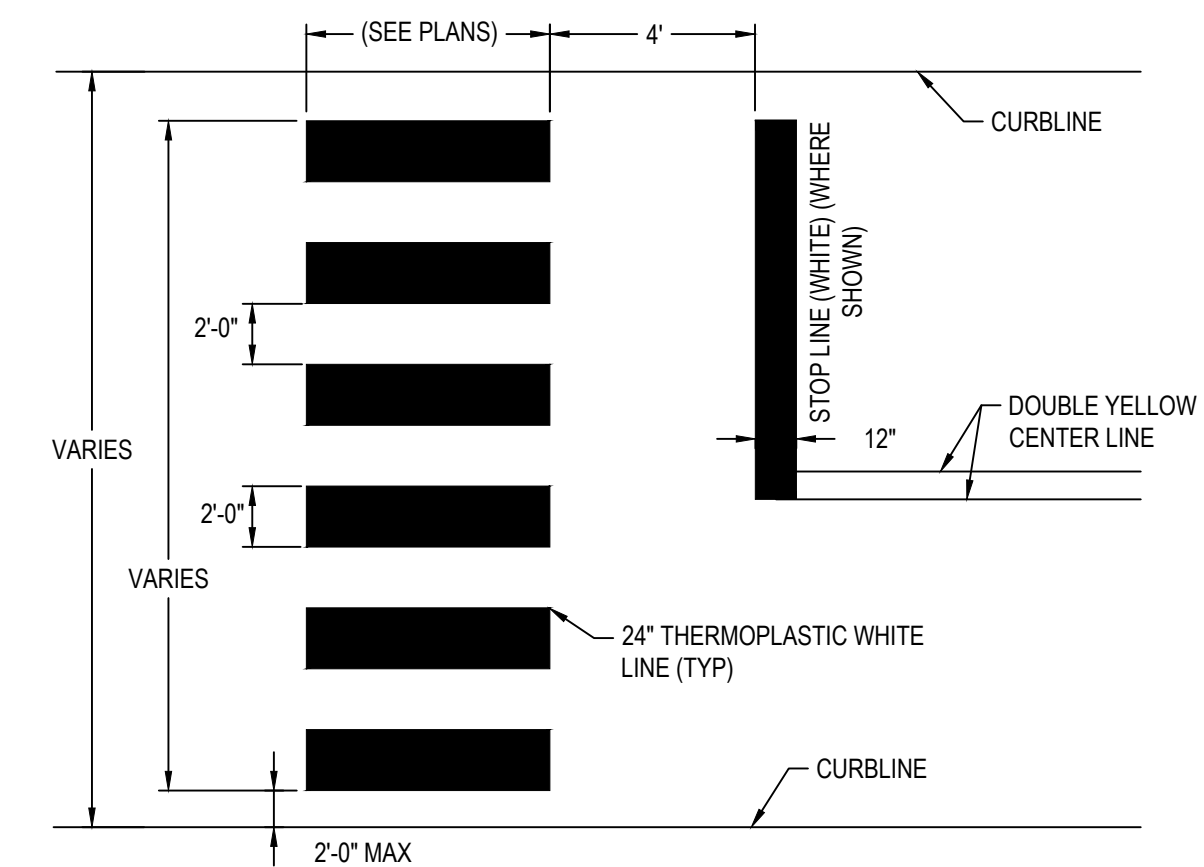


PROJECT NO.
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TEC CAD FILE
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DRAWING NO.
C-4

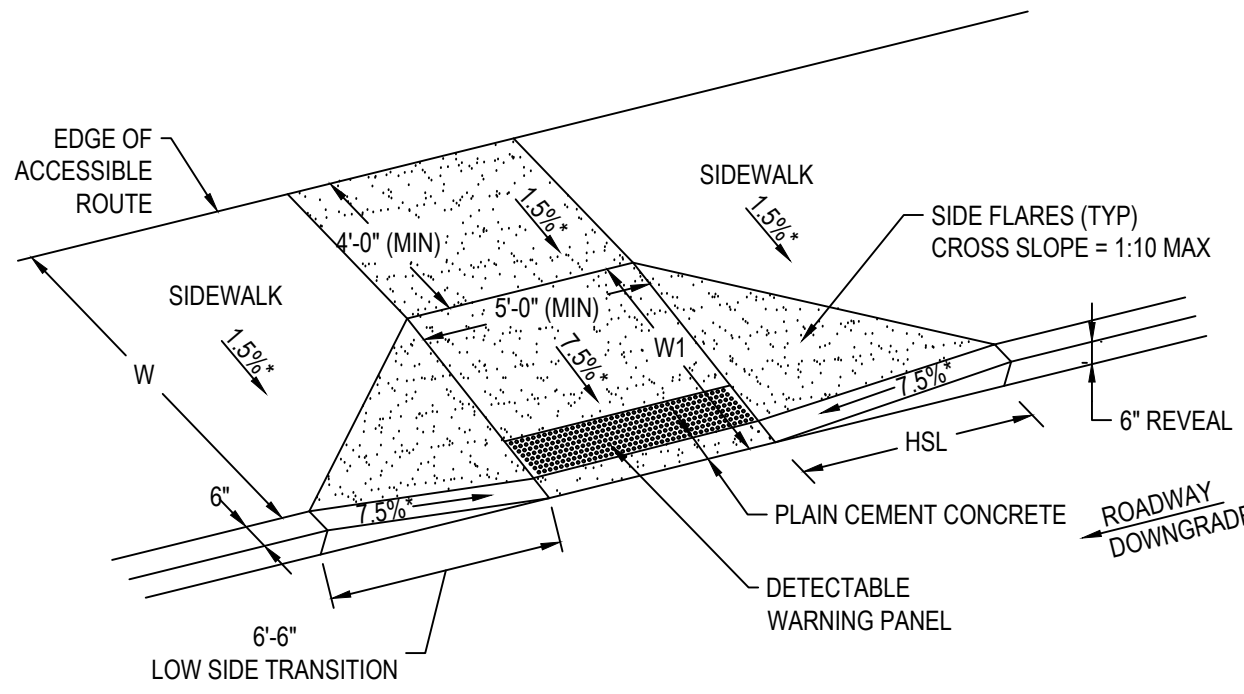
SHEET 4 OF 9



- NOTES:
- ALL 12" LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO - 6" LINES) WILL BE ACCEPTED. ALL 24" LINES MAY BE EITHER ONE 24" LINE OR A COMBINATION OF TWO - 12" LINES.
 - LAYOUT OF CROSSWALKS SHALL BE APPROVED BY THE ENGINEER PRIOR TO APPLICATION.
 - CROSSWALK BARS SHALL BE PLACED OUTSIDE THE VEHICULAR WHEEL PATH WHEREVER POSSIBLE.

CROSSWALK PAVEMENT MARKING

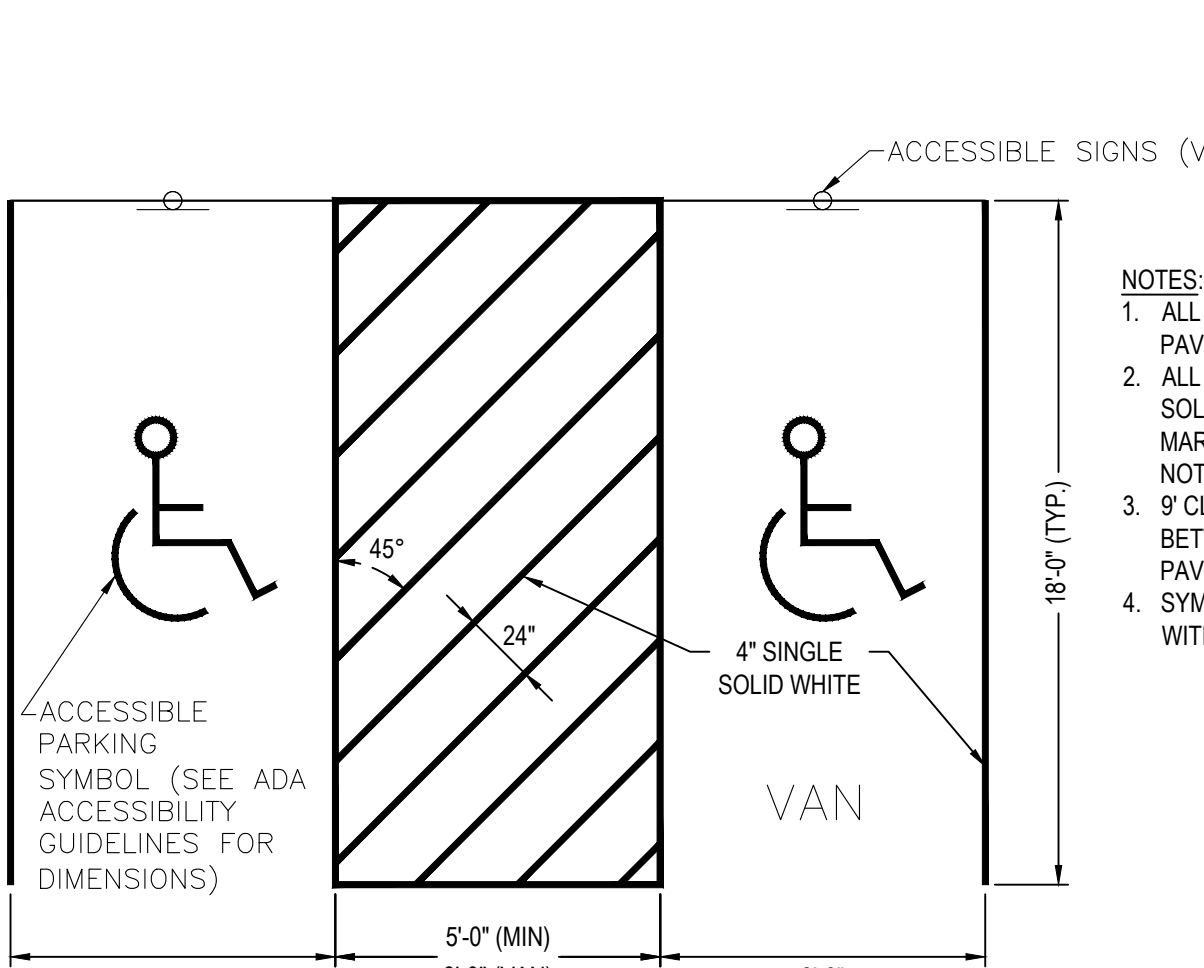
N.T.S.



- LEGEND:
- HSL = HIGH SIDE TRANSITION LENGTH (SEE MASSDOT CONSTRUCTION STANDARDS)
- W = SIDEWALK WIDTH
- W1 = PERPENDICULAR RAMP LENGTH
- CC = CEMENT CONCRETE
- * = TOLERANCE FOR CONSTRUCTION ±0.5%
- NOTES:
- USABLE SIDEWALK WIDTH PER AAB IS NOT TO BE LESS THAN 4'-0".
 - ROADWAY GUTTER SLOPE MEASURED IN UPSTATION DIRECTION.
 - SEE MASSDOT CONSTRUCTION STANDARDS FOR DETECTABLE WARNING PANEL DETAILS.

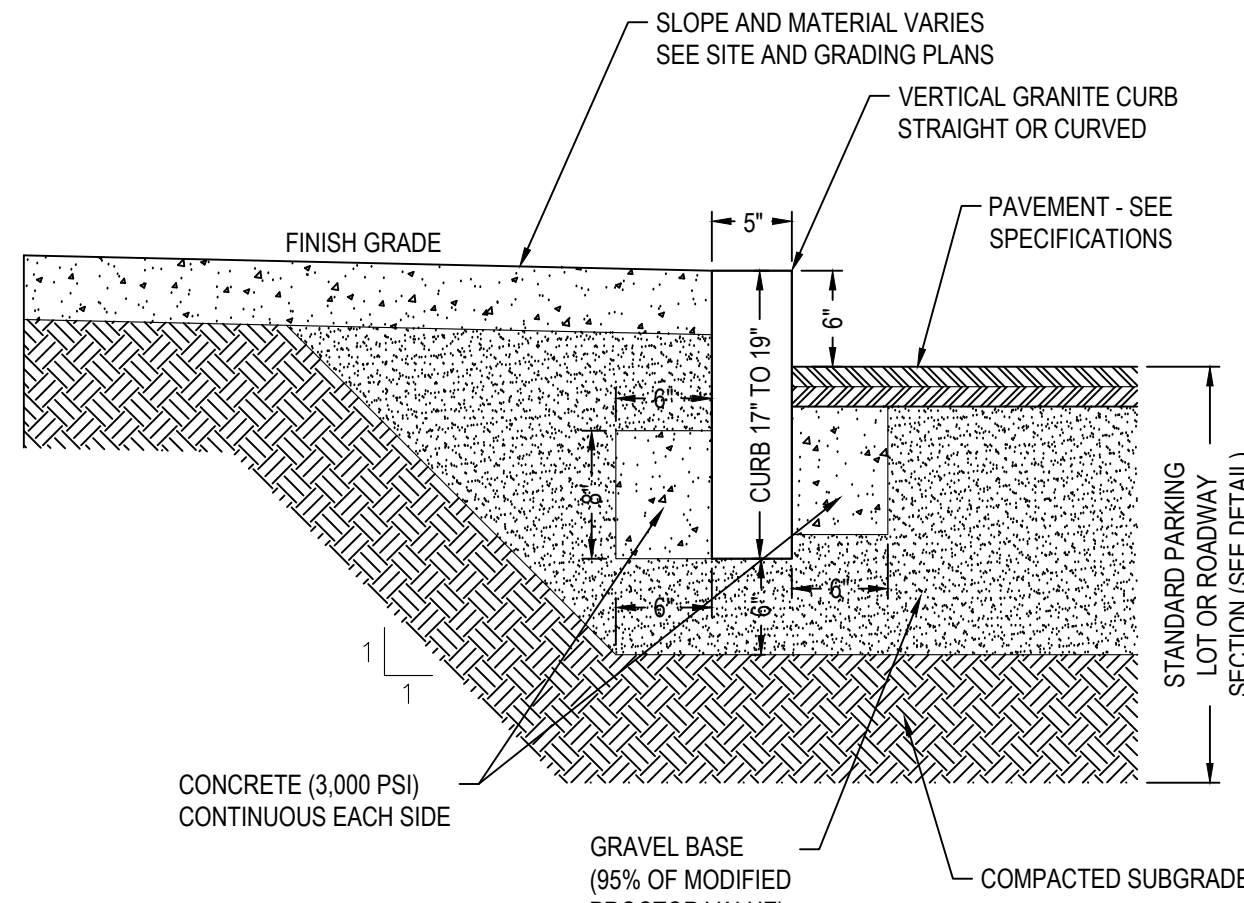
WHEELCHAIR RAMP

N.T.S.



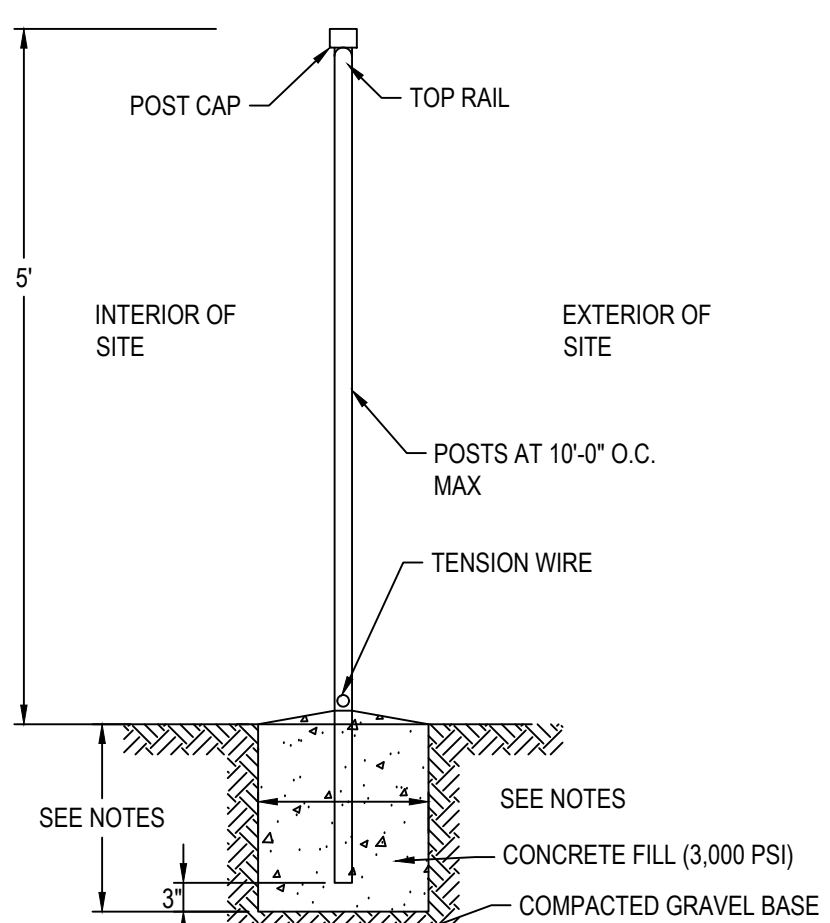
ACCESSIBLE PARKING STALL STRIPING DETAIL

N.T.S.



VERTICAL GRANITE CURB

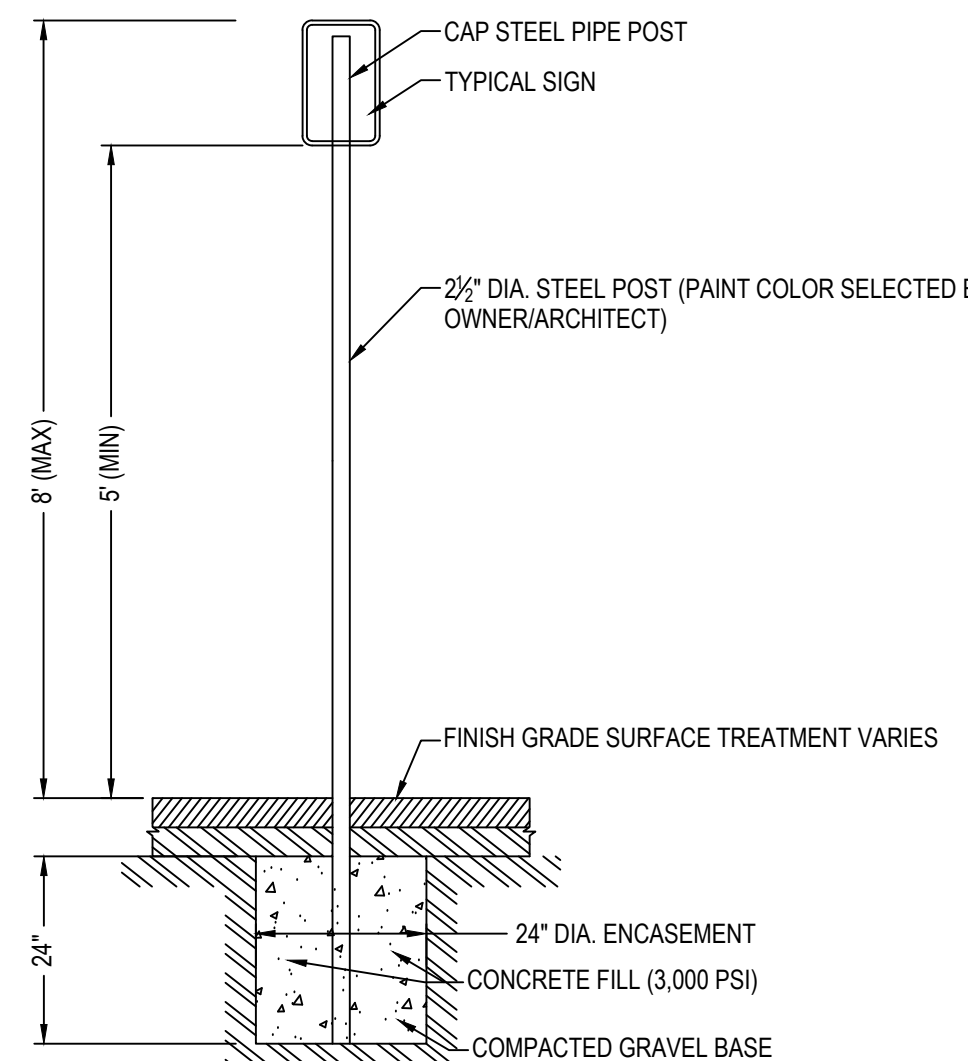
N.T.S.



- NOTES:
- LINE POSTS FOUNDATION SHALL BE 12" DIA AND 36" DEEP.
 - CORNER AND TERMINAL POSTS SHALL BE 12" DIA AND 42" DEEP.
 - GATE POSTS SHALL BE AS PER MANUFACTURE.
 - FROM THE BOTTOM OF THE TENSION WIRE TO THE FINISH GROUND SHALL BE NO MORE THAN 2".

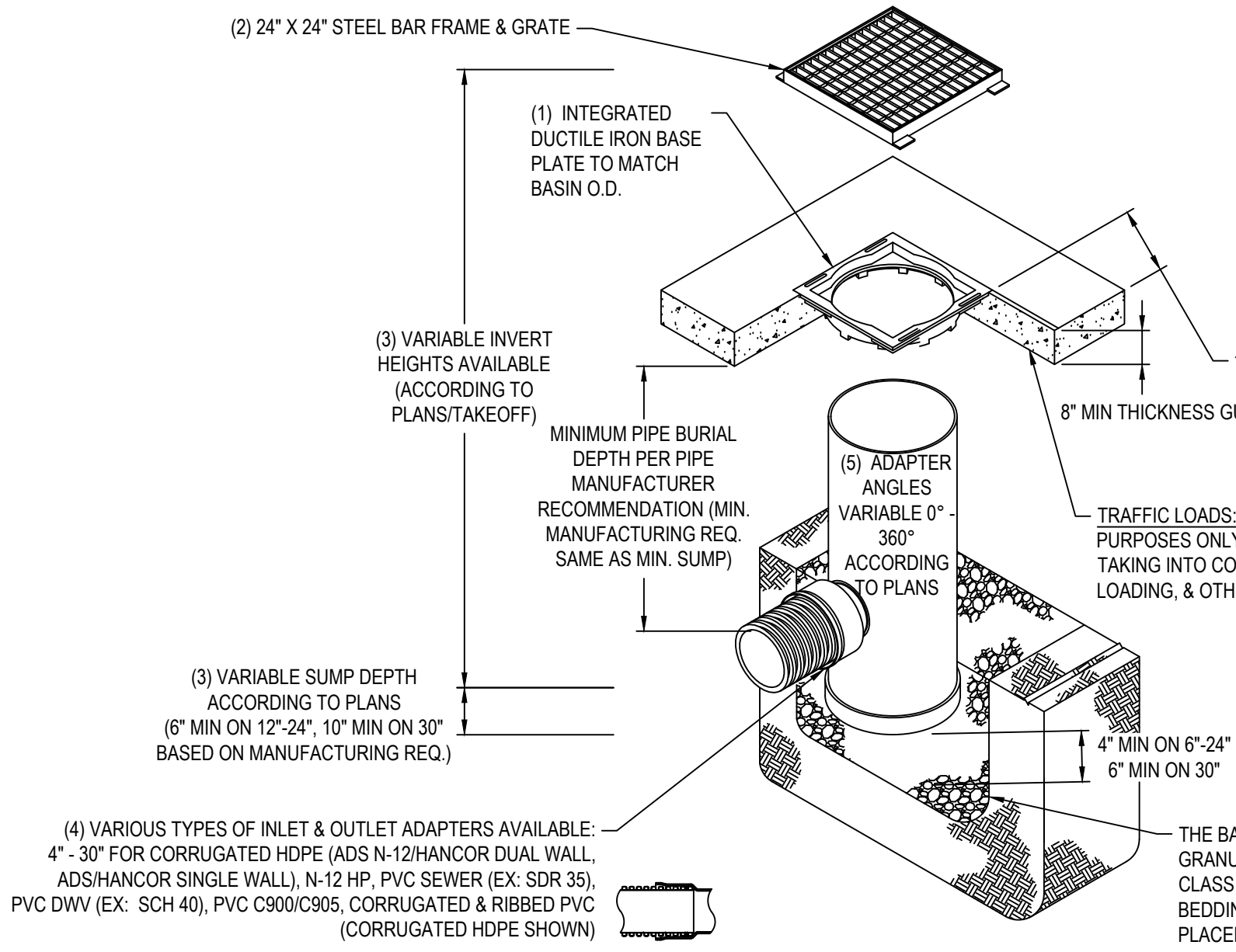
INTERIOR FENCE

N.T.S.



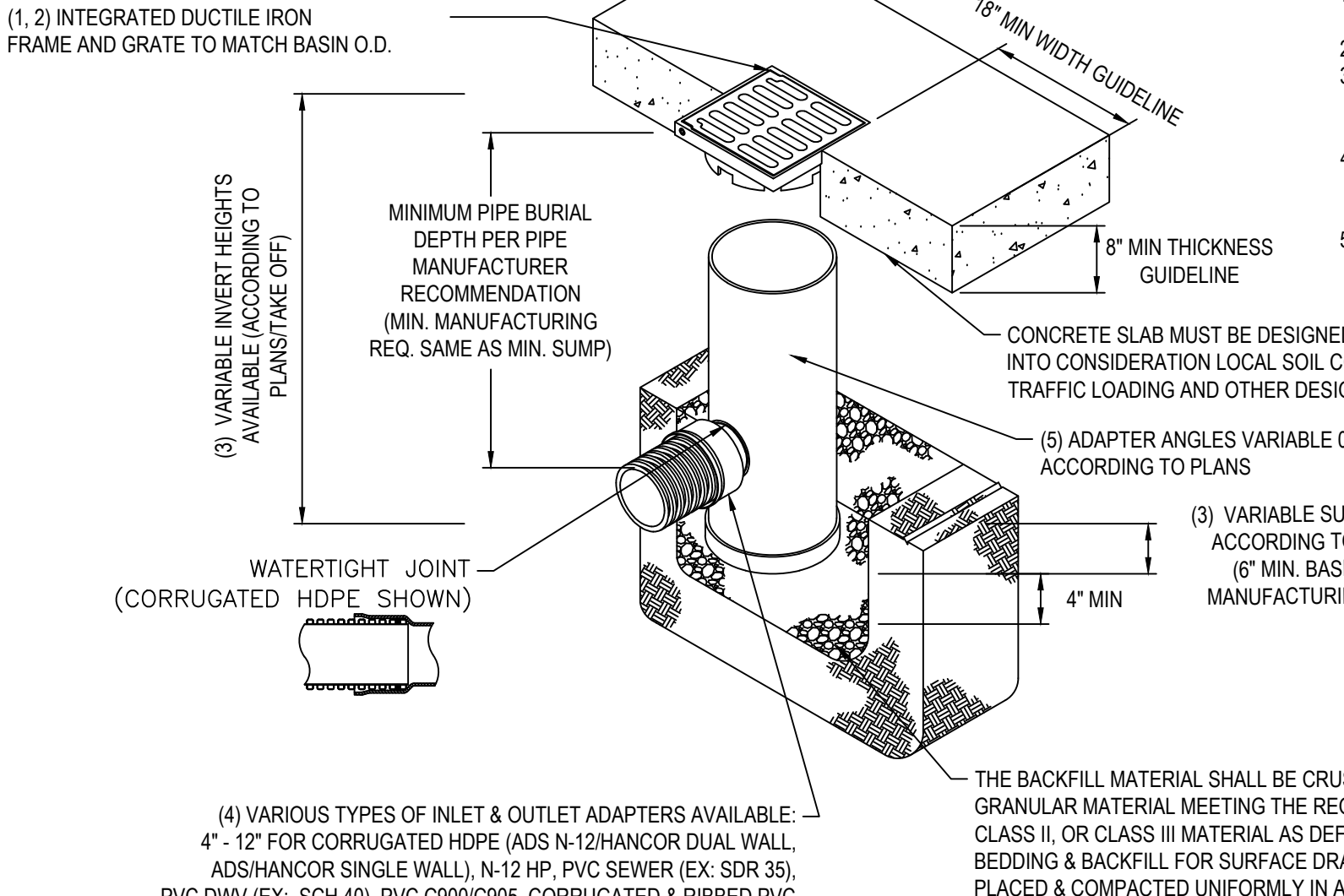
SIGN POST

N.T.S.



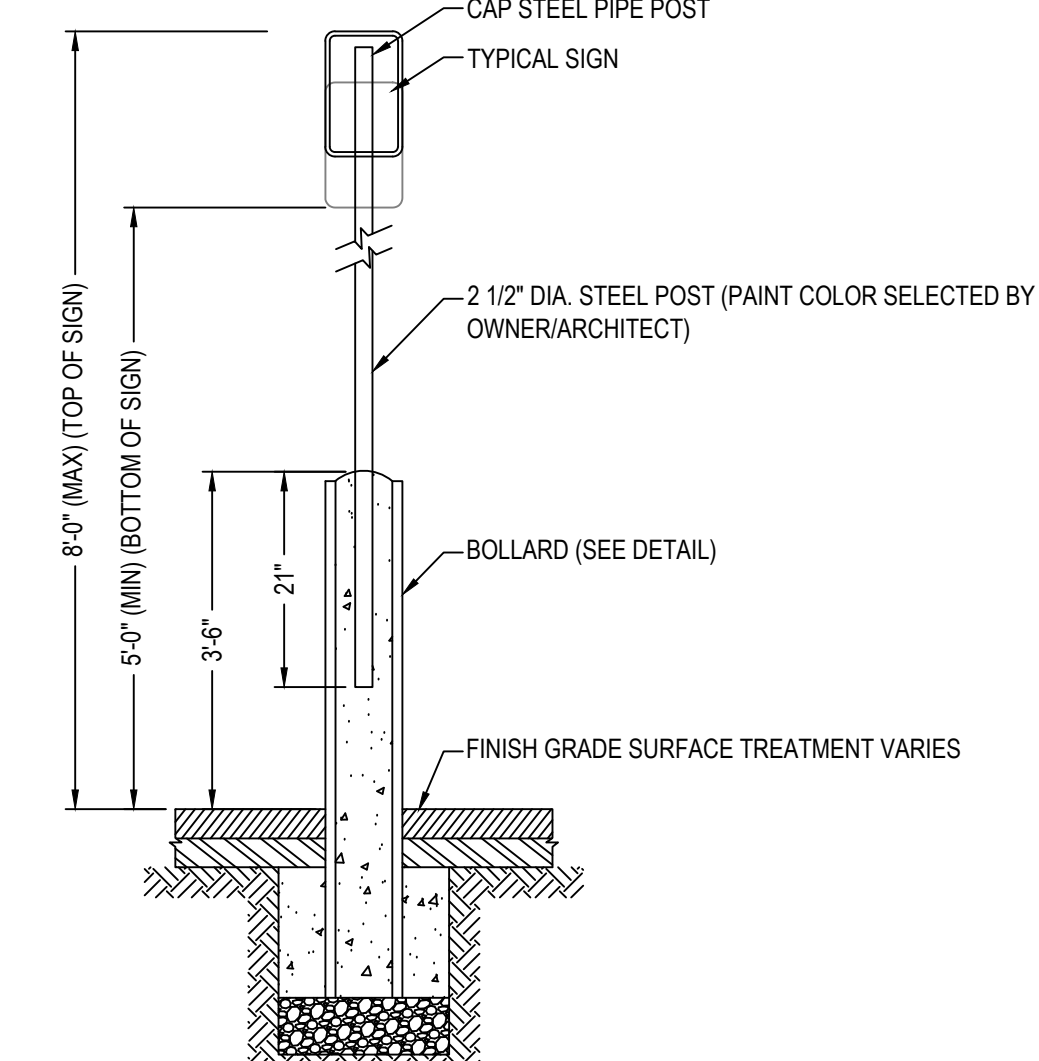
NYLOPLAST 6-INCH DRAINAGE CLEANOUT

N.T.S.



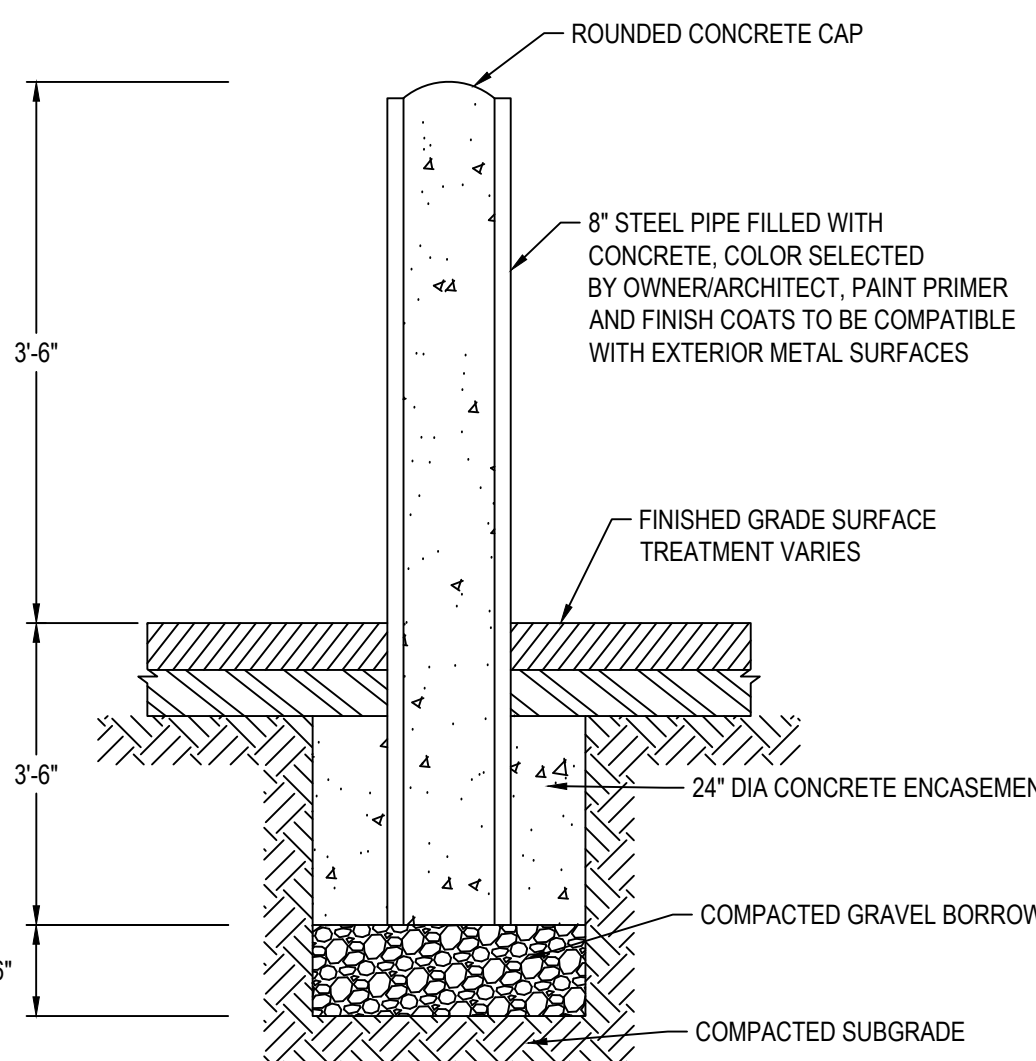
- NOTES:
- GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299023P	7001-110-002
STANDARD	MEETS H-20	1299023S	7001-110-003
SOLID COVER	MEETS H-20	1299023C	7001-110-004
PEDESTRIAN BRIDGE	N/A	1299023PB	7001-110-005
DOVE	N/A	1299023D	7001-110-006
DROP IN GRATE	LIGHT DUTY	120101	7001-110-021



BOLLARD MOUNTED SIGN

N.T.S.



BOLLARD

N.T.S.



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DESIGNED BY	WNB
DRAWN BY	WMG
CHECKED BY	MWP
DATE	9/30/2025
SCALE	NTS

PREPARED FOR
Lupoli Companies
280 Merrimack Street
Lawrence, MA 01843

REVISIONS

ISSUED FOR
Permitting

PROJECT TITLE
Proposed Commercial Redevelopment

PROJECT LOCATION
**305 North Main Street
Andover, MA 01810**

DRAWING TITLE
Construction Details

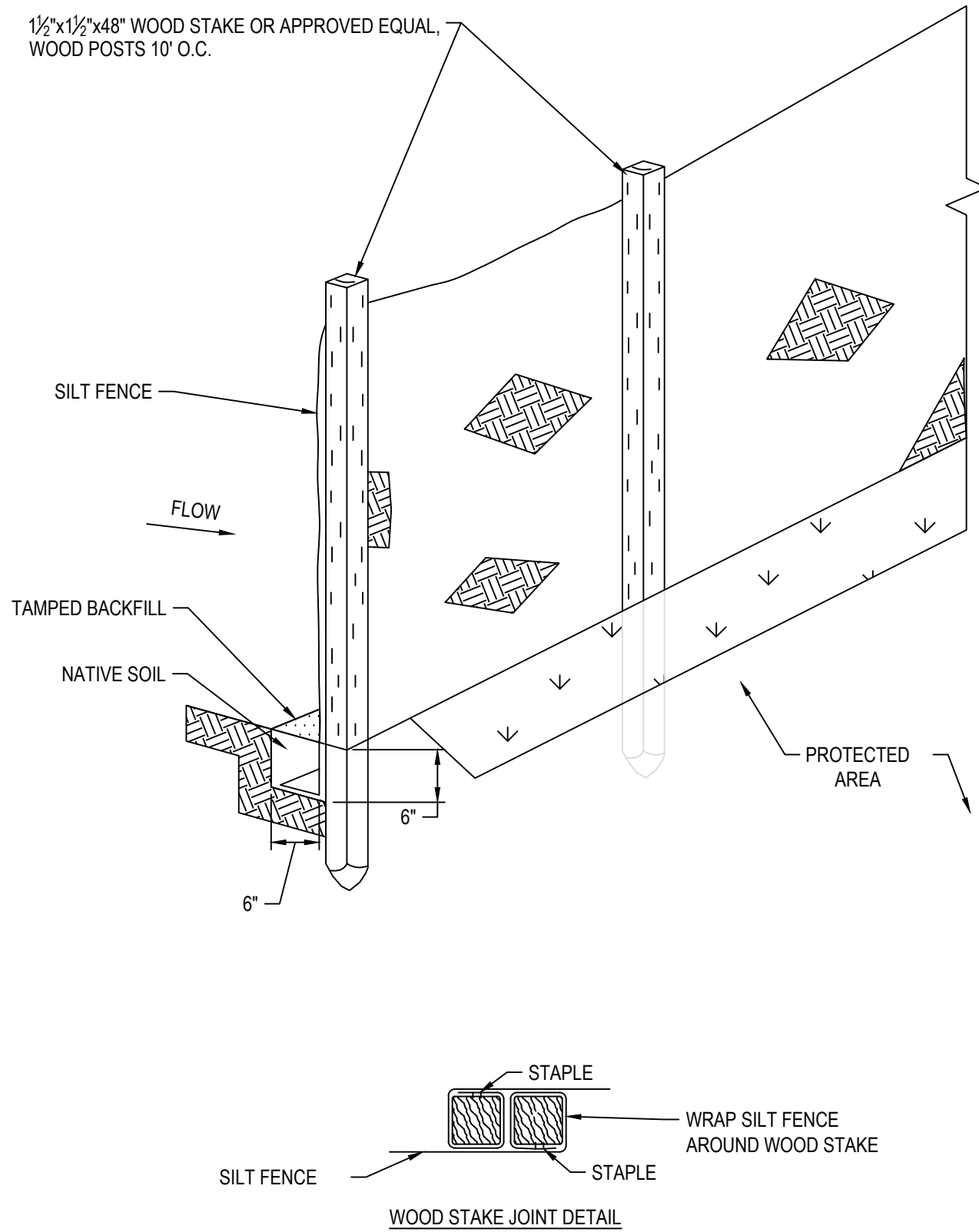
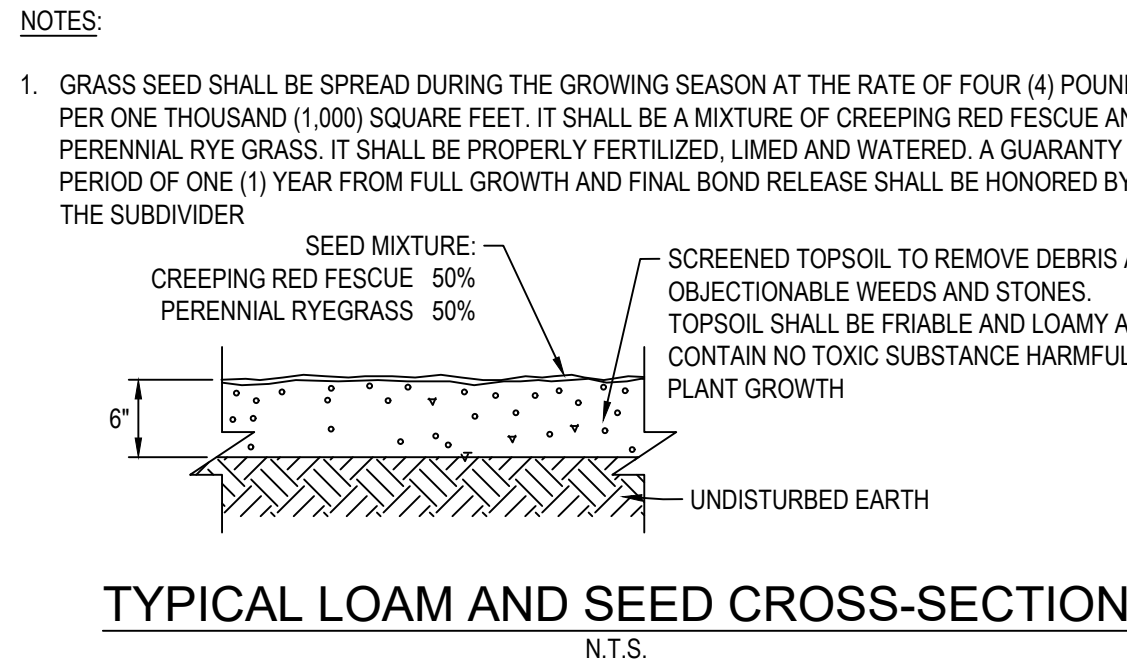
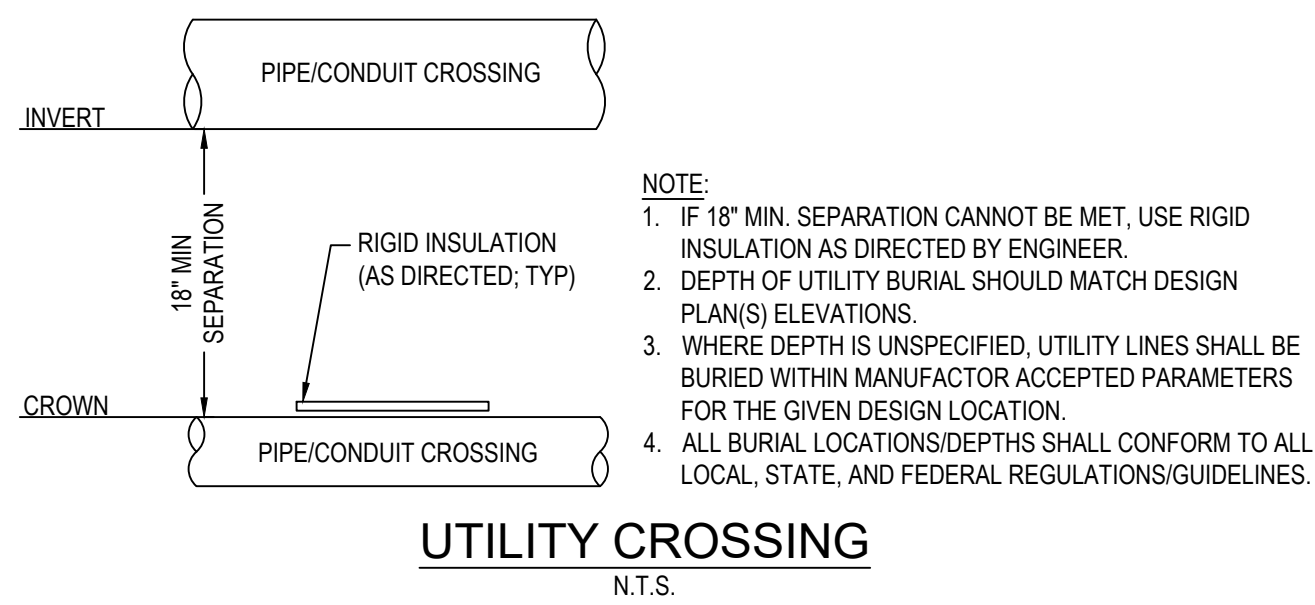


PROJECT NO.
T1687

TEC CAD FILE
DET.dwg

DRAWING NO.
C-5

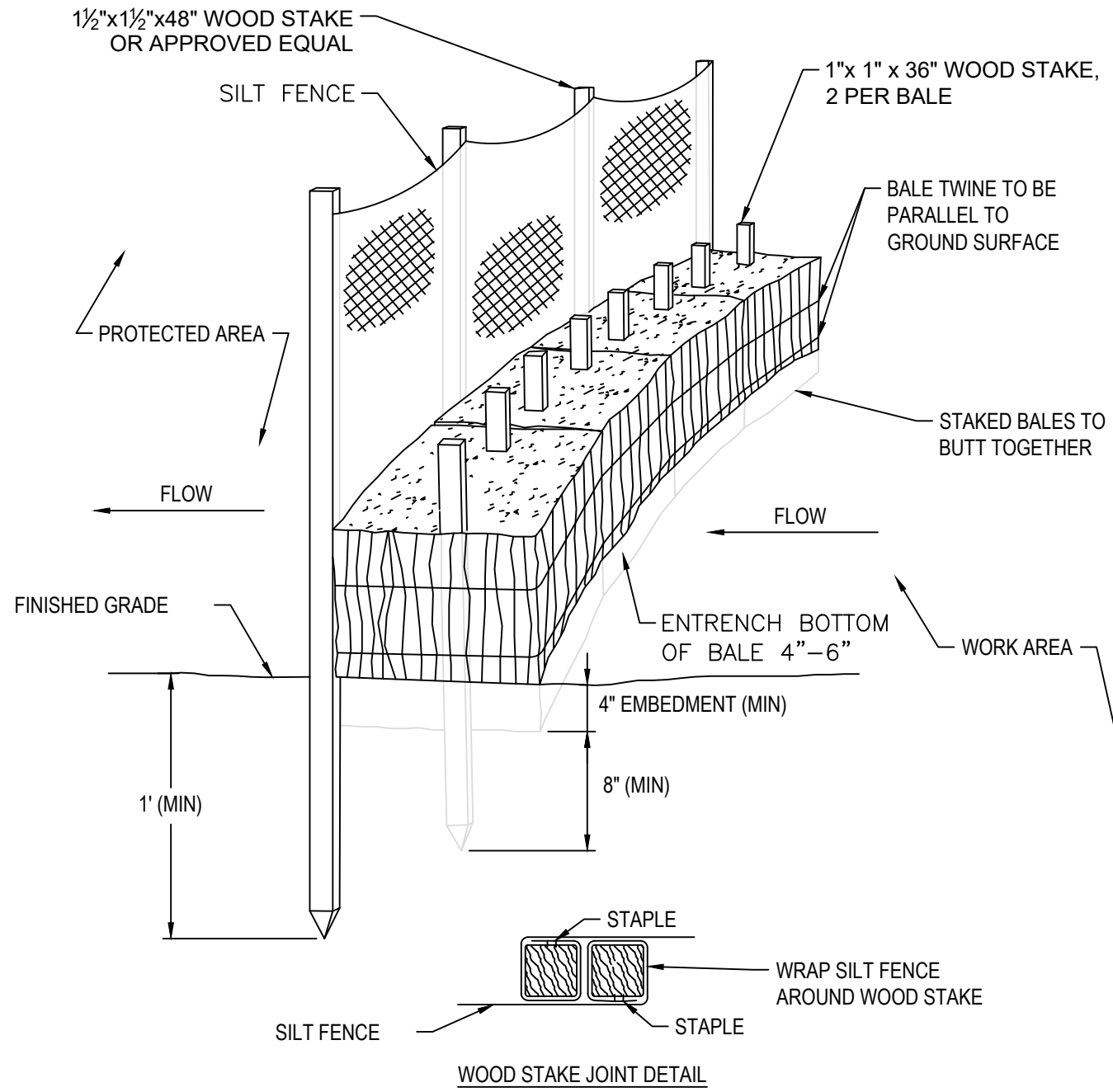
SHEET 5 OF 9



- NOTES:
1. SILT FENCE SHALL BE FASTENED SECURELY TO POSTS WITH STAPLES. POSTS SHALL BE SPACED 8'-10' ON CENTER.
 2. WHEN TWO SECTIONS OF SILT FENCE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 3. ENTRENCH SILT FENCE 6" INTO THE GROUND. WOOD STAKES SHALL BE 12" INTO THE GROUND.
 4. INSPECTIONS SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED, OR WHEN SEDIMENT ACCUMULATES TO HALF THE HEIGHT OF FENCING.
 5. CONFIGURE FENCING AROUND EXISTING FEATURES TO MINIMIZE SITE DISTURBANCE AND MAXIMIZE CAPTURE AREA OF STORMWATER RUN-OFF. SILT FENCE SHALL BE INSTALLED PERPENDICULARLY TO STORMWATER FLOW WHERE POSSIBLE.
 6. WHEN STAKING IS NOT POSSIBLE, OTHER EFFECTIVE EROSION CONTROL DEVICES (STRAW BALES, COMPOST FILTER TUBE, ETC.) SHALL BE USED.
 7. UPON COMPLETION OF PROJECT, ALL EROSION CONTROL DEVICES SHALL BE REMOVED FROM PROJECT LIMITS.

SILT FENCE

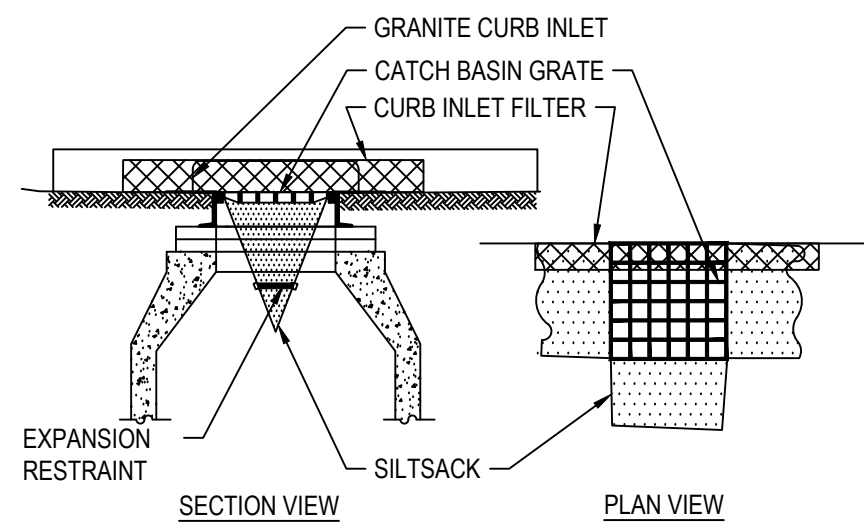
N.T.S.



- NOTES:
1. FILTER CLOTH SHALL BE FASTENED SECURELY TO POSTS WITH STAPLES. POSTS SHALL BE SPACED 8'-10' ON CENTER.
 2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 3. ENTRENCH SILT FENCE BUT NOT STRAW BALES.
 4. INSPECTIONS SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED, OR WHEN SEDIMENT ACCUMULATES TO HALF THE HEIGHT OF FENCING.
 5. EACH BALE SHALL BE AT LEAST 14 INCHES WIDE, 18 INCHES HIGH, AND 30 INCHES LONG, WITH MINIMUM MASS OF 50 LBS.
 6. STEEL WIRE, NYLON, OR POLYPROPYLENE STRING SHALL BE USED TO BIND THE BALES.
 7. CONFIGURE BALES AROUND EXISTING FEATURES TO MINIMIZE SITE DISTURBANCE AND MAXIMIZE CAPTURE AREA OF STORMWATER RUN-OFF. STRAW BALES SHALL BE PLACED PERPENDICULARLY TO STORMWATER FLOW WHERE POSSIBLE.
 8. PLACE BALES TO ENSURE GOOD CONTACT WITH GROUND SURFACE.
 9. UPON COMPLETION OF PROJECT, ALL EROSION CONTROL DEVICES SHALL BE REMOVED FROM PROJECT LIMITS.

STRAW BALE WITH SILT FENCE

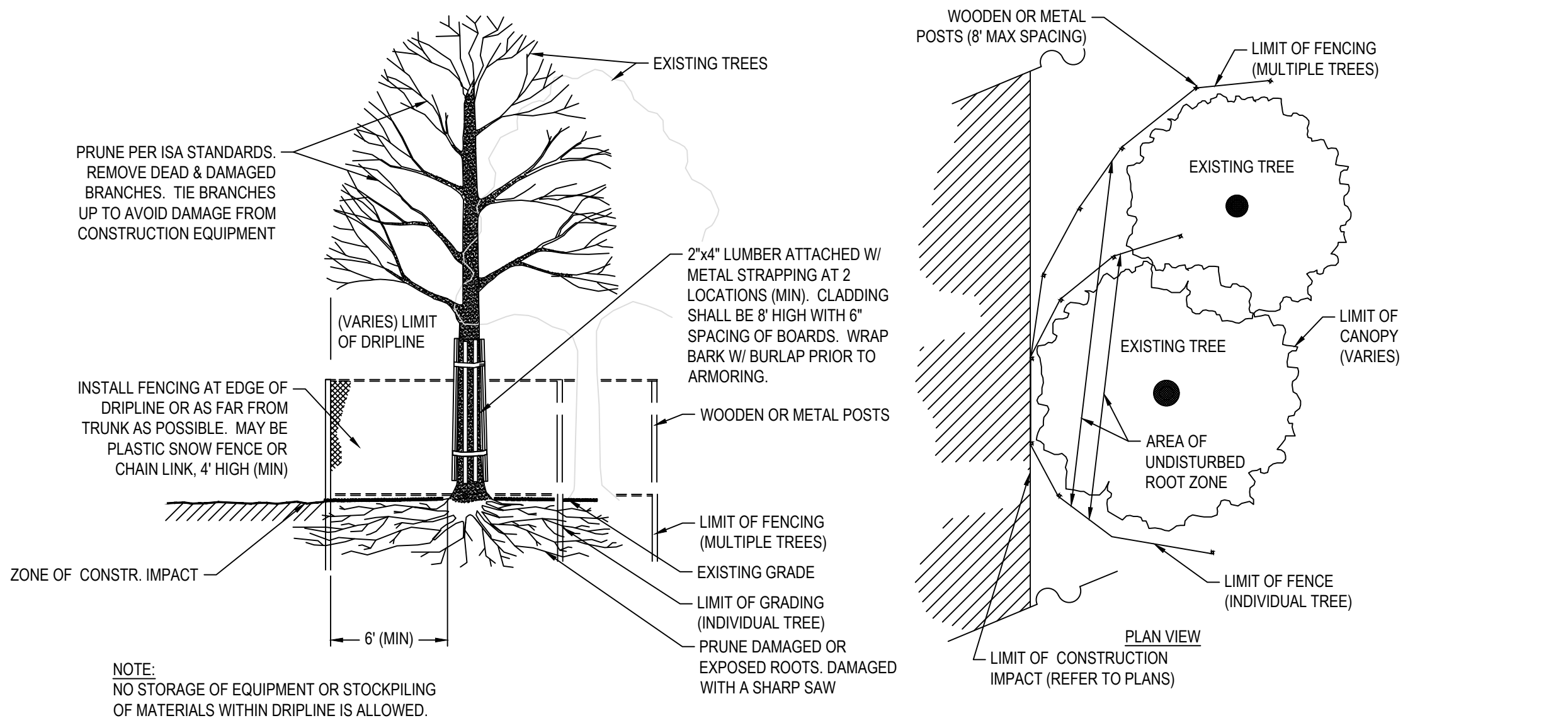
N.T.S.



CATCH BASIN INLET PROTECTION

N.T.S.

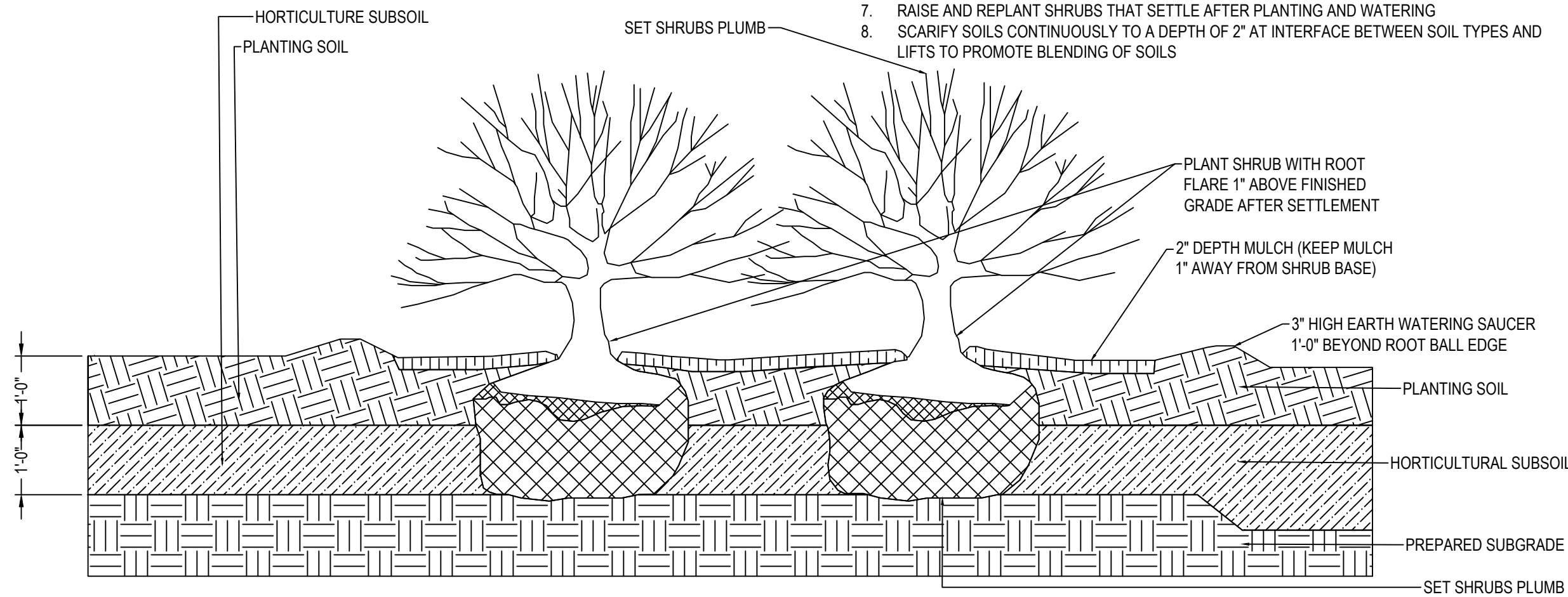
- NOTES:
1. INSTALL SILT SACK IN EXISTING CATCH BASINS BEFORE COMMENCING WORK, AND IN NEW CATCH BASINS IMMEDIATELY AFTER INSTALLATION OF STRUCTURE. MAINTAIN UNTIL BINDER COURSE PAVING IS COMPLETE OR A PERMANENT STAND OF GRASS HAS BEEN ESTABLISHED.
 2. GRATE TO BE PLACED OVER SILT SACK.
 3. SILT SACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.



TREE PROTECTION

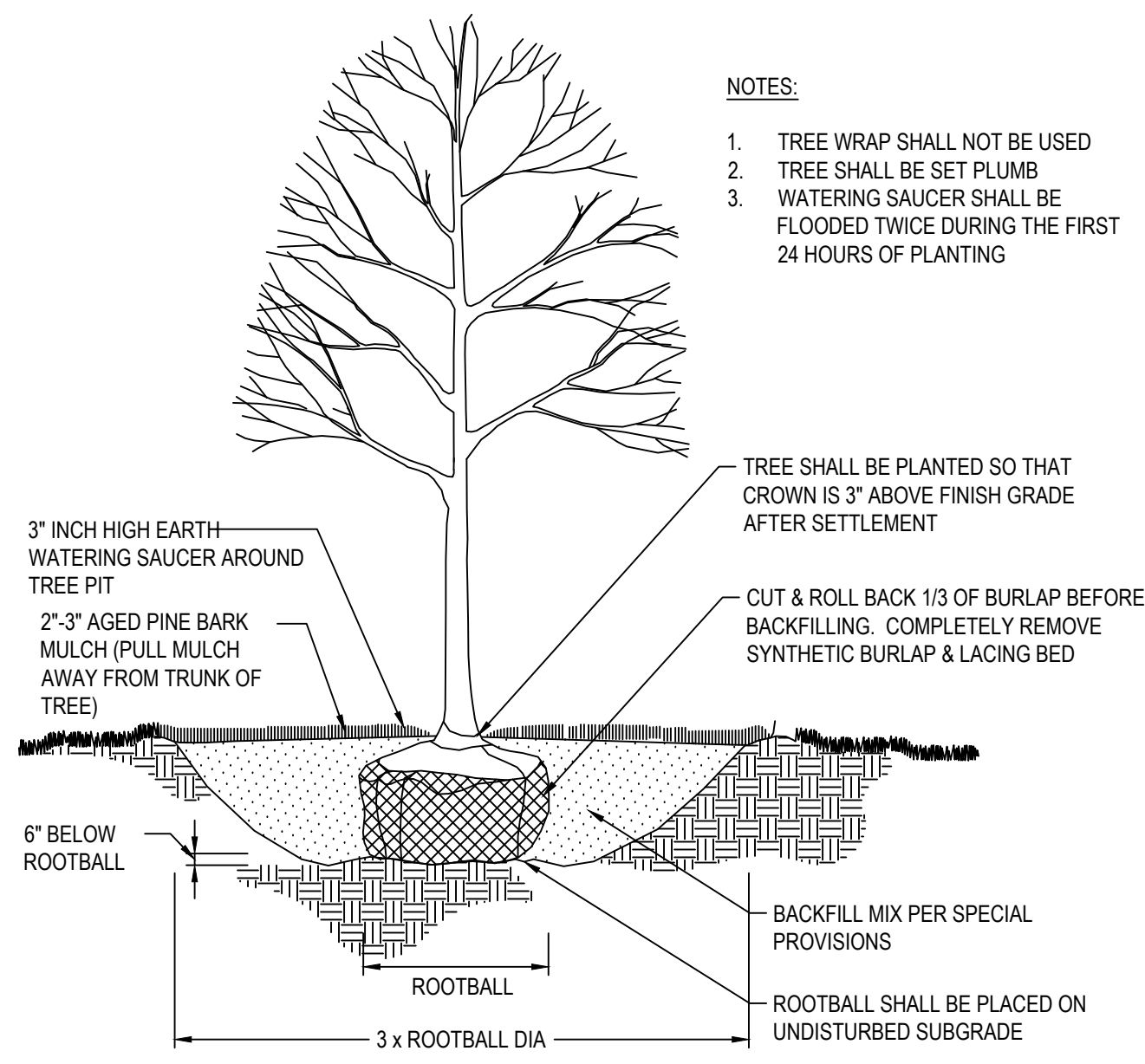
N.T.S.

- PLANTING NOTES:
1. REMOVE UPPER THIRD OF BURLAP PRIOR TO BACKFILLING. IF CONTAINERIZED, REMOVE PLANTS FROM POTS PRIOR TO PLANTING AND SCARIFY ROOT BALL IN 4 PLACES TO $\frac{1}{2}$ DEPTH
 2. LOOSE OR CRACKED ROOT BALLS WILL NOT BE ACCEPTED FOR PLANTING
 3. ROOT BALL SHALL SIT ON PREPARE SUBGRADE
 4. DO NOT EXCAVATE BELOW ROOT BALL
 5. PLANTING PIT TO BE 3 TIMES WIDTH OF ROOT BALL
 6. FLOOD WATERING SAUCER TWICE DURING FIRST 24 HOURS AFTER PLANTING
 7. RAISE AND REPLANT SHRUBS THAT SETTLE AFTER PLANTING AND WATERING
 8. SCARIFY SOILS CONTINUOUSLY TO A DEPTH OF 2" AT INTERFACE BETWEEN SOIL TYPES AND LIFTS TO PROMOTE BLENDING OF SOILS



SHRUB PLANTING

N.T.S.



DECIDUOUS TREE PLANTING

N.T.S.

- NOTES:
1. TREE WRAP SHALL NOT BE USED
 2. TREE SHALL BE SET PLUMB
 3. WATERING SAUCER SHALL BE FLOODED TWICE DURING THE FIRST 24 HOURS OF PLANTING



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SCALE	NTS

PREPARED FOR

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280 Merrimack Street
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REVISIONS

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PROJECT TITLE

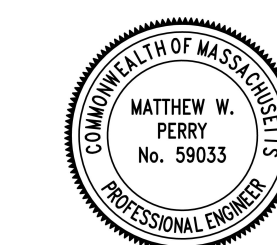
Proposed Commercial
Redevelopment

PROJECT LOCATION

305 North Main Street
Andver, MA 01810

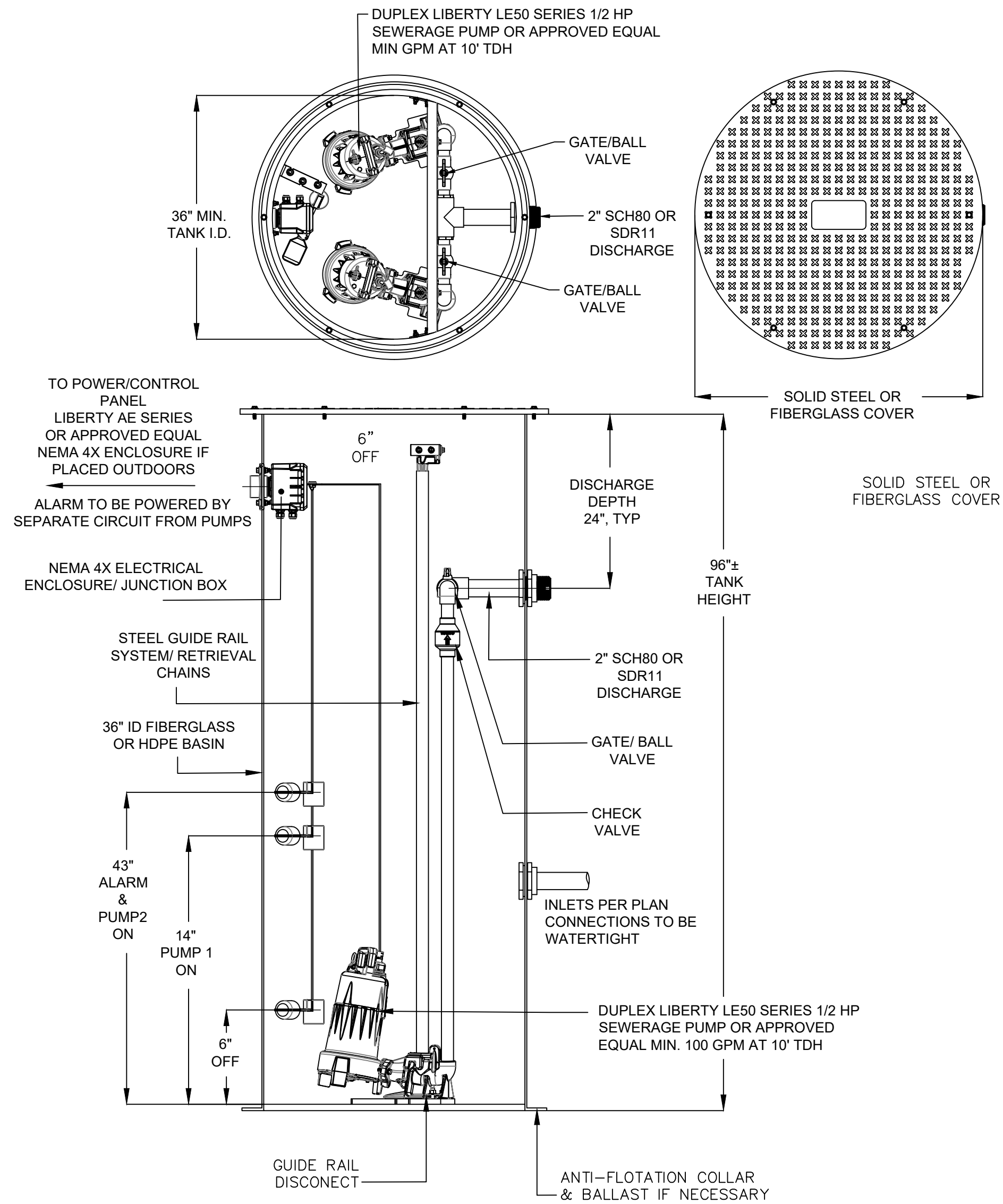
DRAWING TITLE

Construction Details

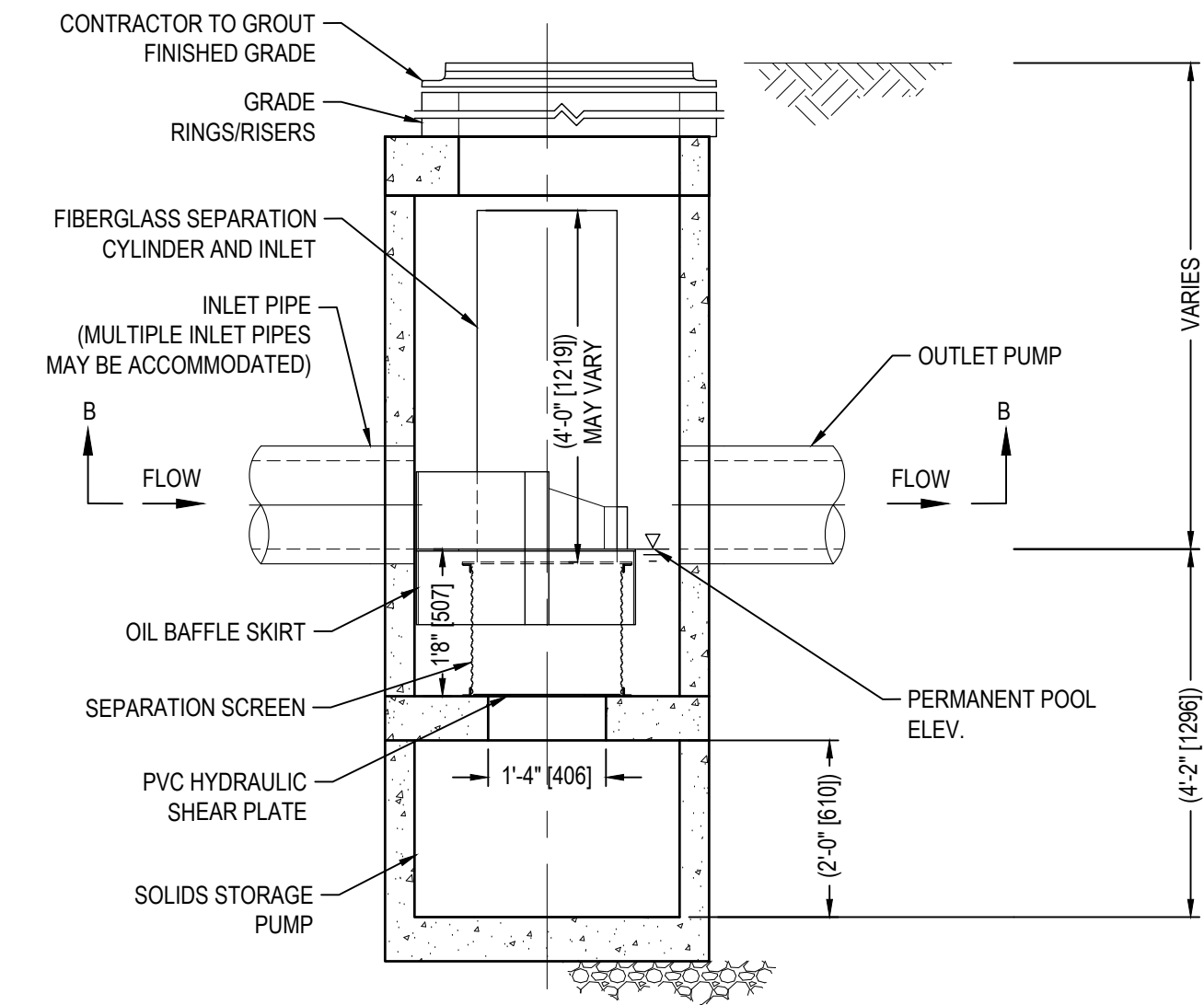


Matthew W. Perry

PROJECT NO. T1687
TEC CAD FILE DET.dwg
DRAWING NO. C-6
SHEET 6 OF 9

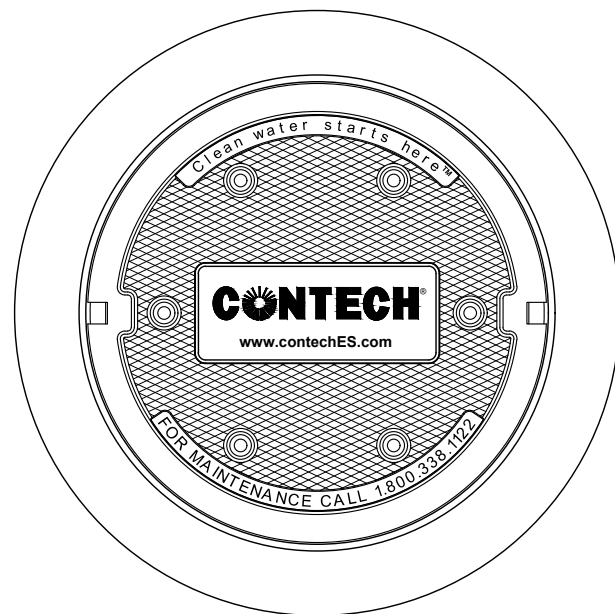


DUPLEX LIBERTY LE50 SERIES 1/2 HP SEWERAGE PUMP
N.T.S.

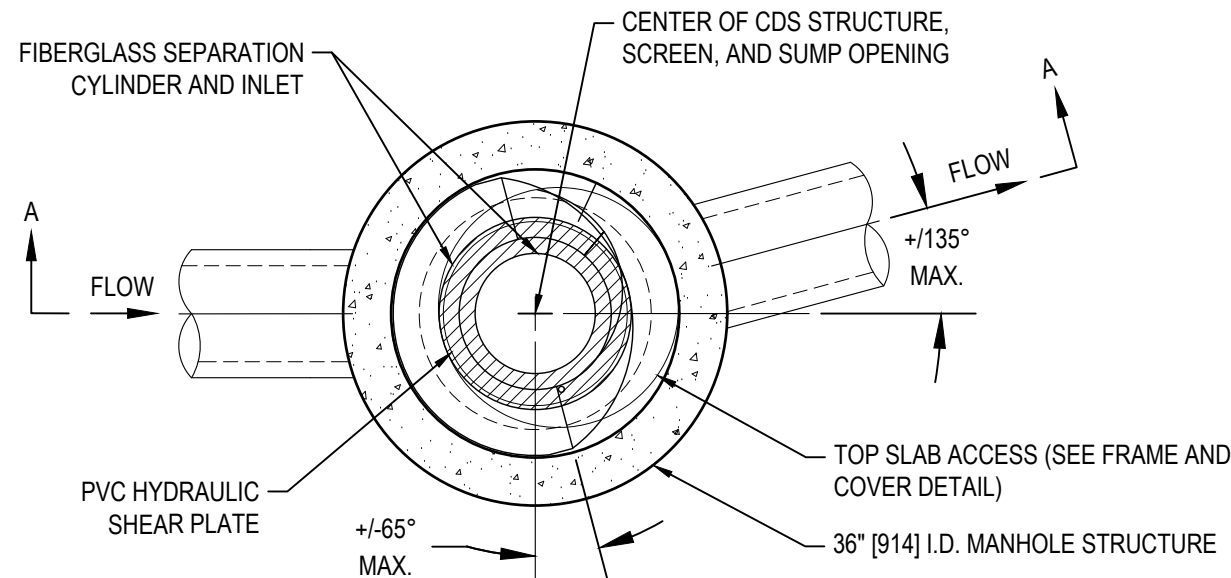


PLAN VIEW A-A
N.T.S.

- GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. FOR SITE-SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
 3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO..
 5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
 6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.



CONTECH CDS1515-3-C
N.T.S.

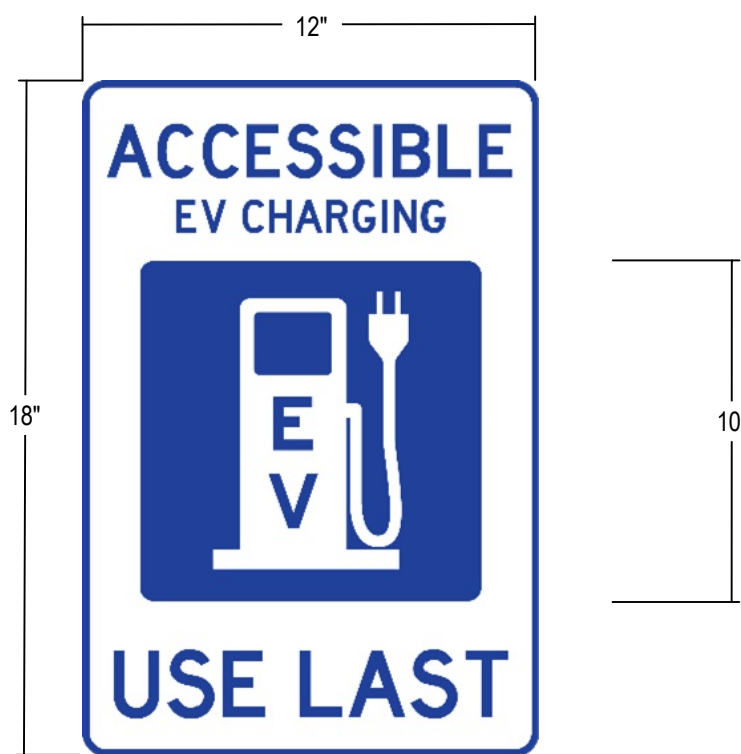


PLAN VIEW B-B
N.T.S.



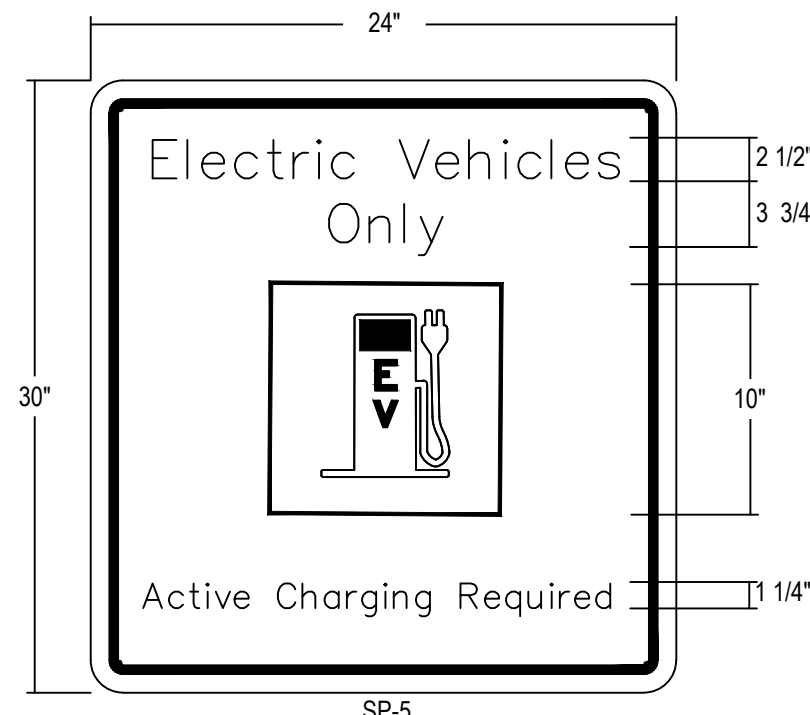
CT4021

CT4000 LEVEL 2 COMMERCIAL CHARGING STATION
N.T.S.



- NOTES:
1. SIGN TO BE 1/8" THICK ALUMINUM PANEL.
 2. GRAPHIC COLORS TO BE MATTE WHITE. LETTERING AND BORDER TO BE UML BLUE.
 3. LETTERING TYPEFACE TO BE FRUTIGER BOLD.
 4. SIGN SHALL BE 60" MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED TO THE BOTTOM OF THE SIGN.

USE LAST EV STALL SIGN
N.T.S.



- NOTES:
1. SIGN TO BE 1/8" THICK ALUMINUM PANEL.
 2. GRAPHIC COLORS TO BE MATTE WHITE AND 3M KELLY GREEN. LETTERING AND BORDER TO BE UML BLUE.
 3. LETTERING TYPEFACE TO BE FRUTIGER BOLD.
 4. REFER TO CAMPUS SIGN STANDARDS MANUAL: EXTERIOR DWG No. 16C.1 AND 16C.2 FOR SIGN POST DETAILS.

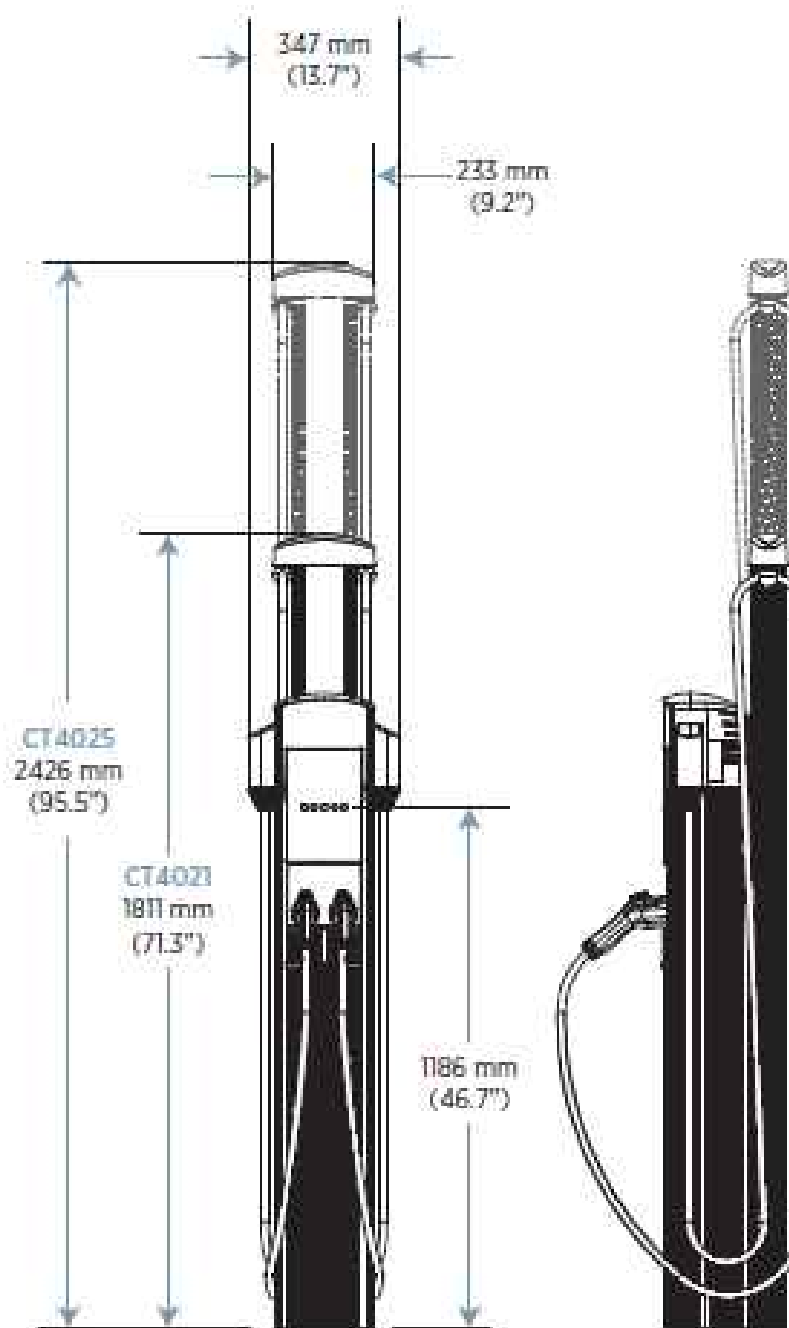
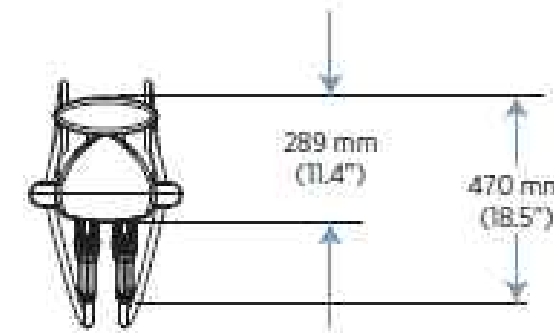
EV STALL SIGN
N.T.S.

-chargepoint+

CT4000 Level 2 Commercial Charging Station

Specifications and Ordering Information

CT4021 1830 mm (6')
CT4025 2440 mm (8')
Bollard



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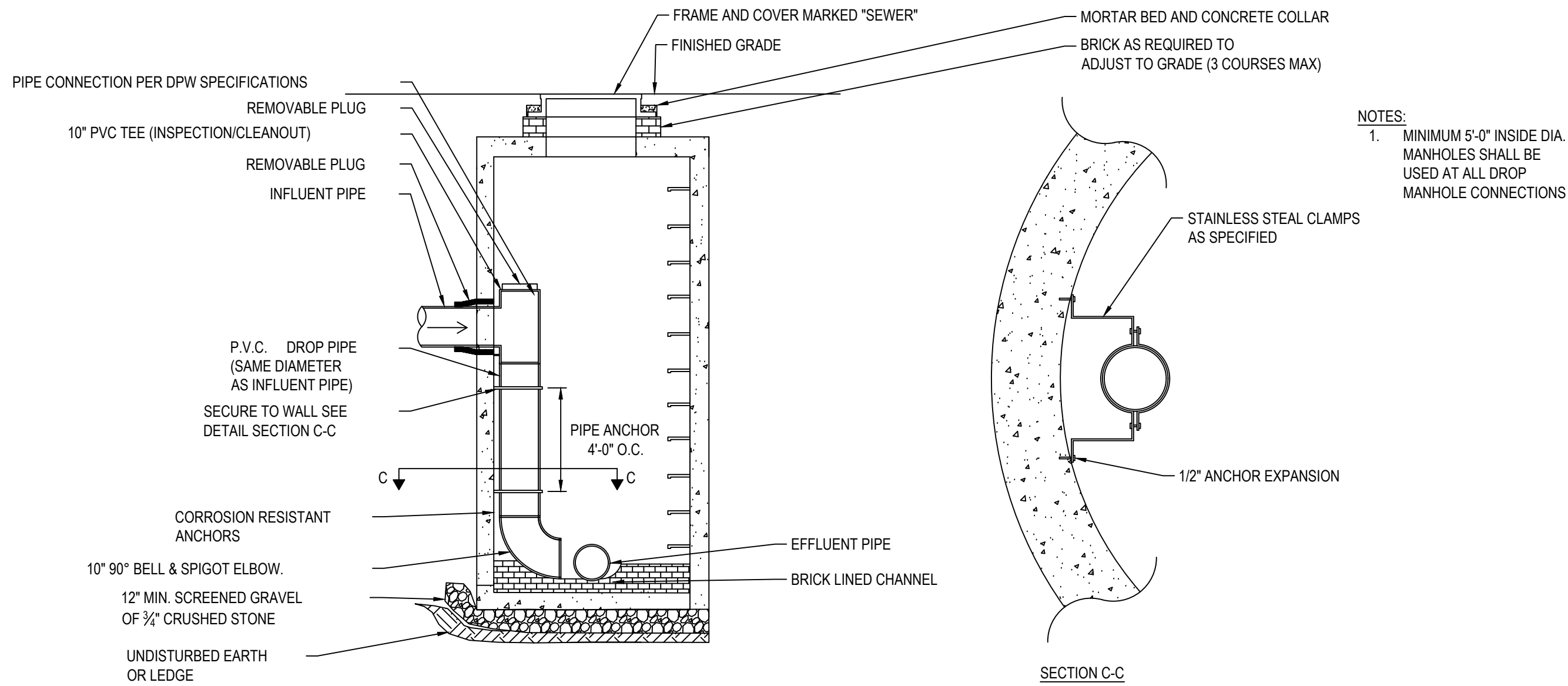
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PROJECT TITLE
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Redevelopment**

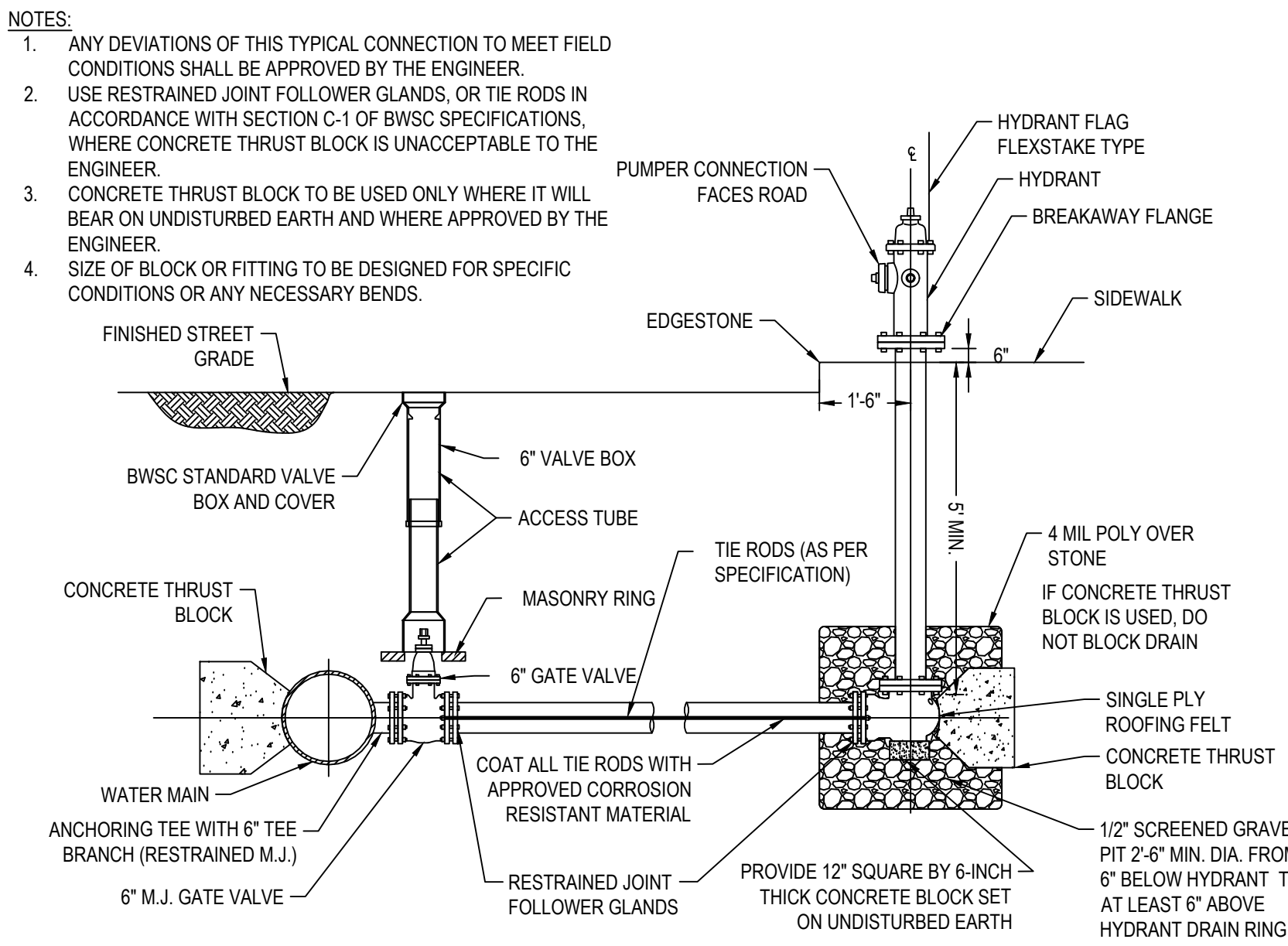
PROJECT LOCATION
**305 North Main Street
Andover, MA 01810**

DRAWING TITLE
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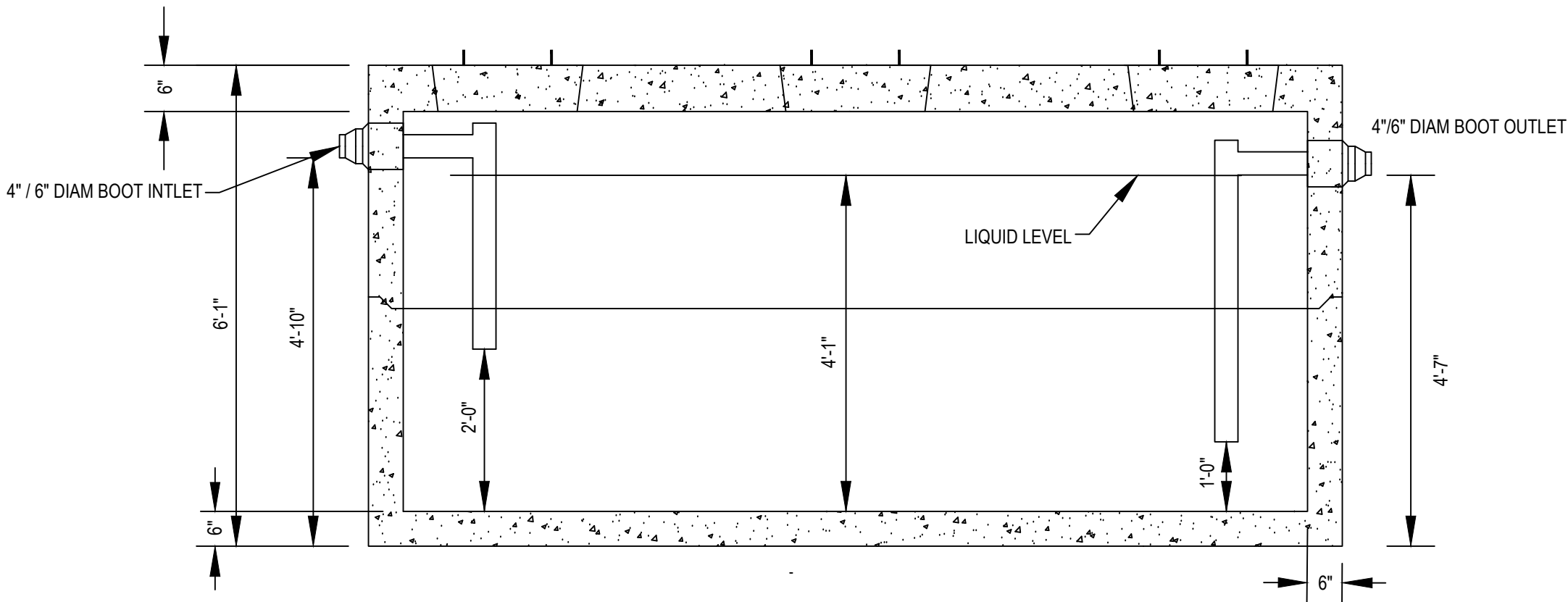
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	TEC CAD FILE	DET.dwg
	DRAWING NO.	C-7
	SHEET	7 OF 9



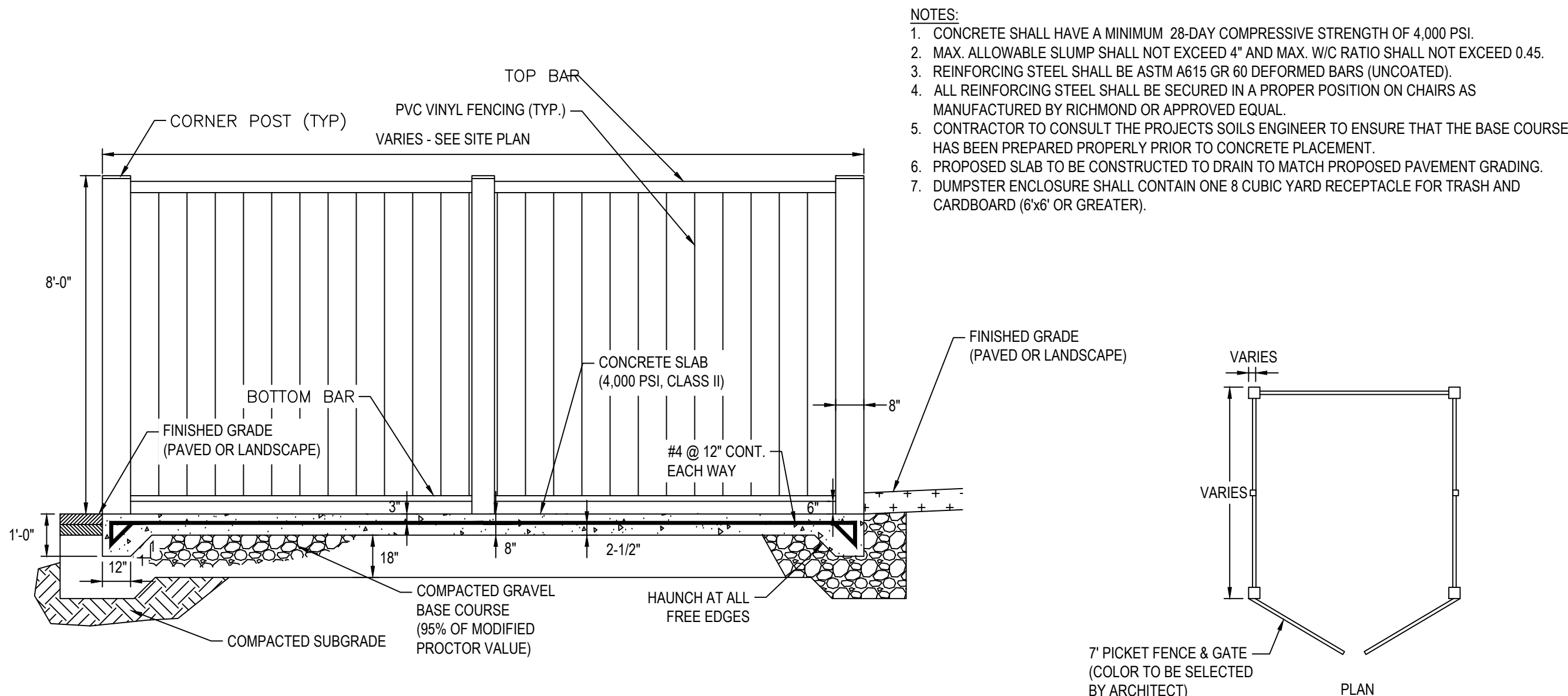
SEWER DROP INVERT
N.T.S.



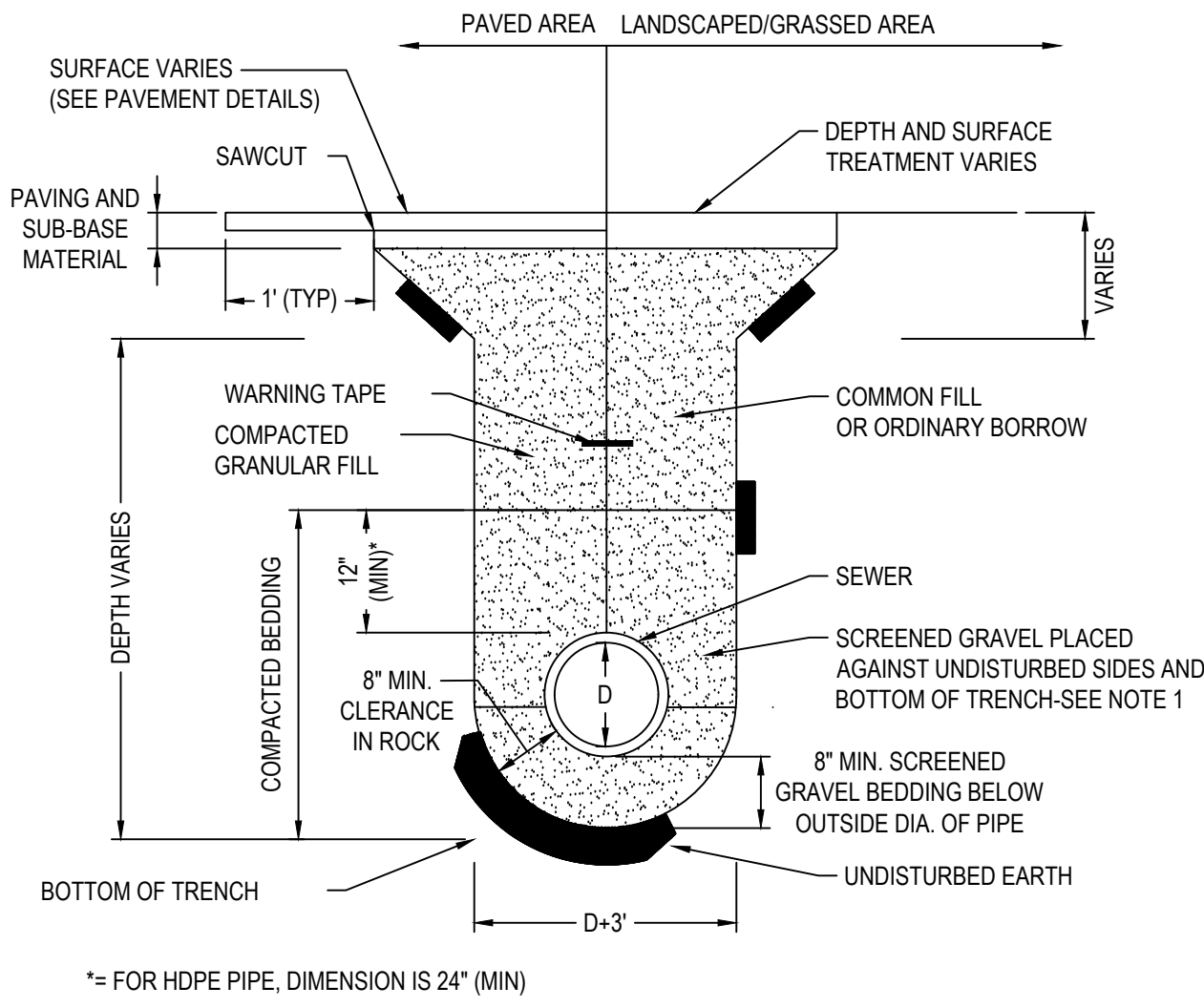
TYPICAL HYDRANT DETAIL
N.T.S.



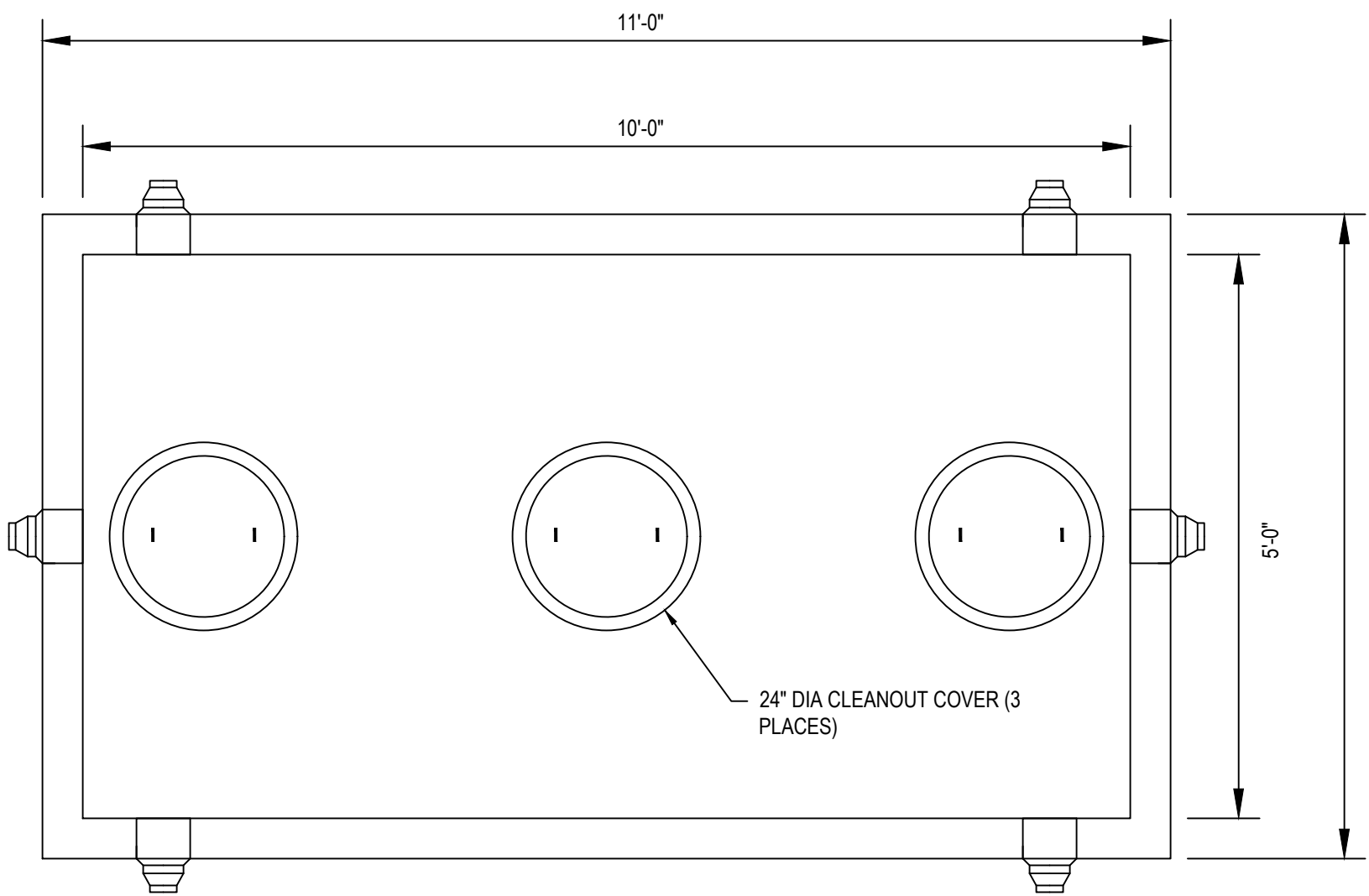
1500 GALLON GREASE TRAP (GT)
N.T.S.



ENCLOSED DUMPSTER PAD
N.T.S.



TYPICAL SEWER TRENCH DETAIL
N.T.S.



- NOTES:
1. CONCRETE: HAS A DESIGN STRENGTH OF 5,000 PSI AT 28 DAYS.
 2. DESIGN CONFORMS WITH 310 CMR 15.00, DEP TITLE 5 REGS, FOR GREASE TRAPS.
 3. ALL REINFORCEMENT PER ASTM C1227.
 4. DESIGNED FOR AASHTO HS-20 LOADING, 1 TO 5 FT COVER.
 5. TONGUE & GROOVE JOINT SOAKED WITH BUTYL RESIN.



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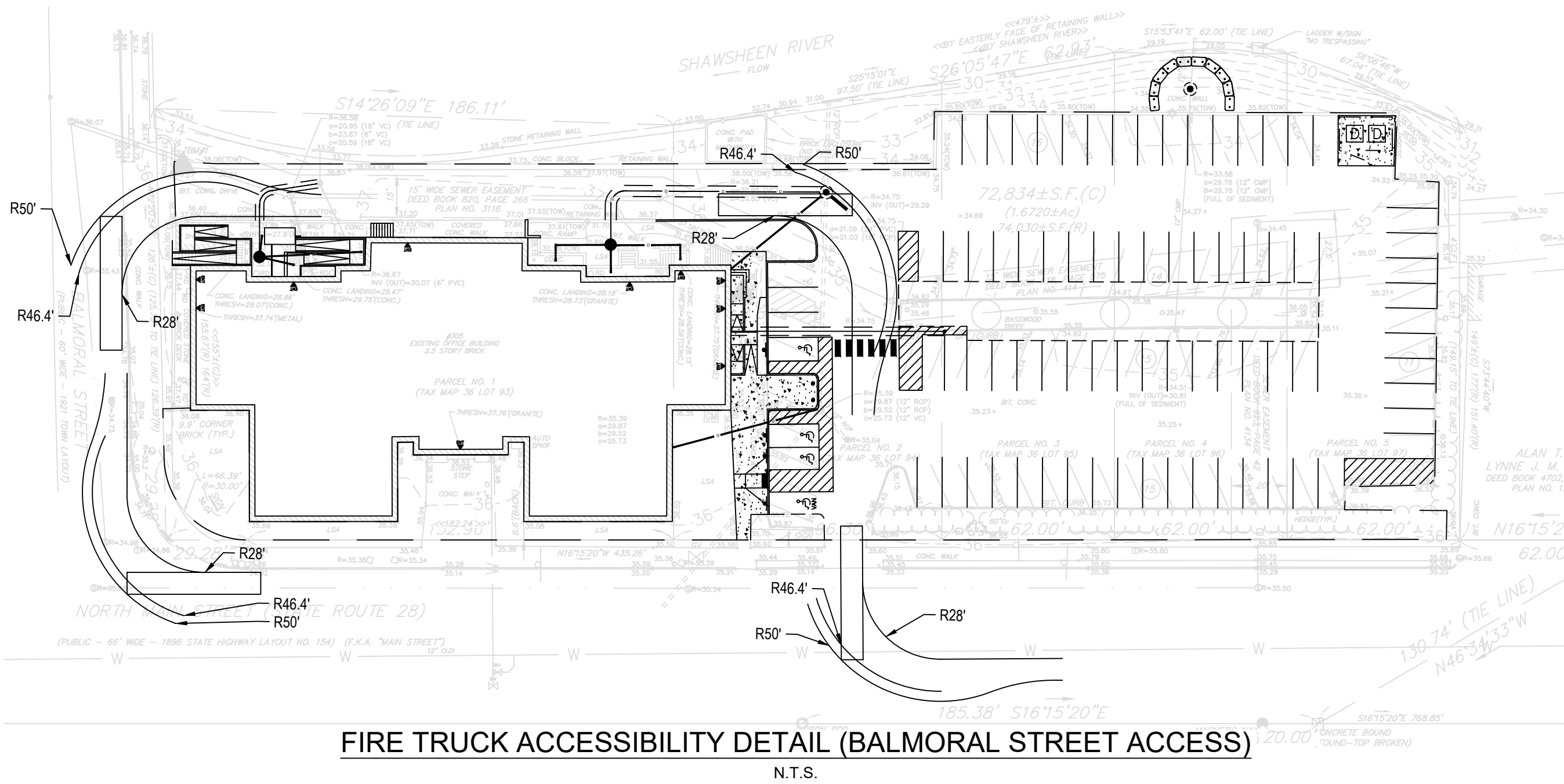
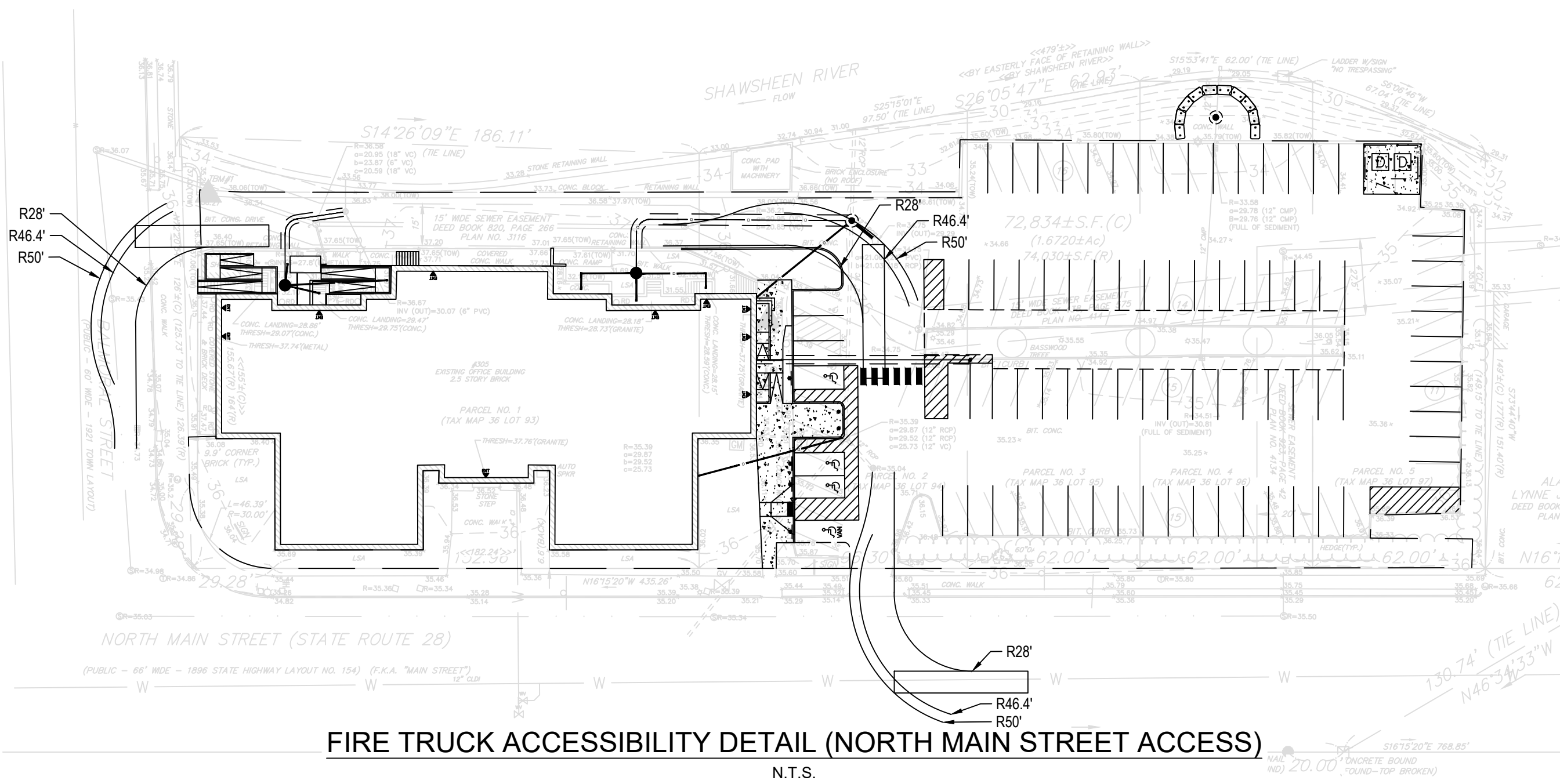
DRAWING TITLE

Construction Details



Matthew W. Perry

PROJECT NO.
T1687
TEC CAD FILE
DET.dwg
DRAWING NO.
C-8
SHEET 8 OF 9



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PROJECT NO.

T1687

TEC CAD FILE

DET.dwg

DRAWING NO.

C-9

SHEET 9 OF 9

(SEE NOTE 1)

- LIST OF OBSERVED POTENTIAL ENCROACHMENTS

- NOTES:

1) THIS PLAN AND SURVEY WERE PREPARED USING PRO FORMA OWNER AND MORTGAGEE TITLE INSURANCE POLICIES, PREPARED BY LAMPERT, HAUSLER & RODMAN, P.C., PROVIDED BY THE CLIENT AND A TITLE EXAM PREPARED BY McDONOUGH & NOVAK, INC., DATED SEPTEMBER 29, 2019, ALSO PROVIDED BY THE CLIENT.

2) UTILITIES SHOWN HEREON ARE FROM FIELD LOCATIONS OF SURFACE VISIBLE STRUCTURES. THE LOCATION OF UNDERGROUND UTILITIES WAS NOT INCLUDED WITHIN THE SCOPE OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

3) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY HANCOCK ASSOCIATES IN JANUARY OF 2020.

4) ON THE DATES OF FIELD SURVEY (JANUARY 2020) THERE WAS NO OBSERVED EVIDENCE OF RECENT EXTERIOR SURFACE EARTH MOVING WORK, EXTERIOR BUILDING CONSTRUCTION, OR EXTERIOR BUILDING ADDITIONS ON OR WITHIN THE SUBJECT PROPERTY.

5) THE ENTIRETY OF THE SUBJECT PROPERTY IS GRAPHICALLY LOCATED WITHIN FEMA ZONE AE AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 25009C0217F, HAVING AN EFFECTIVE DATE OF JULY 3, 2012

6) ZONING INFORMATION WAS NOT PROVIDED BY THE CLIENT AS REQUIRED BY ITEM 6 (A OR B) OF TABLE "A" WITHIN THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

7) THERE WAS NO FIELD DELINEATION OF WETLANDS CONDUCTED BY HANCOCK ASSOCIATES WITHIN THE SUBJECT PROPERTY, NOR WERE ANY MARKERS OBSERVED ON THE SUBJECT PROPERTY DURING THE FIELD SURVEY.

8) THE SURVEYED PREMISES SHOWN HEREON AS PARCELS 1, 2, 3, 4, & 5 ARE THE SAME AS DESCRIBED IN DEED BOOK 4628, PAGE 260, AND PRO FORMA OWNER AND MORTGAGEE TITLE INSURANCE POLICIES, PREPARED BY LAMPERT, HAUSLER & RODMAN, P.C., PROVIDED BY THE CLIENT.

9) THE BASIS OF BEARING OF THE PLAN OF RECORD FOR THE SUBJECT PROPERTY, PLAN NO. 12947, IS PURPORTED TO BE REFERENCED TO MAGNETIC NORTH. HOWEVER, THE BEARINGS SHOWN ON SAID PLAN OF RECORD APPEAR TO DEViate FROM THE DEPICTED NORTH ARROW SHOWN THEREON, AS WELL AS BEARINGS FROM OTHER RECORDED PLANS, BY APPROXIMATELY 75°. THE BASIS OF BEARING FOR THIS PLAN IS THE 1896 STATE HIGHWAY LAYOUT OF MAIN STREET. AS A RESULT, BEARINGS SHOWN HEREON DIFFER FROM SAID PLAN OF RECORD BY APPROXIMATELY 75°.

10) THERE ARE SEVENTY NINE (79) TOTAL MARKED PARKING SPACES ON OR WITHIN THE SUBJECT PROPERTY, TWO (2) OF WHICH ARE DESIGNATED HANDICAPPED (SEE NOTE 11).

11) SOME SITE FEATURES MAY HAVE BEEN OBSCURED DUE TO SNOW COVER DURING THE FIELD SURVEY. FEATURES SHOWN WITHIN THE SNOW PILE ARE COMPILED FROM RECORD PLANS AND RECENT AERIAL IMAGERY AND ARE SHOWN APPROXIMATELY HEREON.

- LEGEND:

CURB WITH TYPE
CHAINLINK FENCE W/HEIGHT
WOOD FENCE W/BRICK PILLARS
EDGE OF PAVEMENT
RETAINING WALL

BITUMINOUS CONCRETE
CONCRETE
TELEPHONE MANHOLE
ELECTRIC MANHOLE
SEWER MANHOLE
DRAIN MANHOLE
CATCH BASIN
ROUND CATCHBASIN
CORRUGATED METAL PIPE
REINFORCED CONCRETE PIPE
SIGN
UTILITY HAND HOLE
GAS VALVE
GAS METER
MANHOLE (UNKNOWN UTILITY)
LIGHT POLE
SCHEDULE B EXCEPTION
POSSIBLE ENCROACHMENT
PARKING SPACE COUNT
LANDSCAPED AREA



#305
NORTH
MAIN
STREET

Andover, Massachusetts

PREPARED FOR:

LUPOLI
COMPANIES,
LLC.

290 Merrimack Street
Lawrence, MA 01843

HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

34 CHELMSFORD ST., CHELMSFORD, MA 01824
VOICE (978) 244-0110, FAX (978) 244-1133
WWW.HANCOCKASSOCIATES.COM



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 8, 9, 13, 16, 18, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 24, 2020.



1/28/20
DATE


LAND SURVEYOR

 51280
REGISTRATION NO.

RECORD LEGAL DESCRIPTION (SEE NOTES 1 & 8)

THE PROPERTY ON NORTH MAIN STREET, ANDOVER, ESSEX COUNTY, MASSACHUSETTS SHOWN AS PARCELS NO. 1, 2, 3, 4, & 5 (AND ALSO REFERRED TO AS TAX MAP LOTS 93, 94, 95, 96, AND 97, THEREIN) ON A PLAN ENTITLED "ALTA/ASCM LAND TITLE SURVEY IN THE TOWN OF ANDOVER, MASSACHUSETTS", DATED OCTOBER 25, 1996, BY MCKENZIE ENGINEERING GROUP, INC., SIGNED BY ALBERT T. TRUDEL, P.L.S. ON OCTOBER 30, 1996 AND RECORDED IN THE NORTHERN ESSEX REGISTRY OF DEEDS AS PLAN NO. 12947; ALSO BEING SHOWN AS LOTS 1, 2, 3, 4, AND 5 ON A PLAN ENTITLED "PLAN OF LAND IN SHAWSHEEN VILLAGE, ANDOVER, MASS. KNOWN AS MAIN ST. LO OWNED BY PHILLIPS CORPORATION" DATED APRIL 1926 AND RECORDED IN SAID REGISTRY AS PLAN NO. 643.

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
-----	----	-----	------	----------------------------

DATE: 1/28/2020	DRAWN BY: JS
SCALE: 1" = 20'	CHECK BY: GC

ALTA / NSPS
LAND TITLE SURVEY
IN
ANDOVER,
MASSACHUSETTS

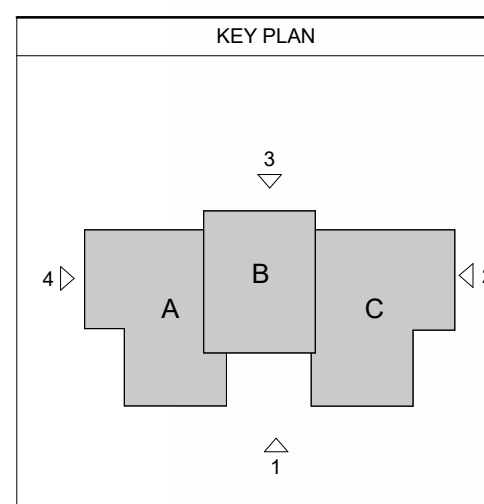
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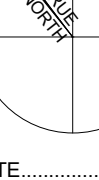
DWC: 23266ti.dwg

LAYOUT: ALTA

SHEET: 1 OF 1

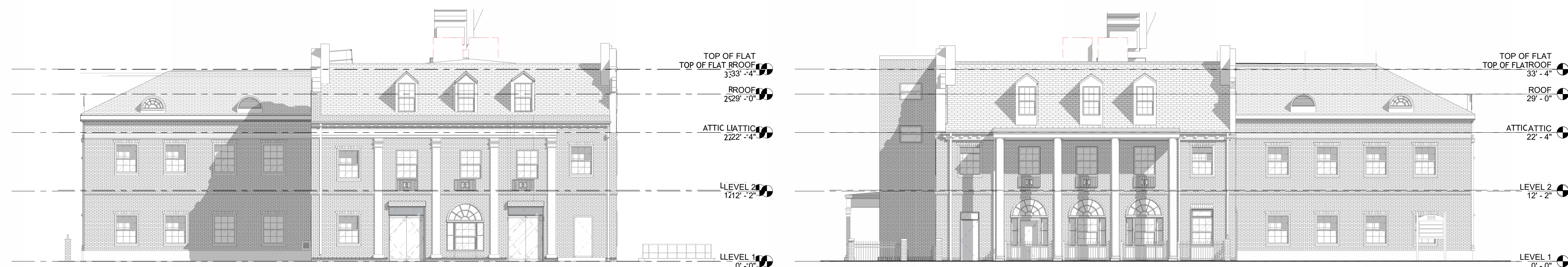
PROJECT NO.: 2326

[illegible]

PROJECT NORTH		STAMP	
			
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SCALE:.....		1/8" = 1'-0"	
DRAWN BY:.....		EG	
PROJECT NUMBER:.....		LUP24A.00	
DRAWING TITLE			
EXTERIOR OVERALL ELEVATIONS			
A-301			
DRAWING NUMBER			
CORE SHELL			



① ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

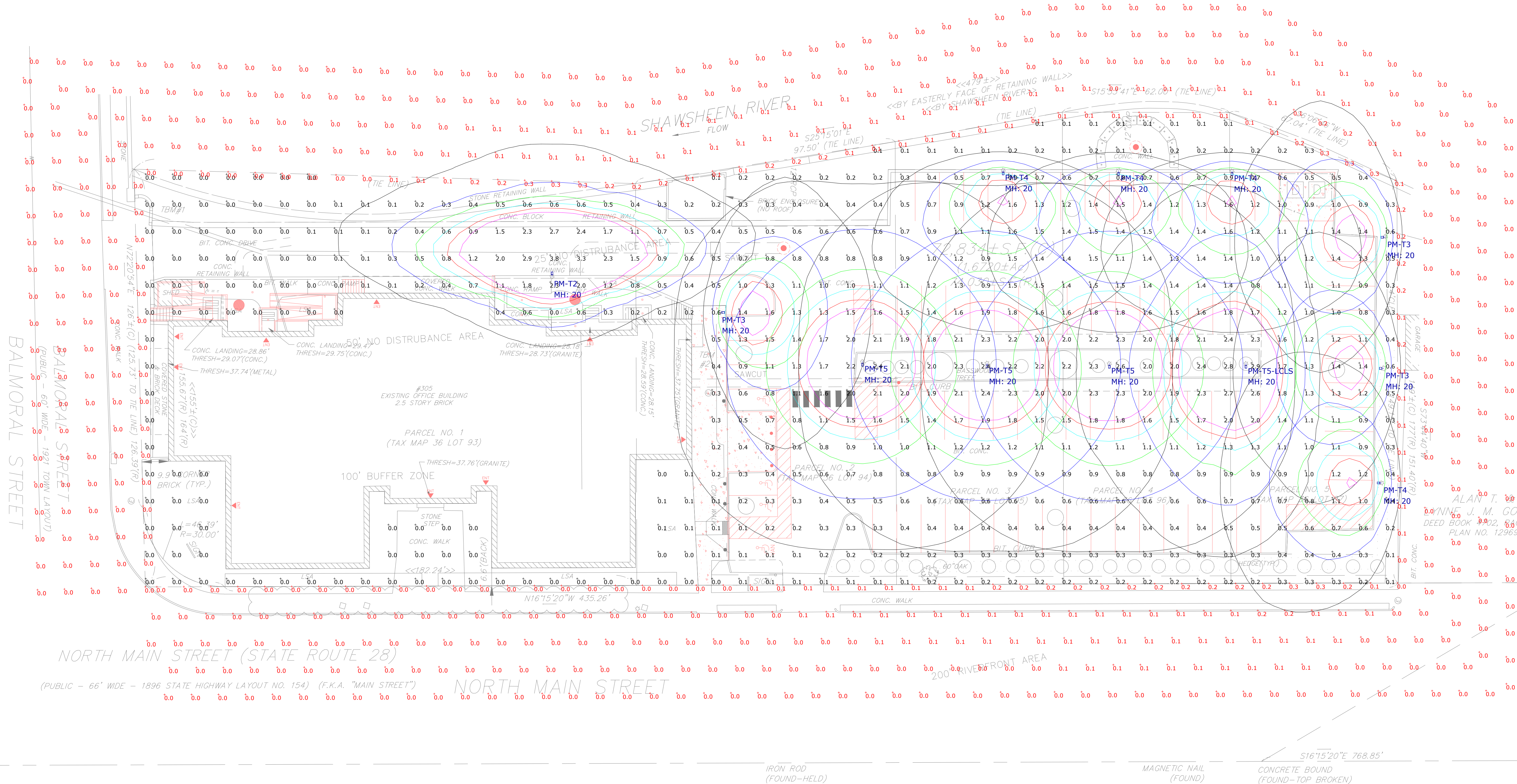


② ELEVATION - EAST
SCALE: 1/8" = 1'-0"

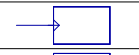
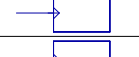
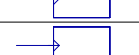
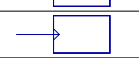
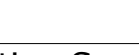
③ ELEVATION - WEST
SCALE: 1/8" = 1'-0"



④ ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



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

Luminaire Schedule						
Symbol	Label	Qty	Part Number	LLF	Fixture Wattage	Fixture Lumens
	PM-T2	1	Visionaire # VSX-II-T2-10L-3K-UNV-SAM-BK-CLS	0.950	70	6854
	PM-T3	3	Visionaire # VSX-II-T3L-10L-3K-UNV-SAM-BK-HS	0.950	70	2665
	PM-T4	4	Visionaire # VSX-II-T4L-10L-3K-UNV-SAM-BK-HS	0.950	70	2669
	PM-T5	3	Visionaire # VSX-II-T5LR-10L-3K-UNV-SAM-BK	0.950	70	8448
	PM-T5-LCLS	1	Visionaire # VSX-II-T5LR-10L-3K-UNV-SAM-BK-LCLS	0.950	70	6275

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Site Points	Illuminance	Fc	0.79	3.8	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.03	0.3	0.0	N.A.	N.A.

Isoline Legend	
Illuminance (Fc)	
Color	Value
	0.1
	0.3
	0.5
	0.7
	0.9
	1.1

- NOTES:
- A. A LIGHT LOSS FACTOR OF 0.950 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.
- B. SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.
- C. CALCULATION POINTS ARE TAKEN AT GRADE.
- D. CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.
- E. BASIS OF DESIGN PROVIDED BY SK & ASSOCIATES. FOR FURTHER INFORMATION, PLEASE CONTACT MAIN OFFICE AT (781) 821-1700.

PROJECT:
305 Main St. - Andover, MA
Site Lighting Plan, Photometrics & Schedules

CONTACT:
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Applications Team Lead
(781) 232-5378
adegouff@sk-assoc.com

PROJECT NUMBER:
DATE: September 24, 2025
REVISION: ---
SCALE: As Noted
DRAWN BY: AD
CHECKED BY: AD



CT | MA | ME | NH | RI | VT
20 Carver Circle
Canton, MA 02021
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PREPARED FOR:



SL1