

ADVANTAGES VS. ONE BUILDING PLAN

- BREAKS TOTAL VOLUME INTO TWO SMALLER BUILDINGS
- IMPROVES VEHICLE SIGHT DISTANCES COMPARED TO SINGLE BUILDING PARKING LOT
- BLAISDELL PARKING SPOTS PARTIALLY OBSCURED BY BUILDINGS
- FIVE HC PARKING SPOTS
- BEDROOM COUNT REDUCED FROM 14 TO 13

DISADVANTAGES VS. ONE BUILDING PLAN

- SUBSTANTIALLY REDUCED GREEN SPACE AND RECREATIONAL SPACE
- INVADES REQUIRED SETBACK BUT GREATER THAN ADJACENT PROPERTIES
- SIMILAR HEAD-IN PARKING FROM BLAISDELL
- SNOW STORAGE AREA REDUCED
- LOSS OF 1 ACCESSIBLE UNIT (4 UNITS IN LIEU OF 5)

SITE LEGEND

- CONDENSER
- TRASH BARREL
- SITE LIGHTING
- SITE CROSS SECTION

COLOR KEY

- BUILDING FOOTPRINT
- GREENSPACE
- PAVED AREA
- EXISTING ROAD AREA
- PORCHES, RAMPS



INDEPENDENCE VILLAGE
25 PLEASANT STREET
IPSWICH, MA 01938

TWO BUILDING CONCEPT STUDY

SITE PLAN OVERVIEW

November 21, 2019

Not to Scale



Prepared For:
Thomas Dunham
Northeast Electrical
29 Industrial Parkway
Woburn, MA 01801

Job Name:
25 Pleasant Street
Ipswich, MA

Lighting Layout
Version A

Scale: as noted

Date: 11/26/2019

Filename: 25 Pleasant Street Ipswich MA.AGI

Drawn By: JHolbrook

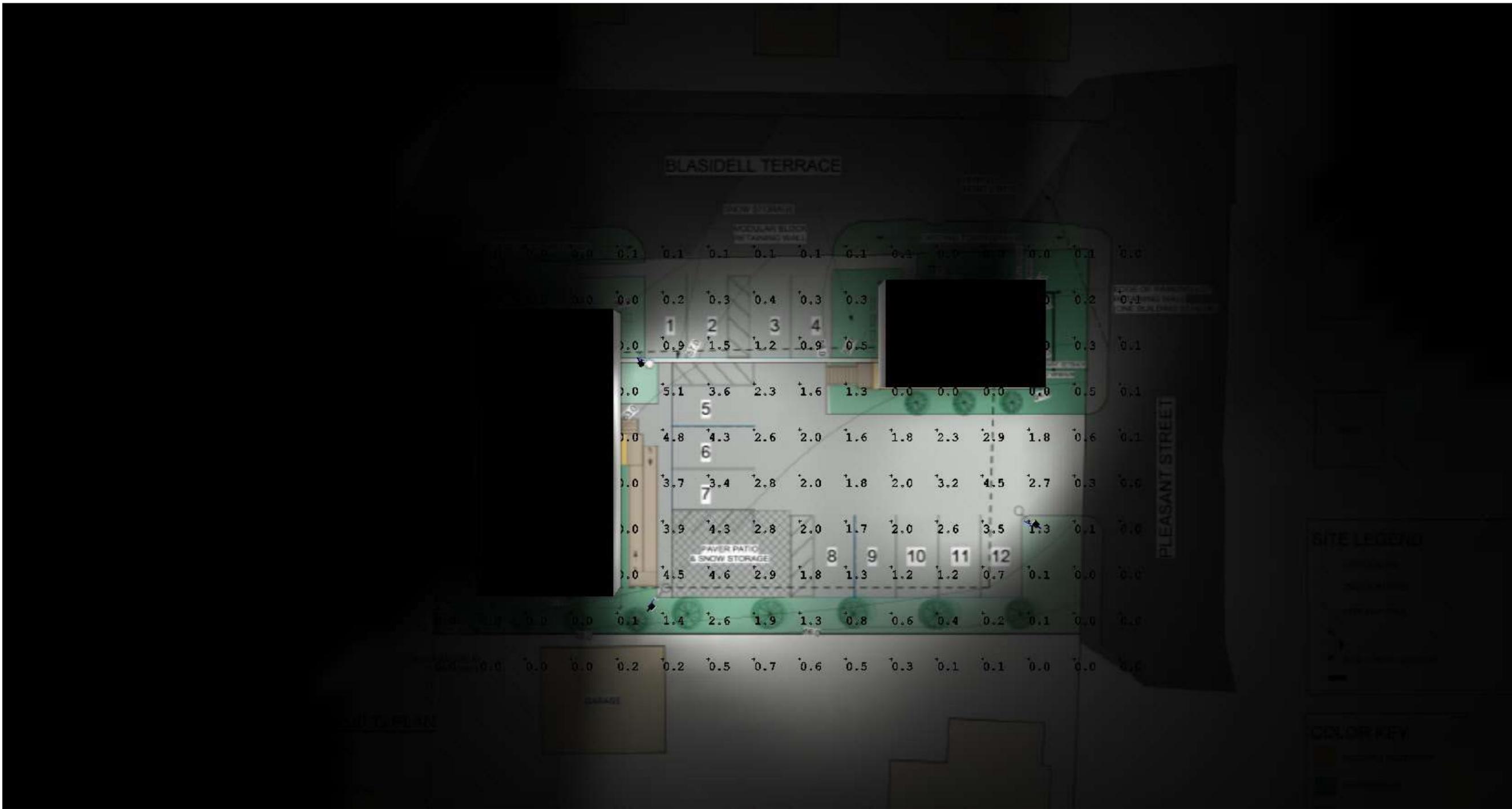
PROJECT # : 1

Inside Rep : CRobbins

The Lighting Analysis, eZLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by Holbrook-Associated represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by Holbrook-Associated and therefore actual measured results may vary from the actual field conditions. Holbrook-Associated recommends that design parameters and other information be field verified to reduce variation.

Holbrook-Associated neither warranties, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. Holbrook-Associated neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by Holbrook-Associated. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

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Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
Pleasant Street	Illuminance	Fc	0.81	5.1	0.0	N.A.	N.A.		10	10	Horizontal

Luminaire Schedule

All quotes/orders generated from this layout must be forwarded to the Local Rep Agency

Symbol	Qty	Tag	Label	Arrangement	LLF	Description	BUG Rating
	3		ALED4T50	SINGLE	1.000	ALED4T50 - RWLED4T50 - RWLED4T50SF - WPLED4T50	0-0-0-G2



Expanded Luminaire Location Summary

LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1		149.025	102.025	20	45	0
2		146.804	151.794	20	303.69	0
3		227.899	118.944	20	139.399	0

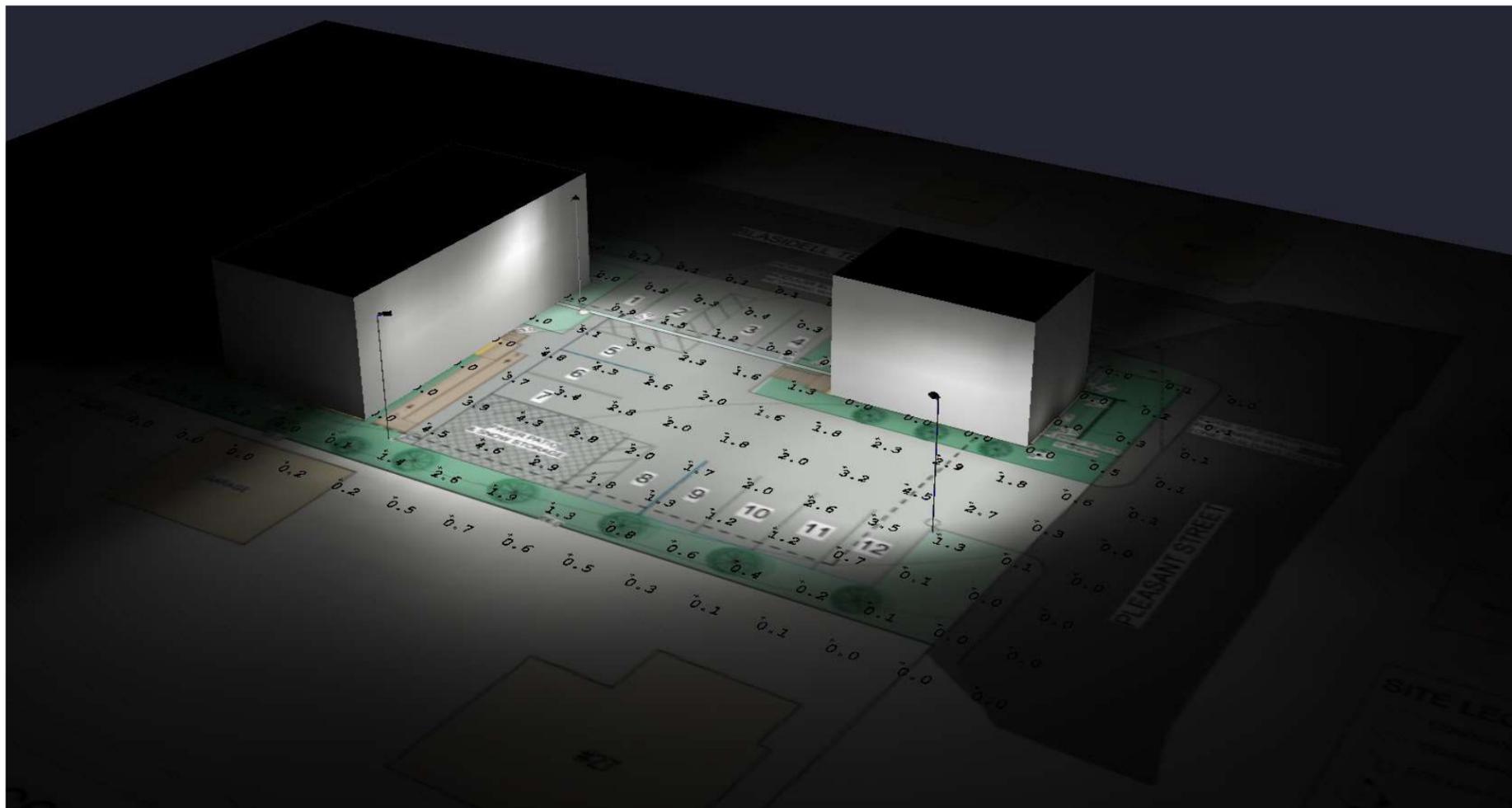
Total Quantity: 3

Luminaire Tag Summary

Tag	Qty
	3

NOTES:

- * The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.
- * Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.
- * The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of Holbrook-Associated.
- * Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.
- * It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.
- * The landscape material shown hereon is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.
- * Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the Holbrook-Associated lighting design model. Holbrook-Associated is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.
- * RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.



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