



TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:
L. DeCrye
LAKEVILLE TOWN CLERK
RCUD 2022 JUL 14 AM 10:38
48-hr notice effective
when time stamped

Notice of every meeting of a local public body must be filed and time-stamped with the Town Clerk's Office at least 48 hours prior to such meeting (excluding Saturdays, Sundays and legal holidays) and posted thereafter in accordance with the provisions of the Open Meeting Law, MGL 30A §18-22 (Ch. 28-2009). Such notice shall contain a listing of topics the Chair reasonably anticipates will be discussed at the meeting.

Name of Board or Committee:	Zoning Board of Appeals
Date & Time of Meeting:	Thursday, July 28, 2022 at 6:00 p.m.
Location of Meeting:	Lakeville Public Library 4 Precinct Street, Lakeville, MA 02347
Clerk/Board Member posting notice:	Cathy Murray

Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

A G E N D A

1. 6:00 p.m. - Petition hearings (Votes to be taken)

Dixon hearing, continued – 36 Main Street – request for a **Special Permit** under 6.1.3 and 7.4 to extend an existing steel building to accommodate a 15' x 44' nap room for daycare dogs on a pre-existing, non-conforming lot.

Huerth hearing – 8 Edgewater Drive – request for a **Special Permit** under 6.1.3 and 7.4 to add to a second floor and modify the roof of a pre-existing non-conforming structure, located on a pre-existing, non-conforming lot.

2. Approve Meeting Minutes for June 16, 2022.

3. Old Business

4. New Business

- Discuss application requirements

7:00 p.m. - Joint meeting with the Planning Board to consider the following Petition:

5. TAC VEGA MA Owner, LLC hearing, continued – 310 Kenneth W. Welch Drive – request for a **Variance** under 5.1 and 8.2.2 to allow the lot coverage to exceed the maximum allowed with a density bonus of 70% by 3%, for a total of 73%.

6. Next meeting . . . Thursday, August 18, 2022

7. Adjourn

Please be aware that this agenda is subject to change. If other issues requiring immediate attention of the Zoning Board of Appeals arise after the posting of this agenda, they may be addressed at this meeting

Cathy Murray, Appeals Board Clerk

#1a

From: Julia Dixon <petrecessinc@gmail.com>
Sent: Thursday, July 21, 2022 1:09 PM
To: Cathy Murray, Appeals Board Clerk
Subject: re: Request for continuance

36 Main St.

Dear Cathy

Thank you for the information regarding the next Zoning Board of Appeals meeting.

Unfortunately we are still awaiting a visit by a surveyor.

May I please request another continuance for the hearing for 36 Main Street Lakeville?

Sincerely

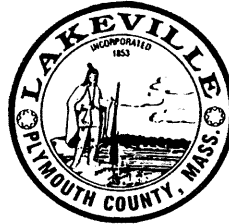
(August 18, 2022)

Julia Dixon

Pet Recess Inc.

#16

Town of Lakeville
ZONING BOARD OF APPEALS
346 Bedford Street
Lakeville, MA 02347



The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40A, as amended, will conduct a public hearing on Thursday, July 28, 2022, at 6:00 P.M. in the LAKEVILLE PUBLIC LIBRARY, 4 PRECINCT STREET, upon the petition of **Kevin and Suzanne Huerth**. A **Special Permit** under **6.1.3** and **7.4** is requested to add to the second floor and modify the roof of a pre-existing, non-conforming structure located on a pre-existing, non-conforming lot, as provided by the Lakeville By-Laws. The property site is **8 Edgewater Drive**.

The application and assorted documents can be viewed in the Planning Department by appointment, or on the Town of Lakeville Zoning Board of Appeals web page.

John Olivieri, Jr., Chairman

July 14, 2022 & July 21, 2022

#1b



Town of Lakeville
Board of Health
346 Bedford Street
Lakeville, MA 02347

Board of Health
(508) 946-3473
(508) 946-8805
(508) 946-3971 fax

July 20, 2022

Town of Lakeville
Zoning Board of Appeals
Attn: John Olivieri, Chairman
346 Bedford Street
Lakeville, MA 02347

Re: 8 Edgewater Drive

Dear Chairman Olivieri:

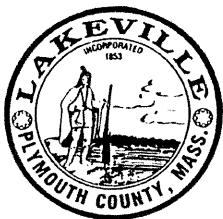
We received a copy of the Petition for Hearing for 8 Edgewater Drive. The sketch shown is from an As-built plan dated 7/16/12, which is not up to date. The septic tank was relocated in March 2021, and an as-built plan has never been submitted showing the new location of the septic tank. Since the property is not in compliance, the Board of Health recommends that the applicant submit an as-built plan to the Board of Health to bring it into compliance before issuing an approval.

If you should have any further questions feel free to contact this office.

Sincerely yours,
For the Board of Health

Edward Cullen
Health Agent

#1b



Mark Knox, Chairman
Peter Conroy, Vice Chairman
Nora Cline
Jack Lynch
Michele MacEachem

Town of Lakeville

PLANNING BOARD
346 Bedford Street
Lakeville, MA 02347
508-946-8803

MEMORANDUM

TO: Board of Appeals

FROM: Planning Board

DATE: July 25, 2022

SUBJECT: Petition Review for Huerth – 8 Edgewater Drive

At their Thursday, July 14, 2022, meeting, the Planning Board reviewed the above referenced Petition for Hearing from the Board of Appeals. The Board had no comments regarding this petition.

#1b

Petition to be filed with Town Clerk

TOWN OF LAKEVILLE MASSACHUSETTS

ZONING BOARD OF APPEALS PETITION FOR HEARING

EXHIBIT "A" RECEIVED JUL 1 2022 BOARD OF APPEALS

Name of Petitioner: Kevin and Suzanne Huerth

Mailing Address: 8 Edgewater Drive, Lakeville, MA 02347

Name of Property Owner: Kevin and Suzanne Huerth

Location of Property: 8 Edgewater Drive, Lakeville, MA 02347

Property is located in a residential business industrial (zone)

Registry of Deeds: Book No. 43719 Page No. 238

Map 055 Block 001 Lot 035

Petitioner is: owner tenant licensee prospective purchaser

Nature of Relief Sought:

Special Permit under Section (s) 6.1.3 & 7.4 of the Zoning Bylaws

Variance from Section (s) of the Zoning Bylaws.

Appeal from Decision of the Building Inspector/Zoning Enforcement Officer

Date of Denial

Brief to the Board: (See instructions on reverse side - use additional paper if necessary.)

We are respectfully requesting a Special Permit under sections 6.1.3 and 7.4 of the Town of Lakeville Zoning By-Law to add to second floor and modify roof of a pre-existing non-conforming structure as shown in the provided building plan.

NOTE: No increase to footprint or lot coverage is being proposed.

I HEREBY REQUEST A HEARING BEFORE THE ZONING BOARD OF APPEALS WITH REFERENCE TO THE ABOVE PETITION OR APPEAL. ALL OF THE INFORMATION ON THIS PETITION, TO THE BEST OF MY KNOWLEDGE, IS COMPLETE AND ACCURATE AND CONFORMS TO THE REQUIREMENTS ON THE BACK OF THIS PETITION FORM.

Petitioner: Kevin and Suzanne Huerth

Date: 6.30.22

Signed: [Signature]

Telephone: 508-400-3975

Owner Signature: [Signature] (if not petitioner)

Owner Telephone: 508-400-3975

(REFERENCE THE REVERSE SIDE OF THIS APPLICATION FOR FURTHER INSTRUCTIONS IN FILING YOUR PETITION.)

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

Yes No

(Name and Title)

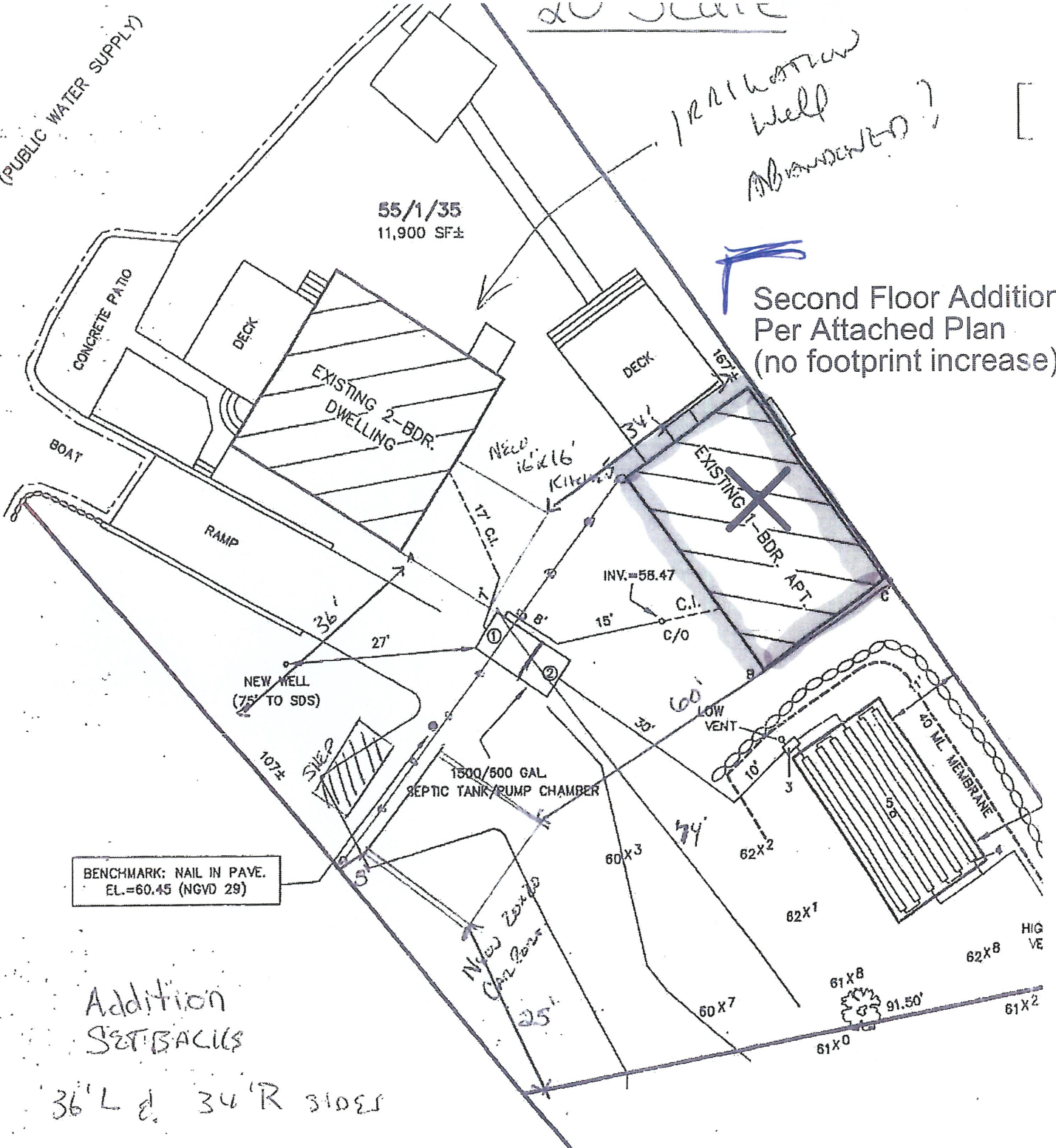
LONG (PUBLIC WATER SUPPLY)

20' SLIDE

1/2" diameter well abandoned?

55/1/35
11,900 SF±

Second Floor Addition
Per Attached Plan
(no footprint increase)



BENCHMARK: NAIL IN PAVE.
EL. = 60.45 (NGVD 29)

14
R

WELL
3' TO SDS)

Addition
SEPTIC TANK

36' L & 34' R sides

74' Front

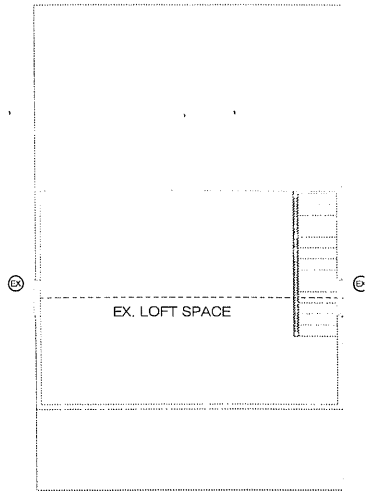
Carport setbacks

5' L 60' R sides

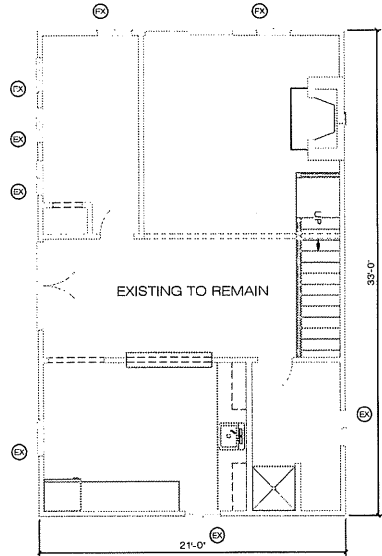
95' Front

8 Edgewater Drive

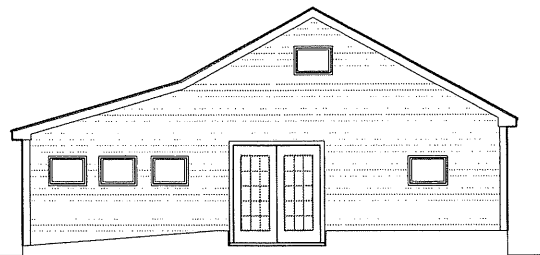
EDGEWATER



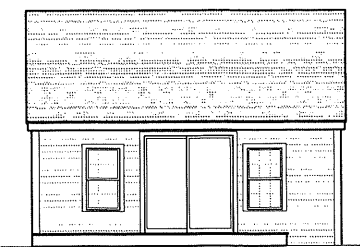
EXISTING 2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



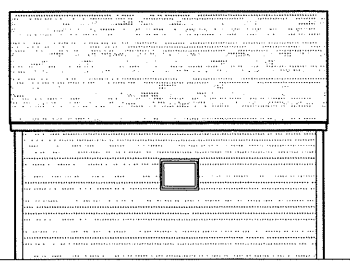
EXISTING 1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



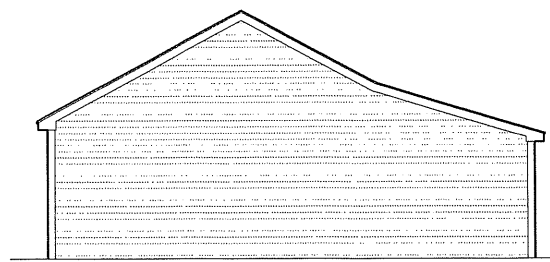
EXISTING FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



LEFT ELEVATION
 SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



REAR ELEVATION
 SCALE: 1/4" = 1'-0"

- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:
- 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS
 - 780 CMR 51.00 - MASS. AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE.
 - WFCM - WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS, 2001 EDITION.
 - WFCM - WOOD FRAME CONSTRUCTION MANUAL, GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS FOR ONE AND TWO FAMILY DWELLINGS.
 - PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE)

HUERTH RESIDENCE
 8 EDGEWATER DRIVE
 LAKEVILLE, MA

EXISTING CONDITIONS

Δ	Date	Revisions
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----
7	----	----

PERMIT SET

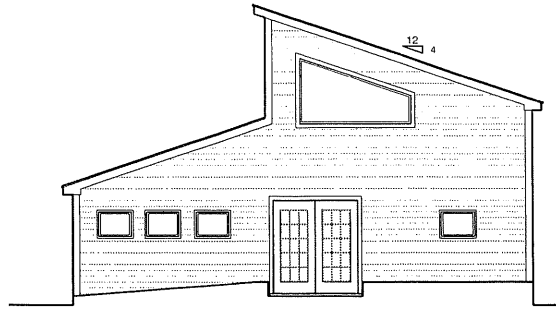
Scale:	1/4" = 1'-0"
Date:	2022-4-6
Drawn By:	DG
Checked By:	JC
Job Number:	2201C

Drawing:

EX1

ADDITION FOR HUERTH RESIDENCE

8 EDGEWATER DRIVE LAKEVILLE, MA



SYMBOLS LEGEND	
	NEW 2x6/ 2x4 WALL PARTITION
	LOAD BEARING WALL PARTITION
	EXISTING TO REMAIN
	WALL TO BE REMOVED
	DOOR TAG (SEE SCHEDULE)
	WINDOW TAG (SEE SCHEDULE)
	PHOTOSENSITIVE SMOKE DETECTOR
	COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR
	135° HEAT DETECTOR
	FAN/LIGHT
	ROOM NAME AND SIZE
	2'-6\"/>
	SECTION TAG
	ELEVATION TAG

PROJECT DIRECTORY	
ARCHITECT:	CME ARCHITECTS, LLC 6 WILKES DRIVE, STE 210 LAKEVILLE, MA 02742 CRAD MITCHELL TEL: 508-809-3509 FAX: 508-809-3511
GENERAL CONTRACTOR:	
ADDRESS:	TOWN, STATE ZIP
TEL:	000-000-0000

DRAWING LIST	
ISSUED OR RE-ISSUED WITH REVISION	●
RE-ISSUED WITHOUT REVISION	○
ARCHITECTURAL DRAWINGS	
T1 TITLE SHEET	●
A1 EXTERIOR ELEVATIONS	●
A2 FLOOR PLAN, FRAMING PLAN, & BUILDING SECTION	●

2015 IRC AND 780 CMR 51.00 9TH EDITION RESIDENTIAL BUILDING CODE EXCERPTS

R903: LIGHT, VENTILATION, AND HEATING

R903.1: HABITABLE ROOMS
All habitable rooms shall have an aggregate glazing area of not less than 8% percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoors. Such openings shall be provided with ready access or shall otherwise be readily accessible by the building occupants. The minimum operable area to the outdoors shall be 4% of the floor area being ventilated.

EXCEPTIONS:
1. The glazed areas need not be operable where the opening is not required by section R310 and an approved mechanical ventilation system.
2. The glazed areas need not be installed in rooms where exception 1 above is satisfied and artificial light is provided capable of producing an average illumination of 10 footcandles (27 lux) over the area of the room at a height of 30 inches above the floor level.

R903.3: BATHROOMS: AMENDED PER 780 CMR 51.00: 9TH ED.
Mechanical ventilation in accordance with section M107 is required for all bathrooms with a shower or bathtub and rooms with a toilet.

R310: EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1: EMERGENCY ESCAPE AND RESCUE REQUIRED

Habitable rooms, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a porch or court that opens to a public way.

EXCEPTION:
1. Stair Shelters and Basements used only to house mechanical equipment and not exceeding total floor area as shown.

R310.2.1: MIN. OPENING AREA: AMENDED PER 780 CMR 51.00: 9TH ED.

All emergency escape and rescue openings shall have a minimum net clear opening of 5'8". The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24" and the net clear width shall be not less than 20".

EXCEPTIONS: AMENDED PER 780 CMR 51.00: 9TH ED.
1. Grade floor or below grade openings shall have a net clear opening of not less than 3'8".
2. Single Hung and/or Double Hung windows shall have a minimum net clear opening of 3'8". In such cases, the minimum net clear opening dimensions shall be 20" by 20" in either direction.

R310.2.2: WINDOW SILL HEIGHT

Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44" above the floor, where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.

R311: MEANS OF EGRESS

R311.1: MEANS OF EGRESS: AMENDED PER 780 CMR 51.00: 9TH ED.

Dwelling units shall be provided with a primary and secondary means of egress in accordance with this section. Each means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the egress doors. The primary means of egress shall not require travel through a garage, but the secondary may. The required egress doors shall open directly into a public way or court that opens to a public way.

NOTES:
1. In multi-unit dwellings, including, but not limited to townhouses, split-level and raised-ranch style layouts, the two separate egress doors may be located on different levels.
2. Where site topography prevents direct access to two remote locations to grade from the normal level of entry, the two separate egress doors may be located on different levels.

R311.2: EGRESS DOOR: AMENDED PER 780 CMR 51.00: 9TH ED.

A primary and secondary egress door shall be provided for each dwelling unit and shall be as remote as possible from each other. The primary egress door shall be side-hinged, and shall provide a clear width of not less than 32" when measured between the face of the door and the stop, with the door open 90°. The secondary egress door shall be right-hinged or sliding, and shall provide a clear width of not less than 20" when measured between the face of the door and the stop, with the door open 90°. The clear height of side-hinged door openings shall be not less than 78" in height measured from the top of the threshold to the bottom of the stop. Sliding door clear width shall be not less than 28" to conform to industry fabrication standards. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be capable of being readily opened from the inside of the dwelling without the use of a key or special knowledge or effort.

R311.6: HALLWAYS

The minimum width of a hallway shall be not less than 4 feet (1200 mm).

R311.7: STAIRWAYS

R311.7.1: WIDTH

Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 48 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including finials and handrails, shall not be less than 36 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.

R311.7.2: HEADROOM

The minimum headroom in all parts of the stairway shall not be less than 6'-8" inches measured vertically from the finished line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

EXCEPTION:
Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom a maximum of 4 1/2 inches.

R311.7.3: VERTICAL RISE

A flight of stairs shall not have a vertical rise larger than 147" between floor levels or landings.

R311.7.5: STAIR TREADS AND RISERS

R311.7.5.1: RISER HEIGHT AMENDED PER 780 CMR 51.00: 9TH ED.

The max. riser height shall be 8 1/2 inches. The nosing shall be measured vertically between landing edges of the adjacent treads. The greatest nosing height within any flight of stairs shall not exceed the smallest by more than 1/8 inch. Open risers are permitted provided that the openings located more than 30" as measured vertically to the floor or grade below, do not permit the passage of a 4" diameter sphere.

R311.7.5.2: TREAD DEPTH AMENDED PER 780 CMR 51.00: 9TH ED.

The min. tread depth shall be not less than 9". The tread depth shall be measured horiz. between the vertical faces of the foremost projection of adjacent treads and at a right angle to the treads' leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 1/8".

R311.7.5.3: WINDER TREADS AMEND. PER 780 CMR 51.00: 9TH ED.

Winder treads shall have a minimum tread depth equal to the tread depth of the straight run portion of the stairs, (measured as above, at a point 12" from the side where the treads are narrower). Winder treads shall have a minimum tread depth of 3" at any point. Within any flight of stairs, the greatest winder tread depth at the 12" walk line shall not exceed the smallest by more than 3/8".

R311.7.7: STAIRWAY WALKING SURFACE

The walking surface of treads and landings of stairways shall be sloped no steeper than 1 unit vertical in 48 inches horizontal (2-percent slope).

R311.7.8: HANDRAILS

Handrails shall be provided on at least 1 side of each corr. run of tread/light with 4 or more risers.

R311.7.8.1: HEIGHT

Handrail height, measured vertically from the sloped surface adjoining the lead nosing, or fresh surface of ramp slope, shall not be less than 34 inches and not more than 38 inches.

R311.7.8.2: CONTINUITY

Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top edge of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrail attachments in a wall shall have a space of not less than 1 1/2 inch between the wall and the handrail.

EXCEPTION:
1. Handrails shall be permitted to be interrupted by a newel post at the turn.
2. The use of a visible, unobscured, sloping nosing or newel shall be allowed over the lowest tread.

R312: GUARDS

R312.1: WHERE REQUIRED

Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 20" measured vertically to the floor or grade below at any point when 50% horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

R312.3: OPENING LIMITATIONS

Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4" in diameter.

EXCEPTIONS:
1. The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 4" in diameter.
2. Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4 1/2" in dia.

R314: SMOKE ALARMS

R314.3: LOCATION AMENDED PER 780 CMR 51.00: 9TH ED.

Smoke alarms shall be installed in the following locations:
1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each level above the first floor of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwelling or dwelling units with split levels and without end-inflaming door between the adjacent levels, a smoke alarm installation on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Smoke alarms shall be installed not less than 3" horizontally from the door opening of a bathroom that contains a bathtub or shower unless this would prevent placement of the door smoke alarm required by section R314.3.
5. For each 1,000BtU or more of part or total input.
6. Near all stairs.

R314: CARBON MONOXIDE ALARMS

R315.3: LOCATION AMENDED PER 780 CMR 51.00: 9TH ED.

Carbon Monoxide alarms in dwelling units shall be outside of each separate sleeping area within 10' of the bedroom in at least two bedrooms or in attached bedrooms a carbon monoxide alarm shall be installed within the bedroom. At least one alarm shall be installed on each story of a dwelling unit, including basements and attics but not in crawl spaces and uninhabitable attics.

R315.4: COMBINATION ALARMS AMENDED PER 780 CMR 51.00: 9TH ED.

Combination Carbon Monoxide and Smoke Alarms (in compliance with section 311) shall be permitted to be used in lieu of Carbon Monoxide alarms, located as in 315.3, provided they are compatible and the smoke alarms are photoelectric.

R506: CONCRETE FLOORS (ON GROUND)

R506.1: GENERAL

Concrete slab-on-ground floors shall be designed and constructed in accordance with the provisions of this section or ACI 302. Floor shall be a minimum 3/4" thick for expansive soils. See section R403.1.8, the specified compressive strength of concrete shall be as set forth in section R402.2.

R506.1.1: CONTROL JOINTS AMENDED PER 780 CMR 51.00: 8TH ED.

Slabs shall be constructed with control joints having a depth of at least one quarter of the slab thickness but not less than 1". Joints shall be spaced at intervals not greater than 20 feet in each direction. Control joints shall be placed at locations where the slab width or length changes.

EXCEPTION:
1. Control joints may be placed when the slab is reinforced in accordance with Table R506.1.1. Reinforcement shall be located within the depth of the slab or 2" from the top of slabs greater than 4" in thickness.

R506.2: SITE PREPARATION

The area within the foundation walls shall have all vegetation, top soil, and foreign material removed.

R506.2.1: FILL

Fill materials shall be free of vegetation and foreign material. The fill shall be compacted to assure uniform support of the slab, and except where approved, the fill depth shall not exceed 24" for clean sand or gravel and 8" for earth.

R506.2.2: BASE

A 4"-thick base course consisting of clean graded sand, gravel, crushed stone, crushed concrete, or crushed blast-furnace slag passing a 2" sieve shall be placed on the prepared subgrade when the slab is below grade.

EXCEPTION:
A base course is not required when the concrete slab is installed on well-drained or sand-grained material (as classified according to Group 1) according to the United States Classification System in accordance with Table R405.1.

R506.2.3: VAPOR RETARDER

A 6 mil (0.0006 inch) 152 mil polyethylene approved vapor retarder with joints lapped not less than 6 inches shall be placed between the concrete floor and the base course or the prepared subgrade where no base course exists.

EXCEPTIONS: THE VAPOR RETARDER MAY BE OMITTED:
1. From garages, utility buildings and other unheated accessory structures.
4. Where approved by the building official, based on local site conditions.

R506.2.4: REINFORCEMENT SUPPORT

Where provided in slabs on ground, reinforcement shall be supported to remain in place from the center to upper one third of the slab for the duration of the concrete placement.

R807: ATTIC ACCESS

R807.1: ATTIC ACCESS

Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that have a vertical height of 30" or greater over an area not less than 300". The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.

The rough framed opening shall not be less than 22" by 30" and shall be located in a hallway or other readily accessible location. When located in a wall, the opening shall be a minimum of 22" wide by 30" high. When the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30" at some point above the access. The opening shall be measured vertically from the bottom of ceiling framing members. See section M105.1.3 for access requirements where mechanical equipment is located in attics.

R905: REQUIREMENTS FOR ROOF COVERINGS

R905.2.3: SLOPE

Asphalt shingles shall be used only on roof slopes of 2 units vertical in 12 units horizontal (2:12) or greater. For roof slopes with a minimum of 2 units vertical in 12 units horizontal (2:12) up to 4 units vertical in 12 units horizontal (4:12), double underlayment application is required in accordance with section R905.1.1.

R1003: MASONRY CHIMNEYS

R1003.9: TERMINATION

Chimneys shall extend at least 2 feet higher than any portion of a building within 10 feet, but shall not be less than 3 feet above the highest point where the chimney passes through the roof.

APPLICABLE CODES

- 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS
- 780 CMR 51.00 9TH ED. MASS. AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE
- WFCM: WOOD FRAME CONSTRUCTION MANUAL: GUIDE TO WOOD CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS, 2001 EDITION.
- WFCM: WOOD FRAME CONSTRUCTION MANUAL: GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS FOR ONE AND TWO FAMILY DWELLINGS, ---
- PREScriptive RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE)

CITY/TOWN OF DESIGN CRITERIA: LAKEVILLE MA

Snow load, ground snow load
(pg) = 30 psf
Wind load, basic wind speed
(vult) = 135 mph

HUERTH RESIDENCE
8 EDGEWATER DRIVE
LAKEVILLE, MA

TITLE SHEET

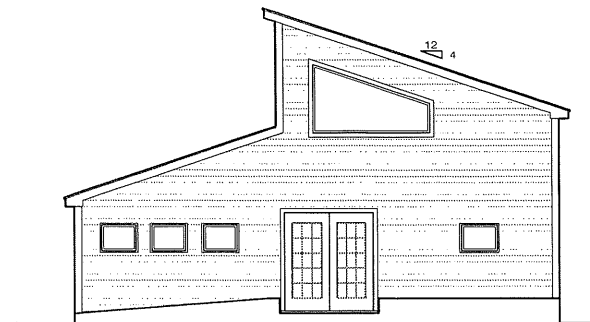
Date	Revisions
1	----
2	----
3	----
4	----
5	----
6	----
7	----

PERMIT SET

Scale: 1/4" = 1'-0"
Date: 2022-4-E
Drawn By: JC
Checked By: DG
Job Number: 2201C

Drawing:
T1

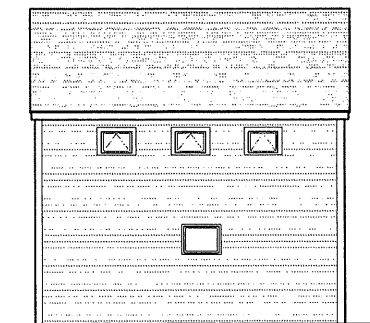
- EXTERIOR NOTES**
- VINYL SIDING AS DERICTED
 - REFER TO BUILDING SECTIONS FOR ALL LEAVE DETAILS
 - REFER TO ROOF & CEILING FRAMING PLANS FOR ALL ROOF PITCH AND RIDGE VENT LOCATIONS
 - FLASHING IS REQUIRED FOR ALL ROOF TO SIDING CONNECTIONS
 - GABLE END AND EAVE OVERHANGS TO BE SPECIFIED BY GENERAL CONTRACTOR
 - GRADES WILL VARY AS PER SITE CONDITIONS



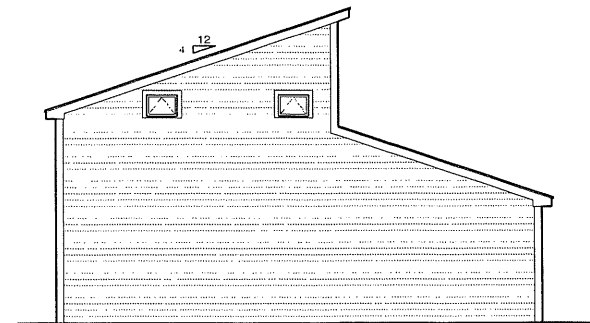
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:
1. 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, 780 CMR (S) 00 - MASS. AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE.
 3. WFCM: WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS, 2001 EDITION.
 4. WFCM: WOOD FRAME CONSTRUCTION MANUAL: GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS FOR ONE AND TWO FAMILY DWELLINGS.
 5. PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE)

HUERTH RESIDENCE
8 EDGEWATER DRIVE
LAKEVILLE, MA

EXTERIOR ELEVATIONS

Δ	Date	Revisions
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----
7	----	----

PERMIT SET

Scale: 1/4" = 1'-0"
Date: 2022-4-8
Drawn By: DG
Checked By: JD
Job Number: 22010

Drawing:

A1

- GENERAL NOTES**
- OWNERS AND GENERAL CONTRACTOR SHALL REVIEW ALL PLANS, NOTES AND SPECIFICATIONS PRIOR TO CONSTRUCTION.
 - ANY ALTERATIONS TO PLANS MUST BE TAKEN UNDER THE ADVICE OF CME ARCHITECTS, INC.
 - CME ARCHITECTS, INC., AND/OR CRAIG C. MITCHELL ARE NOT LIABLE FOR STRUCTURES BUILT FROM THESE PLANS.
 - G.C. MUST COMPLY TO ALL STATE AND LOCAL CODES, LAWS AND REGULATIONS
 - ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD.
 - G.C. TO VERIFY ALL EXISTING SITE CONDITIONS
 - ANY REPRODUCTION OF PLANS WITHOUT WRITTEN PERMISSION FROM CME ARCHITECTS, INC., AND/OR CRAIG C. MITCHELL, IS PROHIBITED.
 - ALL ON SITE WORK TO BE OVERSEEN BY A LICENSED CONTRACTOR.
 - ELECTRICAL, HVAC, AND PLUMBING PLANS TO BE PROVIDED BY LICENSED CONSULTANTS.
 - ALL PAINTS AND FINISHES PROVIDED BY OTHERS.
 - ALL SPECIFICATIONS TO BE VERIFIED BY OWNER AND CONTRACTOR.
 - EXTERIOR WINDOW CASINGS TO BE PROVIDED BY DESIGNATED LUMBER YARD.
 - FIRE STOPPING REQUIRED: SHALL CUT OFF ALL CONCEALED OPENINGS, MINIMUM 2" NOMINAL LUMBER REQUIRED.

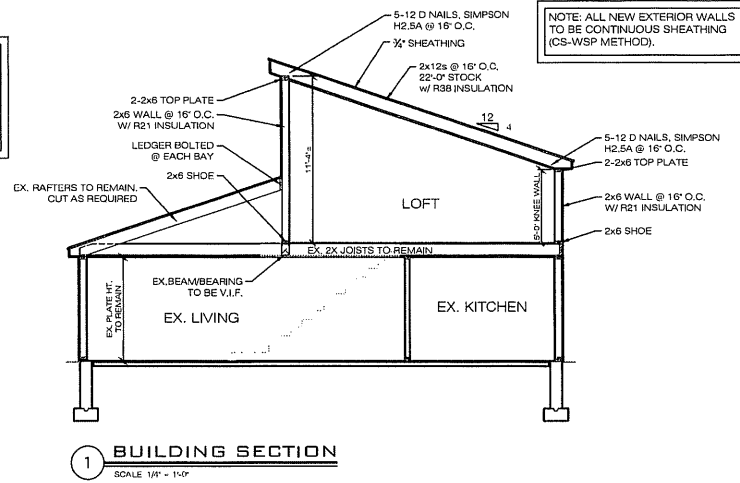
- FLOOR PLAN NOTES**
- (3)2x10 HEADERS ABOVE ALL EXTERIOR ROUGH OPENINGS UNLESS NOTED OTHERWISE. REFER TO INTERIOR/EXTERIOR HEADER SPAN CHARTS.
 - CLOSET SHELVES AND POLES BY G.C.
 - 2x6 EXTERIOR CONSTRUCTION.
 - ALL LUMBER SPF#2 OR BETTER.

WINDOW SCHEDULE

#	TYPE	MODEL	QUAN	ROUGH OPENING
A	FIXED	CUSTOM	1	8'-0" x 5'-0"
B	FIXED	CUSTOM	1	16'-0" x 5'-0"
C	AWNING	AR21	5"	2'-0" 1/2" x 1'-5" 1/2"

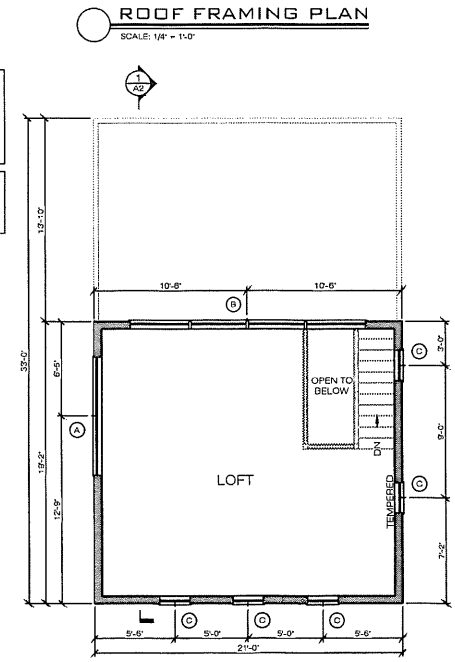
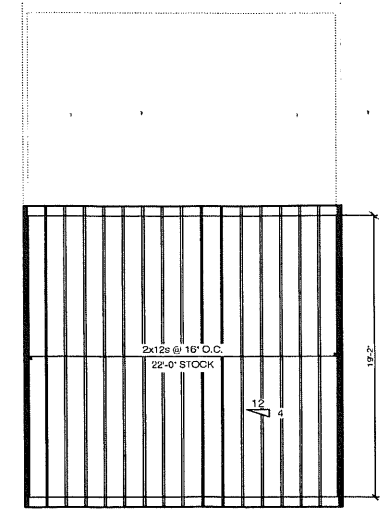
*TEMPERED UNIT, SEE FLOOR PLAN FOR LOC.
 G.C. TO VERIFY R.O.s WITH MANUFACTURER

- SYMBOLS LEGEND:**
- DOOR TAG (SEE SCHEDULE)
 - WINDOW TAG (SEE SCHEDULE)
 - PHOTOSENSITIVE SMOKE DETECTOR
 - COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR
 - 135° HEAT DETECTOR
 - FAN/LIGHT
 - NEW 2x6/2x4 WALL PARTITION
 - LOAD BEARING WALL
 - EXISTING TO REMAIN
 - WALL TO BE REMOVED



NOTE: ALL ENGINEERED FRAMING MEMBERS SIZED BY SUPPLIER OR LICENSED STRUCTURAL ENGINEER. CALCULATIONS PROVIDED BY SAME. SUGGESTED SIZES AND SPANS SHOWN TO BE VERIFIED.

NOTE: ALL NEW EXTERIOR WALLS TO BE CONTINUOUS SHEATHING (CS-WSP METHOD).



- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:
- 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
 - 780 CMR BY D.C. MASS. AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE.
 - WFCM: WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS, 2001 EDITION.
 - WFCM: WOOD FRAME CONSTRUCTION MANUAL: GUIDE TO WOOD CONSTRUCTION IN I & II WIND AREAS FOR ONE AND TWO FAMILY DWELLINGS.
 - PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE (BASED ON THE 2012 INTERNATIONAL RESIDENTIAL CODE)

HUERTH RESIDENCE
 8 EDGEWATER DRIVE
 LAKEVILLE, MA

FLOOR PLAN, FRAMING PLAN, & BUILDING SECTION

#	Date	Revisions
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----
7	----	----

PERMIT SET

Scale: 1/4" = 1'-0"
 Date: 2022-4-6
 Drawn By: DC
 Checked By: JC
 Job Number: 2201C

Drawing: **A2**

#2

**Zoning Board of Appeals
Lakeville, Massachusetts
Minutes of Meeting
June 16, 2022**

On June 16, 2022, the Zoning Board held a meeting at the Lakeville Public Library. The meeting was called to order by Chairman Olivieri at 7:05 p.m. LakeCam was making a video recording.

Members present:

John Olivieri, Jr., Chair; Jeffrey Youngquist, Vice-Chair; Gerald Noble, Vice-Clerk; Chris Carmichael, Member; Christopher Campeau, Member; Christopher Sheedy, Associate

Others present:

Marc Resnick, Town Planner

Solana hearing, continued – 29 Pilgrim Road

Mr. Olivieri opened the continued Solana hearing at 7:05. He advised last month the Board had requested an updated engineered and surveyed plan. There were also some questions from Board members and neighbors concerning the setback distances. Mr. Olivieri said they have received a new plan that more accurately depicts what the Board is looking for. He asked the Board if they had any questions regarding the submittal. Mr. Youngquist noted that the plan is dated December 1, 2020. Did the surveyor, Mr. Lamon Healy, actually draw the proposed building? Ms. Solana replied they had just had it updated. It had been updated by Frank Westgate who works for Mr. Healy. The Board then looked at the plan that had been revised on June 12, 2022.

Mr. Campeau said it appears that the proposed garage is being pushed back a little from the prior plan. Mr. Solana said he had relocated it approximately eight feet from the original plan. Mr. Carmichael asked how far out from the existing dwelling is the proposed garage going to stick out. Mr. Solana said only four feet. Ms. Solana said that because they did concede, they are losing a living room window. Mr. Youngquist said there had been some concern about the size and whether it was 16' or 20'. Mr. Solana said he thought because he had pushed the garage back, he could go back to the original size of 20' x 20'.

Mr. Noble said at the last meeting, they had also discussed the drainage issue off the structure itself. None of that information seems to be included in tonight's update. Ms. Solana said that she thought this hearing was only about the garage and the drainage system was going to be separate. Mr. Solana said he had just installed a raised septic system and everything had passed. The reason he was going to do a drainage system was to satisfy the neighbors. He said there is no water because everything runs down to the street. There is nothing on the plans that require him to install drainage.

Mr. Olivieri then asked if anyone present would like to speak to the petition. Mr. Michael David King of 27 Pilgrim Road then spoke. He is on the downhill side of this property. He has been looking into several surveyors. One of the first things they have told him is they are going to come out and put stakes in the ground and cap them, so they know where the property lines are. He noted that since the last meeting two truckloads of dirt have been delivered, and there is a piece of property in the back corner that has been staked off. Mr. Olivieri advised him that if he had an issue with what is being done on the property right now, he could go to the Building Commissioner's office and file a complaint as that is the proper procedure to follow. Mr. King asked about the screen house that already comes off of the house. Do they have that on their plot? Mr. Olivieri said that if something has been done without a permit being pulled, he can go to the Building Commissioner's office and file a complaint.

Ms. Leigh Brienzo of 25 Pilgrim Road spoke next. She had submitted a letter dated June 14, 2022, which she then read into the record. They were not in favor of the petition and asked if it were to be granted, the Board require the garage to be pushed back to where the house begins. Ms. Brienzo said they were very concerned about the impervious situation and exactly how much of the lot is being covered and if it will need a Variance. She said she understood that as far as the building, the open permits, and the lack of permits for electrical work done on the addition, that the Board could not consider these items. However, now that the size of the garage had been increased could the Board look at how that will affect the lot coverage.

Mr. Olivieri asked Mr. Solana what the lot coverage was as it was not stated on the plan. He thought it might be 22%. Mr. Olivieri said they could condition the permit to not exceed 25%, if they were to approve it. Ms. Brienzo was still hoping they would keep the garage aligned with the house. Mr. Solana then submitted pictures that showed the view from his house, the Brienzo house, and the house next to him. Mr. Olivieri asked for a clarification on the used car issue. Mr. Solana said that business runs out of 18 Staples Shore Road and is grandfathered. The Town has told him when he sells that property, that will not be reissued. That will not be coming with them, and they would not be applying for anything.

Mr. Carmichael asked if this is a one or two car garage. Mr. Solana said it is one and a half. There will be a nine-foot door on it. Mr. Olivieri then asked Mr. Resnick for his comments. Mr. Resnick replied the lot coverage should be calculated and shown on the plan if the size needs to be adjusted. Mr. Noble said that the garage has been moved back four feet and in exchange, it has been widened. Mr. Solana said it was 20' wide and 22' long. He could shift it back an additional four feet, but because of the angle it would go further into the setback. Mr. Olivieri asked if he would be willing to reduce the width to 18'. Mr. Solana said that would be no problem.

Mr. Carmichael asked if there was a shed to the rear of Mr. King's property line. Mr. King said it was approximately four feet off the property line. Mr. Carmichael said that he was concerned about the proximity of the buildings across the lot line. Mr. King wanted to reiterate that the land has not been surveyed since 2019, and the posts have been buried by dirt. Mr. Olivieri responded that Mr. Solana was relying on the stamped survey he got from the surveyor, and the Board has to move forward with it. Mr. King can still have a survey done and if he finds out that it's wrong, then it would knock everything out even if they were to approve this. Mr. King then approached the Board and indicated on the plan where Mr. Solana had placed a deck. He noted that if he comes 20' off the house, it would put him within two feet of his property. He asked who would be following up and monitoring this project. Mr. Olivieri said it would be the Building

Commissioner. Mr. King asked what the minimum distance is that is acceptable. Mr. Olivieri said it is what the Board decides.

Mr. Olivieri asked if Board members had additional comments. Mr. Carmichael said he would like to see the garage reduced to 18' x 22' and pushed back even with the front of the dwelling. He would like a calculation on area as he can see from a Google map from last year that there is a large addition on the back. That needs to be included in the calculation for impervious coverage so that they are not exceeding the 25% allowed. If not, he would have to come back for a Variance as well. Mr. Olivieri said they should condition the permit to make sure that the revised stamped plan shows everything that is currently there and that it does not exceed 25%. Mr. Carmichael said they should have an as-built where they could condition the permit when they confirm the coverage.

Mr. Carmichael then made a motion to approve the petition with the following conditions:

1. The garage will be reduced to 18' x 22', parallel to the long angle of the lot or perpendicular to the road.
2. The front of the garage will be even with the front of the house. Mr. Solana said that was not possible as there was an electrical service there, and it could not be moved inside. After discussion, Mr. Carmichael said that if the garage cannot be moved back, he would not be in favor of this petition. There was no second to the motion.

Mr. Carmichael then made a motion, seconded by Mr. Noble, to close the hearing. The **vote was unanimous for.**

Mr. Carmichael then made a motion to approve the petition with the following amendments/conditions:

1. The garage will be reduced to 18' x 22' and will be even with the front of the house.
2. There will be roof drains on the garage which will empty into a dry well.
3. An As-built plan will be submitted to the Building Commissioner and will include the calculated impervious land area which will stay within the 25% allowed.

The motion was seconded by Mr. Campeau.

Mr. Youngquist, Mr. Carmichael, Mr. Campeau, Mr. Olivieri – **Aye**; Mr. Noble – **Nay**; The motion carries.

Mr. Carmichael explained the timing of the filings, the appeal period, etc.

Dixon hearing – 36 Main Street

Mr. Olivieri opened the Dixon hearing at 7:47 and read the legal ad into the record. He asked Ms. Dixon to explain what it was that she was proposing to do. Ms. Dixon replied that she was the owner of Pet Recess located at 36 Main Street. They currently have a steel building which is part of the daycare and a converted garage which is the nap room, where the dogs take a nap between 12 and 2. They are looking to relocate that nap room. They would like to construct a 15' x 44'

room that is going to be attached to the side of the daycare. In that room, which will be insulated, heated, and air conditioned, will be dog crates that will confine the dogs safely during that time. The area that it will free up is already part of the indoor daycare, so it gives them a little more space for the dogs. Ms. Dixon added that there will be no plumbing or water. She had spoken to the Health Agent who did not have a problem with the proposed project.

Mr. Olivieri then read the June 6, 2022, letter from the Board of Health into the record. As the proposal does not contain any plumbing or sewer and the number of dogs will not increase, the addition will not affect the septic system. Therefore, the Board of Health had no objection to the proposed addition. The June 13, 2022, letter from the Conservation Commission stated there were no impacts to any wetlands in this area so the Commission had no objection to the project. The June 13, 2022, memo from the Planning Board had no comment regarding the petition.

Mr. Olivieri asked if Board members had any comments or questions regarding the petition. Mr. Youngquist said that he did. Regarding the plan, there is a proposed building where it appears the proposed addition is to be added on. Ms. Dixon said that was not the correct plan and an updated one had been provided. That building was approved and has now been up for seven years. Mr. Youngquist asked if there was an As-built. Ms. Dixon then approached the Board and explained what was already built and what was proposed. Members then discussed what the proposed setbacks were to be as the plan submitted was not clear. Mr. Youngquist said the Board would need to start having a formalized process for when applications come in. They need a plan with setbacks of the proposed building, lot coverage, etc.

Mr. Carmichael then displayed the existing conditions on the GIS so the Board could get a better understanding of what the current site looked like. After discussion, it was agreed that submittal requirements need to be tightened up. There were no additional comments from Board members. Mr. Olivieri then opened the hearing to the public.

Mr. Daniel Ferreira of 1 Patrick Thomas Court then spoke. He stated that the right of way on the plan is Patrick Thomas Court. It is a driveway with his house being the only one out in the back which abuts the daycare. He noted the lines and measurements on that plan were arbitrary. There is a 40 foot right of way going through 1 Patrick Thomas Court. He didn't know if the right of way goes through part of her property. He then approached the Board and indicated where the gravel road turns into asphalt, and then goes down to his driveway. There is a 40-foot-wide easement for his house which he was unsure was from the center of the road or off one side or the other. There could potentially be no room there at all.

Mr. Olivieri said they need accurate dimensions so that when this is being put on, they are not assuming distances. Mr. Ferreira said his other question is if this is considered frontage or a side setback. He noted that they have been great neighbors and he bought the house after it was already a dog daycare. His biggest concern is the further the building comes out will impact where the employees are going to park. Is it going to block access to his house? Mr. Olivieri said they need to clarify that easement because that could create a lot of problems if they act not knowing where it is.

Ms. Dixon replied that she had originally walked the property and been allowed to have trees taken down. If it wasn't her property in the first place, why was she able to do that. She noted the property has been surveyed multiple times. Mr. Ferreira said that as long as she knew what the

accurate measurement is from the property line to the building that is already there. He felt taking a measurement from the building she has to the edge of the road doesn't count as an accurate measurement. Mr. Carmichael said the building is going to have an As-built, so she would have to include a land surveyor which is generally done, but he was not sure of the requirements of the Town's Building Commissioner.

Mr. Resnick stated that this plan from 2015 does not clarify what this right of way is. It says Commonwealth of Mass and that it is a 40 foot right of way, also known as Thomas Patrick Court. It doesn't say if it's a strip of land that goes with the fields in the back, if they both have a right of way, or if it's a private way in which the abutters wherever they are own half way to the center. The surveyor needs to clarify what this is so the Board can determine which setback applies and where. Ms. Dixon said she did not own the right of way. Mr. Resnick said that someone has the fee in the land of the right of way. Mr. Ferreira said the Commonwealth owns the right of way. His point with this was they knew this was already non-conforming, but they don't know how far non-conforming as far as what the setbacks are.

Mr. Olivieri asked if they could get that map from the Commonwealth. He would like Ms. Dixon to get this for them. If she finds out that the right of way is, for example, only eight feet from the building and this addition for 15 feet will put it within the right of way. He did not think they could approve anything like that. Mr. Olivieri asked if there were any other questions or issues.

Mr. Ferreira said he was concerned about the right of way and setbacks mostly because of the parking. Where everyone parks now is already lined up to the road. Mr. Resnick noted that when he went by there, there were several cars parked along the side up to about the addition. He asked how far down do employees park because it looks like all along the building. Mr. Ferreira said it depends how busy it is. Mr. Resnick said if they added this addition, they are going to lose a lot of the parking. Mr. Noble asked Mr. Ferreira if he had ever had any access problems. He replied once in a great while if there is a weekend event at the facility.

Mr. Olivieri said he understood Mr. Ferreira's issue to be that he wanted to guard against putting an addition on that is going to impact access and encroach that right of way. Mr. Ferreira said that once they determine the property lines, it's probably not going to work even if he didn't oppose it. Mr. Carmichael asked how he felt about the noise level. Mr. Ferreira replied it's a dog kennel, but he didn't want it any worse. Ms. Dixon said there would not be any additional dogs. Mr. Ferreira asked how many dogs were approved for now. Ms. Dixon replied about 100. Mr. Ferreira asked if the Board knew the capacity of the dogs. He had called the Building and Planning Departments, but normally when a business comes in there will be a parking plan, the number of dogs that are allowed to be there, a dumpster plan, disposal of waste, etc. He couldn't find anything on record.

Ms. Dixon replied the operation was not getting bigger. That would be a safety issue. She is not going to put any of the dogs in her care at risk, and the more dogs you have the more risk. Mr. Olivieri asked what Board would have that information. Mr. Resnick said that it could be with the Building Commissioner for when they originally built the building and expanded it. There might have been some representation or a number approved. Secondly, a business license could have limited the number of animals. Finally, he was unsure if licensing was required by some State office that inspects. Ms. Dixon replied she is inspected locally by Animal Control. She noted that she bought this business after it had been a commercial kennel for 30 years. She had to be approved for a boarding kennel because the Animal Control Officer had not issued a correct kennel license

for that kennel in 30 years. Requiring a \$900 application fee, she made sure she did everything by the books. This had been an embarrassing situation for her to buy this kennel and find that it hadn't been licensed for that amount of time. That is not right. She always gets the correct permission from the correct source, and it will continue to be that way.

Mr. Olivieri said at this point the first step would be to find out exactly where that easement is and how far it goes into the property and supply the Board with this updated, engineered plan. Mr. Youngquist said he would also like to see where the existing, new building is in relationship to the parking lot. He wants to see where the proposed addition with the distance from that to the property line. He also wants to know where the easement is. Mr. Noble would also like to see the parking for customer and employees and if the addition impacts the right of way and easement, how it might be adjusted.

Mr. Carmichael then made a motion, seconded by Mr. Noble, to continue the Dixon hearing until July 21, 2022. The **vote** was **unanimous for**.

The hearing closed at 8:22.

Documents distributed for the hearing:

- Petition packet
- Legal ad
- Board of Health correspondence of June 6, 2022
- Conservation Commission email of June 13, 2022
- Planning Board correspondence of June 13, 2022

TAC VEGA MA Owner, LLC hearing – 310 Kenneth W. Welch Drive

Mr. Olivieri opened the TAC VEGA MA Owner, LLC hearing at 8:23 and read the legal ad into the record. Mr. Terrence Russell from Epstein, located at 600 West Fulton Street in Chicago, was present. He represented Vega Strategic, the engineering company that put together the drawing that was now in front of the Board. Mr. Olivieri then asked for a summary of the proposal. Mr. Russell replied that this started back in January. They have been working with the Planning Board for one of the tenants in the building to add additional parking. He noted the building was originally built as a storage facility. There are now two cannabis growers operating out of it, and the parking requirements have changed dramatically since it was built. The cars tend to line up on Kenneth W. Welch Drive and park on each side. The Planning Board advised them they needed to go to the building owner and do a comprehensive Site Plan that considers not only one of the tenants but both tenants in the building. They were hired in March to do the following things:

- Re-delineate the wetlands that are on the site. This has been done and surveyed.
- To come up with a comprehensive parking plan for both tenants where there would be enough space to park on the property and not on the street.

Mr. Olivieri clarified that the 3% is then needed to comply with the Planning Board's request to eliminate the parking problem. He then read comments from the Town Boards into the record. The June 6, 2022, letter from the Board of Health stated they were concerned with the grading in the parking area over the leaching area. A grading plan proposed removing more than 1.58 feet

rendering the field unusable. The Board of Health requests a plan be submitted showing the elevation of the existing septic system and the proposed grading to ensure the existing septic system is not altered. The Board objects to any change that would alter the existing septic system. The June 13, 2022, letter from the Conservation Commission stated that due to the extensive wetland areas within the 100' buffer zone and the nature and extent of the disturbed area, the Commission will require the submittal of a Request for Determination of Applicability. The June 13, 2022, memo from the Planning Board recommended the Zoning Board continue this petition hearing until after the Planning Board has received a satisfactory site and landscape plan.

Mr. Resnick then gave the Zoning Board an overview regarding this proposed project. He advised this site has come back to the Planning Board multiple times as the businesses on the site have grown and expanded. A new owner has now purchased the property. The present storage facility in the building will be leaving, and the entire building is going to be operated by a split between the two current growing operations. That has led to the need for additional parking. Currently, everything is very tight which is why some people have been parking on the street. He advised that the parking shown on the back corner of the westernmost parking area is all new. They have been to the Planning Board in various stages and are now trying to make one Site Plan for the entire site. The Planning Board's concern is they want an enhanced landscape plan based on zoning that allows them 70% lot coverage. This is why they have asked that the petition be continued.

Mr. Olivieri said it sounds like they weren't opposed to the additional 3% because it solves an issue that's problematic within the Industrial Park, but they would like them to take care of business first on their end before the ZBA moves forward. Mr. Resnick said that is correct. Mr. Olivieri asked Mr. Russell if they had talked to the Board of Health regarding the concern in their letter. Mr. Russell said this was the first he had heard of this concern. There is a leaching field on site, and their investigations cannot prove it is active. The connection to it by the tenant on the east side is not active and has been disconnected. The other tenant cannot be verified. He knew that for one tenant all the waste goes to a tank that has been buried and is pumped every other day. These facilities produce a lot of waste water that goes into different tanks. They will do some further investigation.

Mr. Olivieri asked if there were any questions regarding the 3% so the applicant could do the research before their next meeting. Mr. Carmichael noted when this had come before the Board with the circular parking in front, he had not been in favor. Was there any thought in redoing that front area and redesigning it? Mr. Russell said that it is on the plan. Mr. Youngquist asked how many employees there were. Mr. Russell replied that was difficult to answer. There were two operations, and they were both expanding and had multiple shifts. He estimated the maximum per shift would be 80. Mr. Noble asked if that number was expected to grow with expanded operations. Mr. Russell replied that he knew Northeast Alternatives was currently expanding further into the building, but he believed that had been considered. Mr. Olivieri would like that clarified and the maximum potential for their next meeting.

Mr. Youngquist then made a motion, seconded by Mr. Noble, to continue the TAC VEGA MA Owner, LLC hearing until July 21, 2022. The **vote was unanimous for.**

The hearing closed at 8:39.

Documents distributed for the hearing:

Petition packet
Legal ad
Board of Health correspondence of June 6, 2022
Conservation Commission email of June 13, 2022
Planning Board correspondence of June 13, 2022

Approve meeting minutes

Mr. Noble made a motion, seconded by Mr. Youngquist, to approve the meeting minutes from the May 19, 2022, meeting.

Mr. Youngquist, Mr. Noble, Mr. Carmichael, Mr. Campeau, Mr. Olivieri – **Aye**;
Mr. Sheedy – **Abstain**

Old Business

There was no old business.

New Business

There was no new business.

Next meeting

The next meeting is scheduled for July 21, 2022, at 7:00 p.m.

Adjourn

Mr. Youngquist made a motion, seconded by Mr. Carmichael, to adjourn the meeting. The **vote** was **unanimous for**.

Meeting adjourned at 8:40.

Petition to be filed with Town Clerk

EXHIBIT "A"

RECEIVED MAY 25 2022

TOWN OF LAKEVILLE MASSACHUSETTS

ZONING BOARD OF APPEALS PETITION FOR HEARING

BOARD OF APPEALS

Name of Petitioner: TAC Vega MA Owner, LLC

Mailing Address: 3414 Peachtree Rd, Suite 990 Atlanta, GA 30326

Name of Property Owner: TAC Vega MA Owner, LLC

Location of Property: 310 Kenneth Welch Dr., Lakeville, MA 02347

Property is located in a residential business X industrial (zone)

Registry of Deeds: Book No. 42252-51023 Page No. 256 16

Map 061 Block 002 Lot L003

*Per Massachusetts Interactive Property Map

Petitioner is: X owner tenant licensee prospective purchaser

Nature of Relief Sought:

Special Permit under Section (s) of the Zoning Bylaws

X Variance from Section (s) 5.1 of the Zoning Bylaws.

Appeal from Decision of the Building Inspector/Zoning Enforcement Officer

Date of Denial

Brief to the Board: (See instructions on reverse side - use additional paper if necessary.)

On behalf of the owner, we would like to petition for a hearing to discuss the proposed site layout changes at 310 Kenneth Welch Drive. The proposed layout exceeds the maximum lot coverage (with density bonus) of 70% by 3%, at 73%. This slight overage allows maximization of on-site parking to alliviate parking on Kenneth Welch drive and maintains the proper buffers for on-site wetlands.

I HEREBY REQUEST A HEARING BEFORE THE ZONING BOARD OF APPEALS WITH REFERENCE TO THE ABOVE PETITION OR APPEAL. ALL OF THE INFORMATION ON THIS PETITION, TO THE BEST OF MY KNOWLEDGE, IS COMPLETE AND ACCURATE AND CONFORMS TO THE REQUIREMENTS ON THE BACK OF THIS PETITION FORM.

Petitioner: TAC Vega MA Owner, LLC

Date: 5/25/2022

Signed:

Telephone:

Owner Signature: (Signature) (If not petitioner)

Owner Telephone: 770-400-9681

(REFERENCE THE REVERSE SIDE OF THIS APPLICATION FOR FURTHER INSTRUCTIONS IN FILING YOUR PETITION.)

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

X Yes No

Terence Russell, Epstein Project Manager (Name and Title)



#5

RESPONSES TO REVIEW COMMENTS RECEIVED

AT THE LAKEVILLE ZONING MEETING

JUNE 16 2022

Project Name: Vega Strategic Lakeville MA

310 Kenneth Welch Drive

EPN: 22157

Response to question regarding NEA and Jushi shift counts.

NEA averages 70 for grow / post-harvest activities, 40-50 manufacturing, so a total of 110 – 125 staff at a given time.

The Jushi side is similar, 100-125 staff.

Another consideration is that each tenant has multiple shifts and the staff counts vary based on the activity scheduled to be performed.

Conservation Commission (Robert Bouchard)

Epstein is working with Goddard Consulting who has re-delineated the wetlands and has found it to be consistent with prior delineations.

The wetland limits have been surveyed and will be shown on Epstein's proposed site plans.

Goddard consulting will utilize Epstein's drawings and submit to the Conservation Commission a Request for Determination of Applicability.

Board of Health

The existing septic system northwest of the building has existing surface elevations ranging from 54.00 to 54.50. In that area of the site, Epstein is matching existing grades as close as possible. Proposed grades over the septic field range from 54.17 to 54.60. So, no material is being removed and the septic field should function as originally designed.

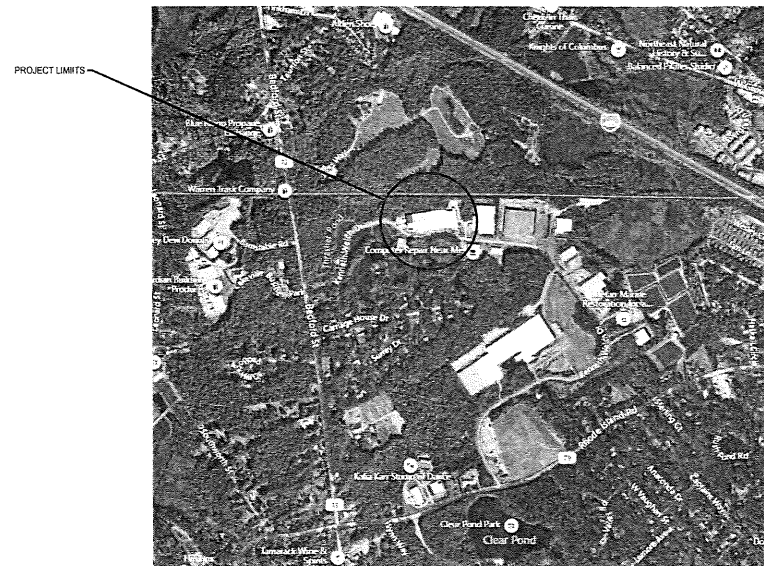
Plan Commission Request for a Landscape Plan

Epstein has engaged the services of Brown + Sardina, a local landscape architecture firm, to provide a design for the site. Their drawings will be included with this submittal.

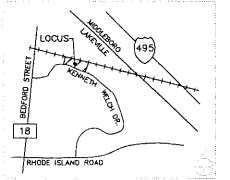
VEGA STRATEGIC SITE IMPROVEMENTS

LAKEVILLE, MASSACHUSETTS

310 KENNETH W. WELCH DRIVE, LAKEVILLE, MA
02347



LOCATION MAP
N.T.S.



ABBREVIATIONS

BC	BOTTOM OF CURB = FLOWLINE	P.C.C.	PORTLAND CEMENT CONCRETE
CB	CATCH BASIN	P.V.	POST INDICATOR VALVE
C.O.	CLEAN OUT	PL	PROPERTY LINE
C.ONC.	CONCRETE	PRC	POINT OF REVERSE CURVATURE
CSP	CORRUGATED STEEL PIPE	P.U.D.	PIPE UNDERDRAIN
DIA	DIAMETER	PVC	POLYVINYLCHLORIDE
DIP	DUCTILE IRON PIPE	PPVC	PERFORATED POLYVINYLCHLORIDE
E	EAST	PVMT	PAVEMENT
EL OR ELEV.	ELEVATION	R	RADIUS
ELEC.	ELECTRICAL	RCR	REINFORCED CONCRETE PIPE
EDA	EDGE OF AGGREGATE	R.O.W.	RIGHT OF WAY
EDP	EDGE OF PAVEMENT	S.	SOUTH
EX. OR EXIST.	EXISTING	SAN.	SANITARY
FES	FLARED END SECTION	SE	SOUTHEAST
F.F.	FINISHED FLOOR	SMH	SANITARY MANHOLE
FL	FLOWLINE	SPK	SPIKE
FOC	FACE OF CURB	STD	STANDARD
GAL	GALLON	SW	SOUTHWEST
GR.	GRADE	TBM	TEMPORARY BENCH MARK
HDWALL	HEADWALL	TC	TOP OF CURB
HP	HIGH POINT	TYP.	TYPICAL
INV.	INVERT	TW	TOP OF WALL
L	LENGTH	UST	UNDERGROUND STORAGE TANK
MAINT.	MAINTENANCE	VCP	VITRIFIED CLAY PIPE
MH	MANHOLE	VMF	VEHICLE MAINTENANCE FACILITY
MECH.	MECHANICAL	W.W.F.	WELDED WIRE FABRIC
N.	NORTH	W.	WEST
NE.	NORTHEAST	WM	WATERMAIN
NW.	NORTHWEST	WN	WITH

LEGEND

DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED
FLARED END SECTION	☐	◀	R.O.W. OR PROP. LINE	---	---
FIRE HYDRANT	⊕	⊕	EDGE OF PAVEMENT	---	---
INLET	☐	◀	CONCRETE BARRIER CURB	---	---
CATCH BASIN	⊕	⊕	CONCRETE CURB & GUTTER	---	---
MANHOLE	⊕	⊕	GROUND GRADE	---	828.00
POST INDICATOR VALVE	⊕	⊕	PAVEMENT GRADE	459.20	828.50
BOLLARD (GUARPOST)	+	+	FLOW ARROW	---	---
SIGN	+	+	STRUCTURE NUMBER	---	---
VALVE	⊕	⊕	COORDINATE LOCATION	---	N 5672.81 E 2584.93
UTILITY POLE	+	+	COLUMN LINE DESIGNATION	---	---
LIGHT	+	+	SILT FENCE	---	S
ELECTRICAL HANDHOLE	+	+	STRAW BALE	---	---
CHAIN LINK FENCE	---	x	SEDIMENT BASIN RISER	---	---
SANITARY SEWER	---	---	TRAFFIC FLOW OF DIRECTION	---	---
STORM SEWER	---	---			
TELEPHONE	---	---			
ELECTRIC	---	---			
GAS	---	---			
CONTOUR LINE	---	---			

PROJECT INFORMATION

ADDRESS: 310 KENNETH W. WELCH DRIVE, LAKEVILLE, MA 02347
 PROJECT DESCRIPTION: PROVIDING PARKING LOT ON WEST END OF SITE, ENLARGING PARKING LOT AT SOUTHWEST CORNER OF SITE, CGN FACILITY ON NORTHEAST CORNER OF SITE, RE-PAVING FIRE LANE, LANDSCAPING AND SCREENING
 LAND USE ZONE: INDUSTRIAL
 TOTAL SITE AREA: 13.07 ACRES
 BENCHMARKS: SQUARE IN CPD CORNER, ELEV: 59.48', NAVD 88
 SQUARE IN CPD CORNER, ELEV 55.18' NAVD 88

DESIGNER INFORMATION

EPSTEIN
600 W. FULTON STREET
CHICAGO, ILLINOIS 60661
 LICENSED PROFESSIONAL ENGINEER (LICENSE PENDING)
 THOMAS E. SMILES, PE
DIRECTOR OF ENGINEERING
PHONE: 312.429.8314
EMAIL: TSMILES@EPSTEINGLOBAL.COM

INDEX OF DRAWINGS

Sheet Number	Sheet Title
C-001	COVER SHEET
C-010	GENERAL NOTES
C-011	EXISTING CONDITIONS PLAN 1 OF 2
C-012	EXISTING CONDITIONS PLAN 2 OF 2
C-020	OVERALL SITE DEMOLITION PLAN
C-100	OVERALL SITE LAYOUT PLAN
C-101	SITE LAYOUT PLAN
C-102	SITE LAYOUT PLAN
C-103	SITE LAYOUT PLAN
C-200	OVERALL SITE PAVING PLAN
C-201	SITE PAVING PLAN
C-202	SITE PAVING PLAN
C-203	SITE PAVING PLAN
C-300	OVERALL SITE GRADING PLAN
C-301	GRADING PLAN
C-302	GRADING PLAN
C-303	GRADING PLAN
C-304	GRADING PLAN
C-400	OVERALL SITE UTILITY PLAN
C-401	SITE UTILITY PLAN
C-402	SITE UTILITY PLAN
C-403	SITE UTILITY PLAN
C-404	SITE UTILITY PLAN
C-500	OVERALL EROSION AND SEDIMENT CONTROL PLAN
C-501	SITE EROSION AND SEDIMENT CONTROL NOTES & DETAILS
C-502	SITE EROSION AND SEDIMENT CONTROL NOTES & DETAILS
C-503	SITE EROSION AND SEDIMENT CONTROL NOTES & DETAILS
C-504	SITE EROSION AND SEDIMENT CONTROL NOTES & DETAILS
C-505	SITE DETAILS
C-506	PAVING DETAILS
C-507	CNG FUELING STATION DETAILS
C-508	CNG FUELING STATION DETAILS
C-509	CNG FUELING STATION DETAILS
L-100	OVERALL PLANTING DEMOLITION PLAN
L-200	OVERALL PLANTING PLAN
E-001	ELECTRICAL SYMBOLS AND LEGENDS
E-002	ELECTRICAL ABBREVIATIONS
E-003	ELECTRICAL GENERAL NOTES
E-012	ELECTRICAL SINGLE LINE DIAGRAM
E-200	LIGHTING OVERALL SITE PLAN
E-201	LIGHTING SITE PLAN - WEST PARKING LOT
E-202	LIGHTING SITE PLAN - EAST PARKING LOT

01 07/21/2022 PLANNING & ZONING APPROVAL
 NO. DATE REVISIONS/ISSUANCES

EPSTEIN

Architecture Chicago
Interiors New York
Engineering New York
Construction Warsaw

600 W. Fulton Street
Chicago, IL 60661-1259
T 312.454.9100

PROJECT NUMBER: 22157
 PROJECT MANAGER: T. RUSSELL
 PA I P E: T. SMILES
 DRAWN BY: C. NICEWICK
 CHECKED BY: D. HILTY

COVER SHEET

Electrical Engineer

Civil Engineer

Owner

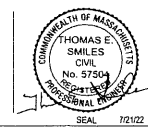
Project

Epstein
600 West Fulton Street
Chicago, Illinois 60661-1259
312.454.9100

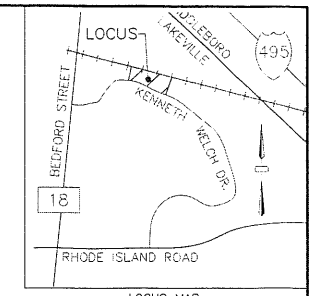
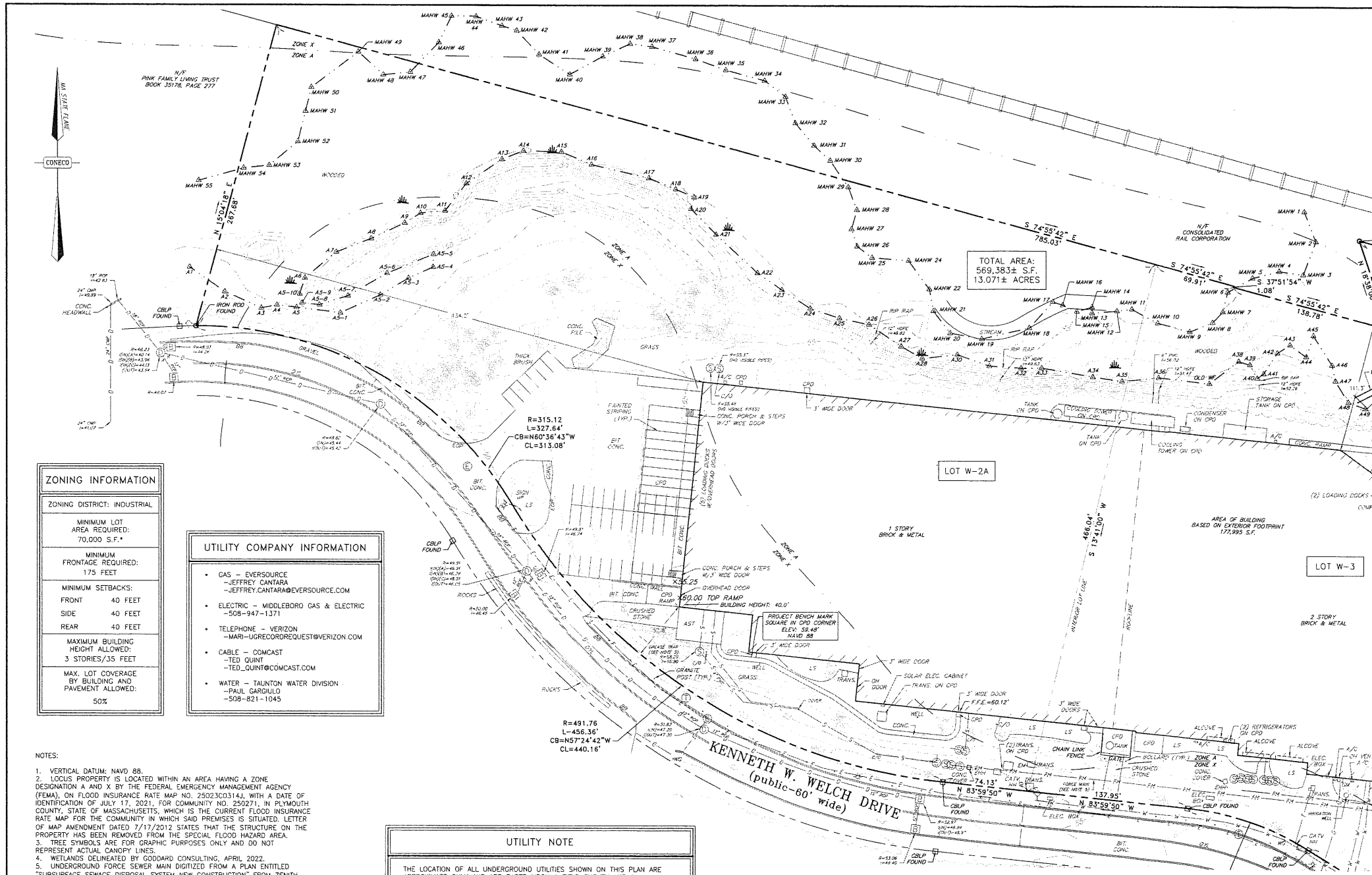
Epstein
600 West Fulton Street
Chicago, Illinois 60661-1259
312.454.9100

Vega Strategic
3414 Peachtree Rd, Ste 990
Atlanta, GA 30326
770.400.9681

Vega Strategic - Lakeville
310 Kenneth Welch Dr
Lakeville, MA 02347



C-001



LEGEND

□ CB/P	CONCRETE BOUND LEAD PIN
□ SB	STONE BOUND
○ IR	IRON ROD
○ EM	ELECTRIC METER
○ EH	ELECTRIC HAND HOLE
○ CHV/H	CABLE TV HAND HOLE
○ GM	GAS METER
○ WG	WATER GATE
○ H	HYDRANT
○ LP	LIGHT POLE
○ CB	CATCH BASIN
○ C/O	CLEANOUT
○ M	MANHOLE
○ DM	DRAIN MANHOLE
○ EM	ELECTRIC MANHOLE
○ SM	SEWER MANHOLE
○ TM	TELEPHONE MANHOLE
○ S	SIGN
○ LS	LANDSCAPED AREA
○ BTM	BITUMINOUS BERM
○ BT	BITUMINOUS CONCRETE
○ C/P	CONCRETE
○ C/P	CONCRETE PAD
○ RW	RETAINING WALL
○ OH	OVERHANG
○ EP	EDGE OF PAVEMENT
○ RD	ROOF DRAIN
○ MB	MAIL BOX
○ EP	EDGE OF PAVEMENT
○ F.F.E.	FINISHED FLOOR ELEVATION
○ A/C	AIR CONDITIONER
○ T-6"	TREE - 6" DIA.
○ DL	DOUBLE YELLOW LINE
○ R	RIM
○ I	INVERT
○ TR	TRANSFORMER
○ PVC	POLYVINYL CHLORIDE PIPE
○ HDPE	HIGH DENSITY POLYETHYLENE
○ C/P	CORRUGATED METAL PIPE
○ RCP	REINFORCED CONCRETE PIPE
○ PL	PROPERTY LINE
○ WL	WETLAND LINE

ZONING INFORMATION

ZONING DISTRICT: INDUSTRIAL

MINIMUM LOT AREA REQUIRED: 70,000 S.F.*

MINIMUM FRONTAGE REQUIRED: 175 FEET

MINIMUM SETBACKS:

FRONT	40 FEET
SIDE	40 FEET
REAR	40 FEET

MAXIMUM BUILDING HEIGHT ALLOWED: 3 STORIES/35 FEET

MAX. LOT COVERAGE BY BUILDING AND PAVEMENT ALLOWED: 50%

UTILITY COMPANY INFORMATION

- GAS - EVERSOURCE
-JEFFREY CANTARA
-JEFFREY.CANTARA@EVERSOURCE.COM
- ELECTRIC - MIDDLEBORO GAS & ELECTRIC
-508-947-1371
- TELEPHONE - VERIZON
-MARI-UGRECORDREQUEST@VERIZON.COM
- CABLE - COMCAST
-TED QUINT
-TED_QUINT@COMCAST.COM
- WATER - TALNTON WATER DIVISION
-PAUL GARGIULO
-508-821-1045

NOTES:

- VERTICAL DATUM: NAVD 88.
- LOCUS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION A AND X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 25023C0314J, WITH A DATE OF IDENTIFICATION OF JULY 17, 2021, IN PLYMOUTH COUNTY, STATE OF MASSACHUSETTS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. LETTER OF MAP AMENDMENT DATED 7/17/2012 STATES THAT THE STRUCTURE ON THE PROPERTY HAS BEEN REMOVED FROM THE SPECIAL FLOOD HAZARD AREA.
- TREE SYMBOLS ARE FOR GRAPHIC PURPOSES ONLY AND DO NOT REPRESENT ACTUAL CANOPY LINES.
- WETLANDS DELINEATED BY GODDARD CONSULTING, APRIL 2022.
- UNDERGROUND FORCE SEWER MAIN DIGITIZED FROM A PLAN ENTITLED "SUBSURFACE SEWAGE DISPOSAL SYSTEM NEW CONSTRUCTION" FROM ZENITH CONSULTING ENGINEERS, LLC DATED SEPTEMBER 4, 2019.

UTILITY NOTE

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND ARE BASED UPON A FIELD SURVEY AND A COMPILATION OF AVAILABLE PLANS OF RECORD FROM THE VARIOUS UTILITY COMPANIES. THE INFORMATION PROVIDED IS FOR THE USE OF THE CONTRACTOR. NEITHER WARRANTY NOR GUARANTEE OF THE INFORMATION IS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES BY CONTACTING THE RESPECTIVE UTILITY COMPANIES AND "DIG-SAFE" (1-888-344-7233) PRIOR TO CONSTRUCTION.

DRAIN	D	GAS	G
SEPTIC	S	ELECTRIC	E
TELEPHONE	T	CABLE	C
WATER	W	FORCE MAIN	FM

I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL, AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

TIMOTHY S. BODAH, PLS

PLAN REFERENCES

1. PLAN NO. 104 OF 2000

CONECO
Engineers & Scientists

4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-697-3191 OR 800-548-3355 FAX 508-697-5996
WEBSITE: www.coneco.com

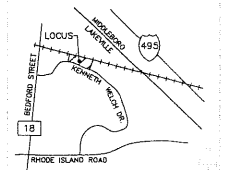


EXISTING CONDITIONS

310 KENNETH W. WELCH DRIVE
LAKEVILLE, MA

PREPARED FOR:	EPSTEIN GLOBAL		
SCALE:	DATE:	ACAD FILE:	JOB NO.:
1" = 40'	6/20/22	2433.2.DWG	2433.2

NO.	DATE	DESCRIPTION	BY



OWNER OF RECORD:
CSS I LLC
BOOK 42252, PAGE 256
PARCEL ID: 061-002-003

NO.	DATE	REVISION/SITUANCES
01	07/21/2022	PLANNING & ZONING APPROVAL

EPSTEIN

Architecture Chicago
Interiors New York
Engineering Bucharest
Construction Warsaw

900 W. Fulton Street
Chicago, IL 60611-1259
T 312.454.9100
www.epsteinglobal.com

PROJECT NUMBER: 22157
PROJECT MANAGER: T. RUSSELL
PA/VP: T. SMILES
DRAWN BY: C. NICEWICK
CHECKED BY: D. HILTY

EXISTING CONDITIONS
PLAN 1 OF 2

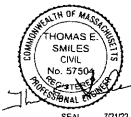
Electrical Engineer **Civil Engineer** **Owner** **Project**

Epstein
600 West Fulton Street
Chicago, Illinois 60661-1259
312.454.9100

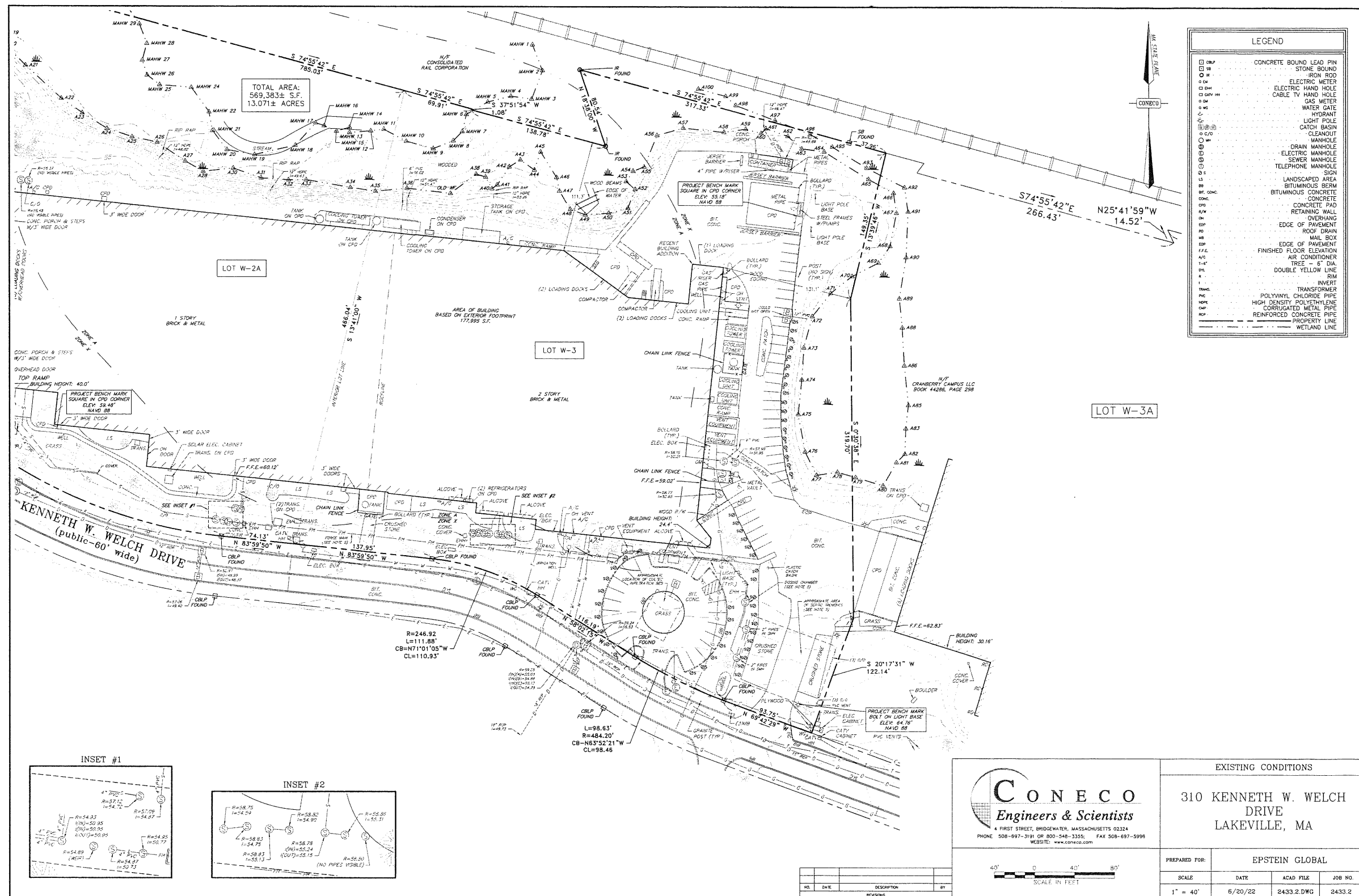
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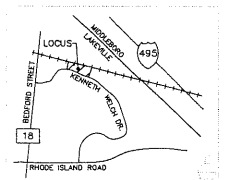
Vega Strategic - Lakeville
310 Kenneth Welch Dr
Lakeville, MA 02347



C-011



LEGEND	
□ CBP	CONCRETE BOUND LEAD PIN
□ SB	STONE BOUND
□ EM	ELECTRIC METER
□ EMH	ELECTRIC HAND HOLE
□ EMV	CABLE TV HAND HOLE
□ GW	GAS METER
□ W	WATER GATE
□ H	HYDRANT
□ L	LIGHT POLE
□ C/B	CATCH BASIN
□ C/D	CLEANOUT
□ M	MANHOLE
□ D	DRAIN MANHOLE
□ S	ELECTRIC MANHOLE
□ SW	SEWER MANHOLE
□ T	TELEPHONE MANHOLE
□ S	SIGN
□ L	LANDSCAPED AREA
□ B	BITUMINOUS BEAM
□ C	CONCRETE
□ P	CONCRETE PAD
□ R/W	RETAINING WALL
□ O/H	OVERHANG
□ E/P	EDGE OF PAVEMENT
□ R/D	ROOF DRAIN
□ M/B	MAIL BOX
□ F.F.E.	FINISHED FLOOR ELEVATION
□ A/C	AIR CONDITIONER
□ T	TREE - 6" DIA.
□ D/Y	DOUBLE YELLOW LINE
□ R	RIM
□ I	INVERT
□ TRNG.	TRANSFORMER
□ PC	POLYVINYL CHLORIDE PIPE
□ HDPE	HIGH DENSITY POLYETHYLENE
□ CMF	CORRUGATED METAL PIPE
□ RCP	REINFORCED CONCRETE PIPE
---	PROPERTY LINE
---	WETLAND LINE



4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
 PHONE 508-697-3191 OR 800-548-3350; FAX 508-697-5998
 WEBSITE: www.coneco.com

EXISTING CONDITIONS

310 KENNETH W. WELCH DRIVE
LAKEVILLE, MA

PREPARED FOR:	EPSTEIN GLOBAL		
SCALE:	DATE:	ACAD FILE:	JOB NO.:
1" = 40'	6/20/22	2433.2.DWG	2433.2

01 07/21/2022 PLANNING & ZONING APPROVAL
 NO. DATE REVISIONS/SITUANCES

EPSTEIN

Architecture Chicago
 Interior New York
 Engineering Richmond
 Construction Warsaw

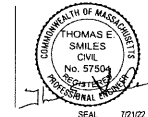
900 W. Fulton Street
 Chicago, IL 60661-1299
 T 312.454.9100

www.epsteinglobal.com
 PROJECT NUMBER: 22157
 PROJECT MANAGER: T. RUSSELL
 PA I.P.E.: T. SMILES
 DRAWN BY: C. NICEWICK
 CHECKED BY: D. HILTY

EXISTING CONDITIONS
 PLAN 2 OF 2

C-012

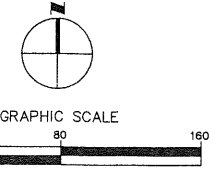
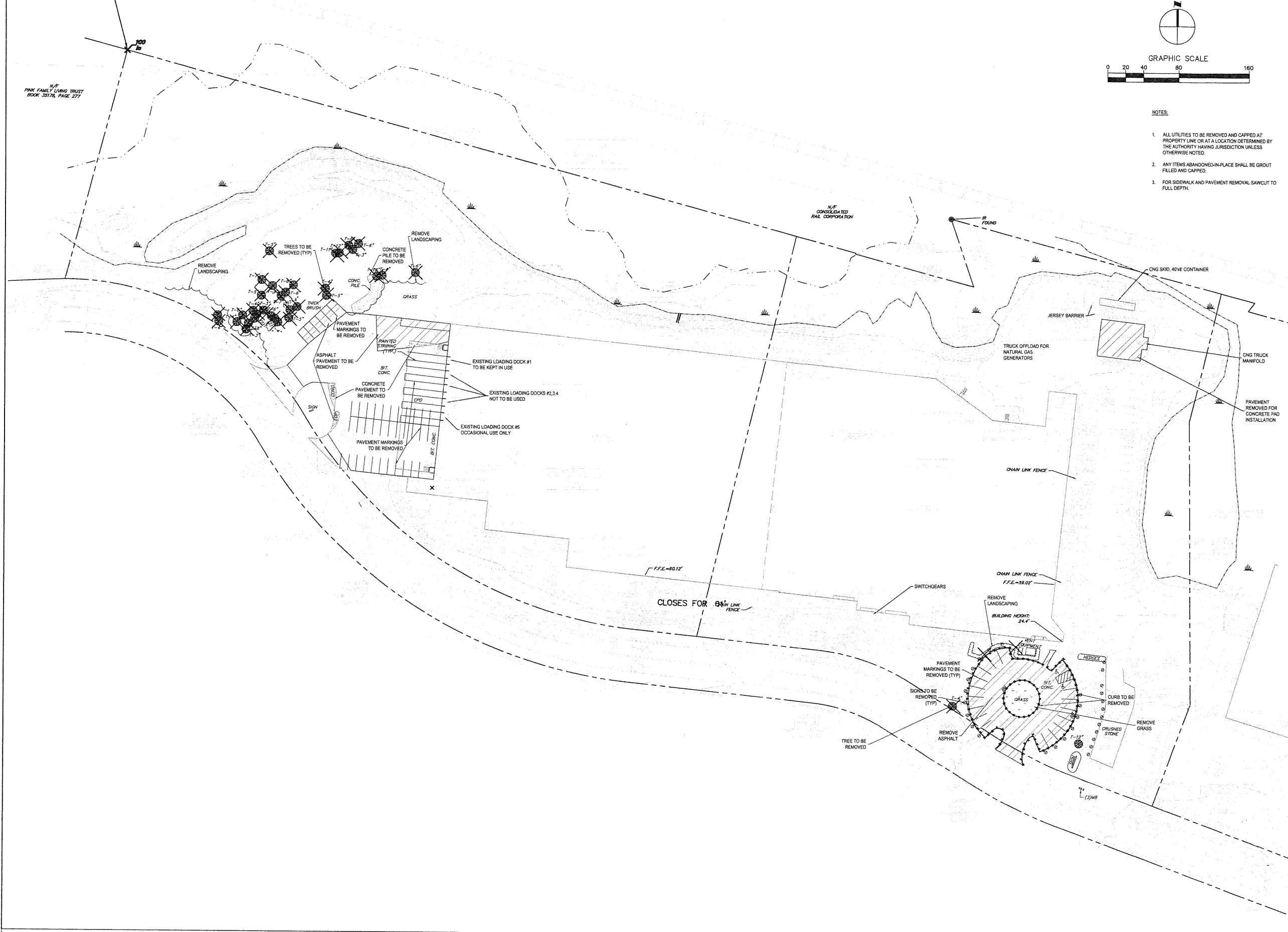
Electrical Engineer Epstein 600 West Fulton Street Chicago, Illinois 60661-1299 312.454.9100	Civil Engineer Epstein 600 West Fulton Street Chicago, Illinois 60661-1299 312.454.9100	Owner Vega Strategic 600 West Fulton St. Ste 990 Atlanta, GA 30326 770.400.9681	Project Vega Strategic - Lakeville 310 Kenneth Welch Dr Lakeville, MA 02347
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7/21/22

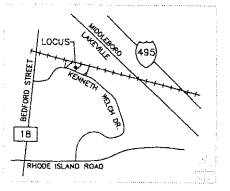
TO T.S.E. ROTATED TO BEARING S74°55'42"E

N.P. PINK FAMILY LIVING TRUST BOOK 35176, PAGE 277



- NOTES:**
- ALL UTILITIES TO BE REMOVED AND CAPPED AT PROPERTY LINE OR AT A LOCATION DETERMINED BY THE AUTHORITY HAVING JURISDICTION UNLESS OTHERWISE NOTED.
 - ANY ITEMS ABANDONED-IN-PLACE SHALL BE GROUT FILLED AND CAPPED.
 - FOR SIDEWALK AND PAVEMENT REMOVAL SAWCUT TO FULL DEPTH.

- LEGEND:**
- [Hatched Box] REMOVE LIGHT DUTY ASPHALTIC CONCRETE PAVEMENT
 - [Dotted Box] REMOVE LIGHT DUTY CONCRETE PAVEMENT
 - [Blank Box] REMOVE GRASS
 - [x-x-x-x-x] UTILITY LINES REMOVAL
 - [x-x-x-x-x] CURB AND GUTTER REMOVAL
 - [x] TEMP CONSTRUCTION FENCE
 - [x] REMOVE ITEM



NO.	DATE	REVISIONS/SUANCES
01	07/21/2022	PLANNING & ZONING APPROVAL

EPSTEIN

Architecture Chicago
 Interiors New York
 Engineering Business
 Construction Warsaw

600 W. Fulton Street
 Chicago, IL 60661-1259
 T 312.454.9100

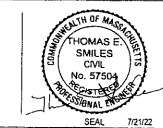
www.epsteinglobal.com

PROJECT NUMBER: 22157
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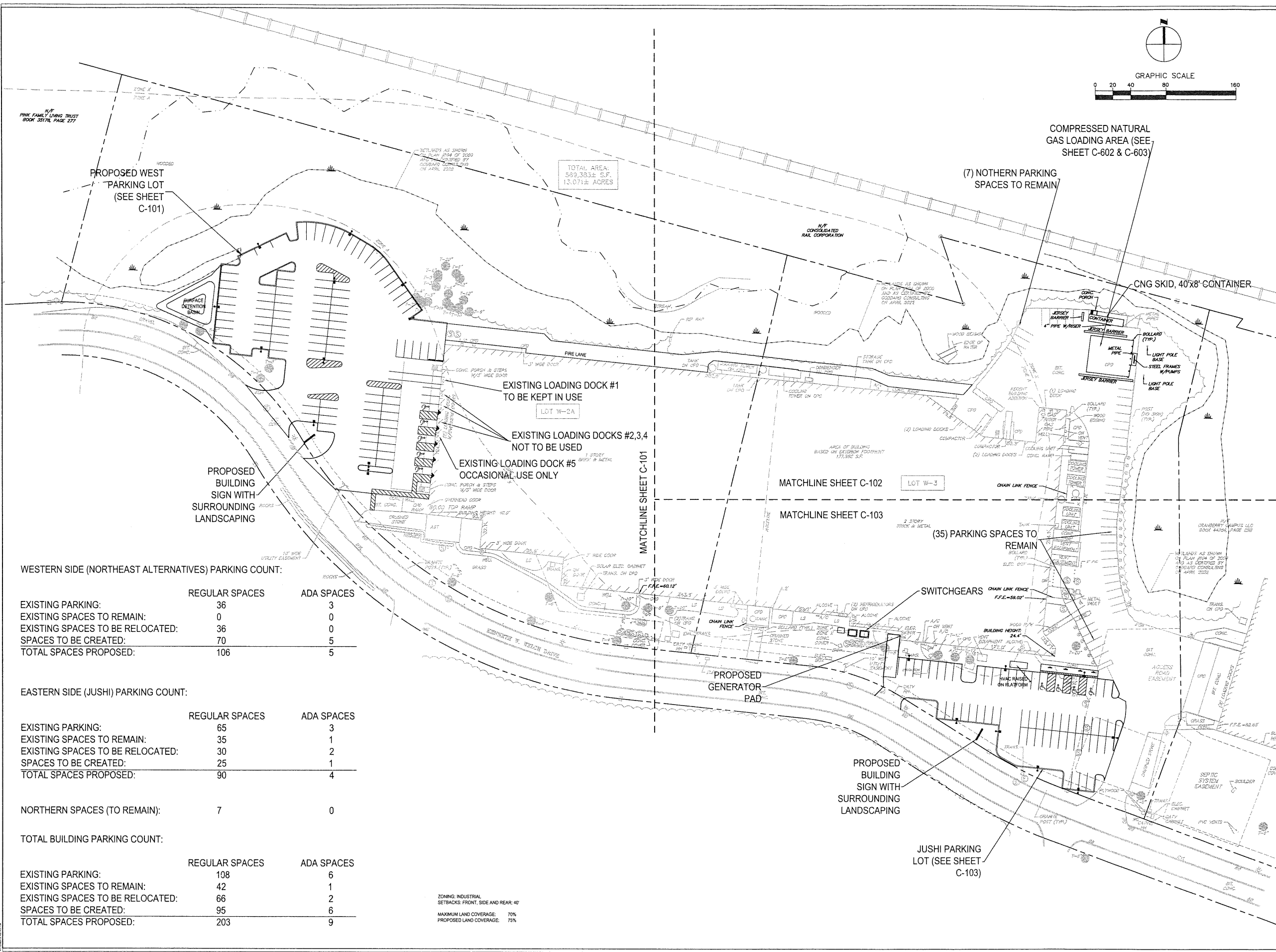
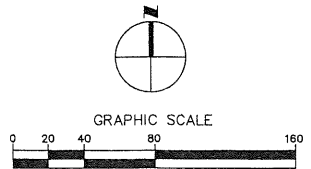
OVERALL SITE DEMOLITION PLAN

C-020

Electrical Engineer Epstein 600 West Fulton Street Chicago, Illinois 60661-1259 312.454.9100	Civil Engineer Epstein 600 West Fulton Street Chicago, Illinois 60661-1259 312.454.9100	Owner Vega Strategic 3414 Peachtree Rd. Ste 990 Atlanta, GA 30328 770.400.9881	Project Vega Strategic - Lakeville 310 Kenneth Waych Dr Lakeville, MA 02347
---	--	---	---



SEAL 7/21/22



TOTAL AREA:
569,383± S.F.
13.071± ACRES

COMPRESSED NATURAL
GAS LOADING AREA (SEE
SHEET C-602 & C-603)

(7) NOTHERN PARKING
SPACES TO REMAIN

PROPOSED WEST
PARKING LOT
(SEE SHEET
C-101)

EXISTING LOADING DOCK #1
TO BE KEPT IN USE

EXISTING LOADING DOCKS #2,3,4
NOT TO BE USED

EXISTING LOADING DOCK #5
OCCASIONAL USE ONLY

PROPOSED
BUILDING
SIGN WITH
SURROUNDING
LANDSCAPING

MATCHLINE SHEET C-102

MATCHLINE SHEET C-103

(35) PARKING SPACES TO
REMAIN

PROPOSED
GENERATOR
PAD

PROPOSED
BUILDING
SIGN WITH
SURROUNDING
LANDSCAPING

JUSHI PARKING
LOT (SEE SHEET
C-103)

WESTERN SIDE (NORTHEAST ALTERNATIVES) PARKING COUNT:

	REGULAR SPACES	ADA SPACES
EXISTING PARKING:	36	3
EXISTING SPACES TO REMAIN:	0	0
EXISTING SPACES TO BE RELOCATED:	36	0
SPACES TO BE CREATED:	70	5
TOTAL SPACES PROPOSED:	106	5

EASTERN SIDE (JUSHI) PARKING COUNT:

	REGULAR SPACES	ADA SPACES
EXISTING PARKING:	65	3
EXISTING SPACES TO REMAIN:	35	1
EXISTING SPACES TO BE RELOCATED:	30	2
SPACES TO BE CREATED:	25	1
TOTAL SPACES PROPOSED:	90	4

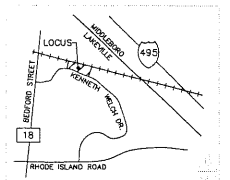
NORTHERN SPACES (TO REMAIN):

7	0
---	---

TOTAL BUILDING PARKING COUNT:

	REGULAR SPACES	ADA SPACES
EXISTING PARKING:	108	6
EXISTING SPACES TO REMAIN:	42	1
EXISTING SPACES TO BE RELOCATED:	66	2
SPACES TO BE CREATED:	95	6
TOTAL SPACES PROPOSED:	203	9

ZONING: INDUSTRIAL
SETBACKS: FRONT, SIDE AND REAR: 40'
MAXIMUM LAND COVERAGE: 70%
PROPOSED LAND COVERAGE: 75%



01 07/21/2022 PLANNING & ZONING APPROVAL
NO. DATE REVISIONS/ISSUANCES

EPSTEIN

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Engineering Bucharest
Construction Warsaw
800 W. Fulton Street
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PROJECT NUMBER: 22157
PROJECT MANAGER: T. RUSSELL
PA/PE: T. SMILES
DRAWN BY: C. NICEWICK
CHECKED BY: D. HILTY

OVERALL SITE LAYOUT
PLAN

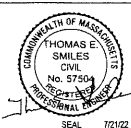
C-100

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600 West Fulton Street
Chicago, Illinois 60661-1259
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Civil Engineer
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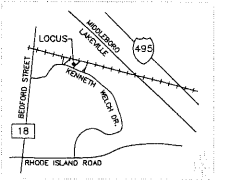
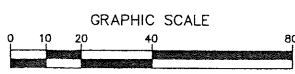
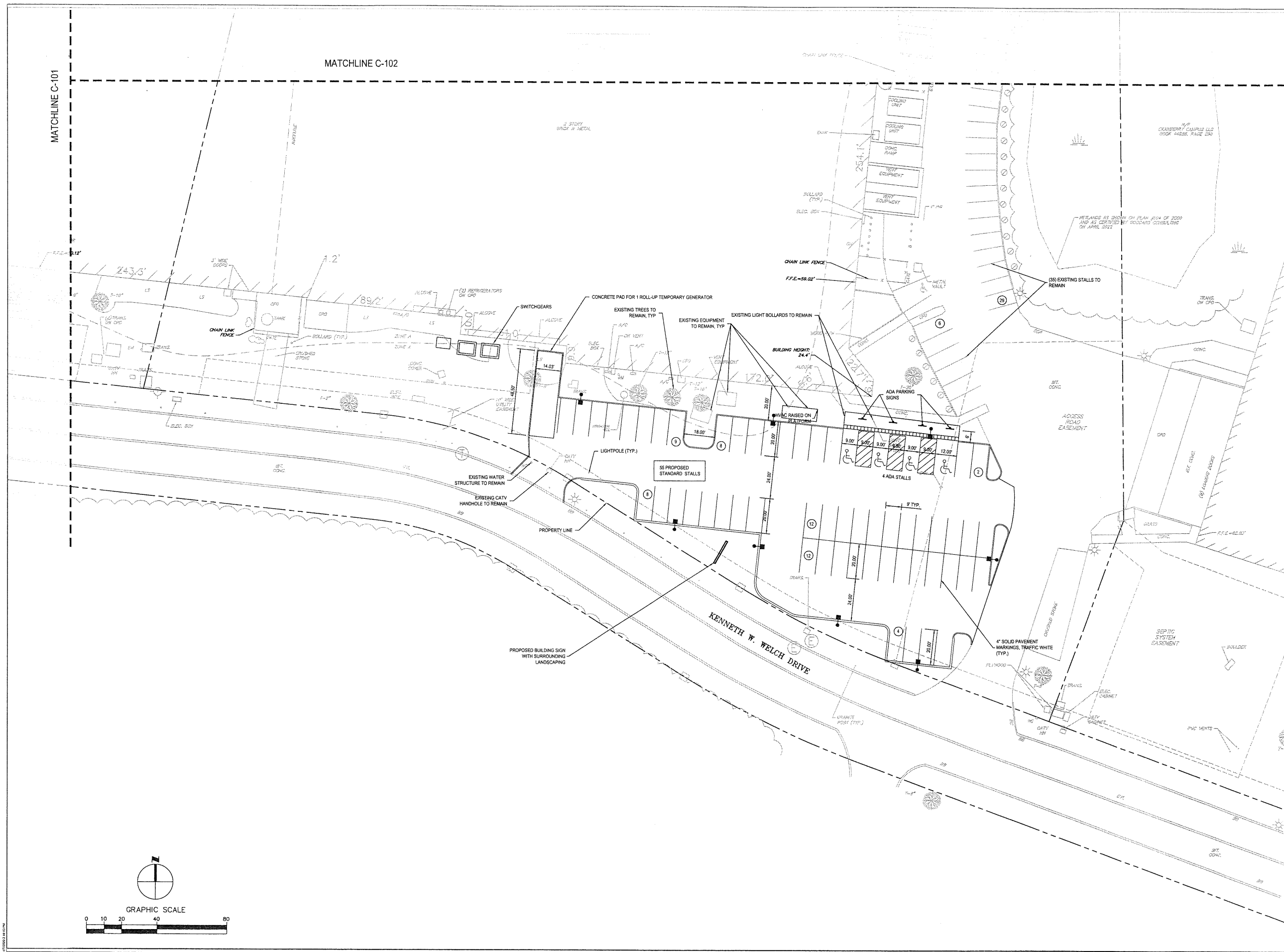
Owner
Vega Strategic
3414 Peachtree Rd, Ste 990
Atlanta, GA 30326
770.400.9681

Project
Vega Strategic - Lakeville
310 Kenneth Welsh Dr
Lakeville, MA 02347



MATCHLINE C-101

MATCHLINE C-102



NO.	DATE	REVISIONS/ISSUANCES
01	07/21/2022	PLANNING & ZONING APPROVAL

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PROJECT NUMBER: 22157
PROJECT MANAGER: T. RUSSELL
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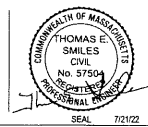
Epstein
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Owner

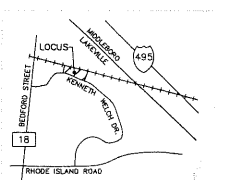
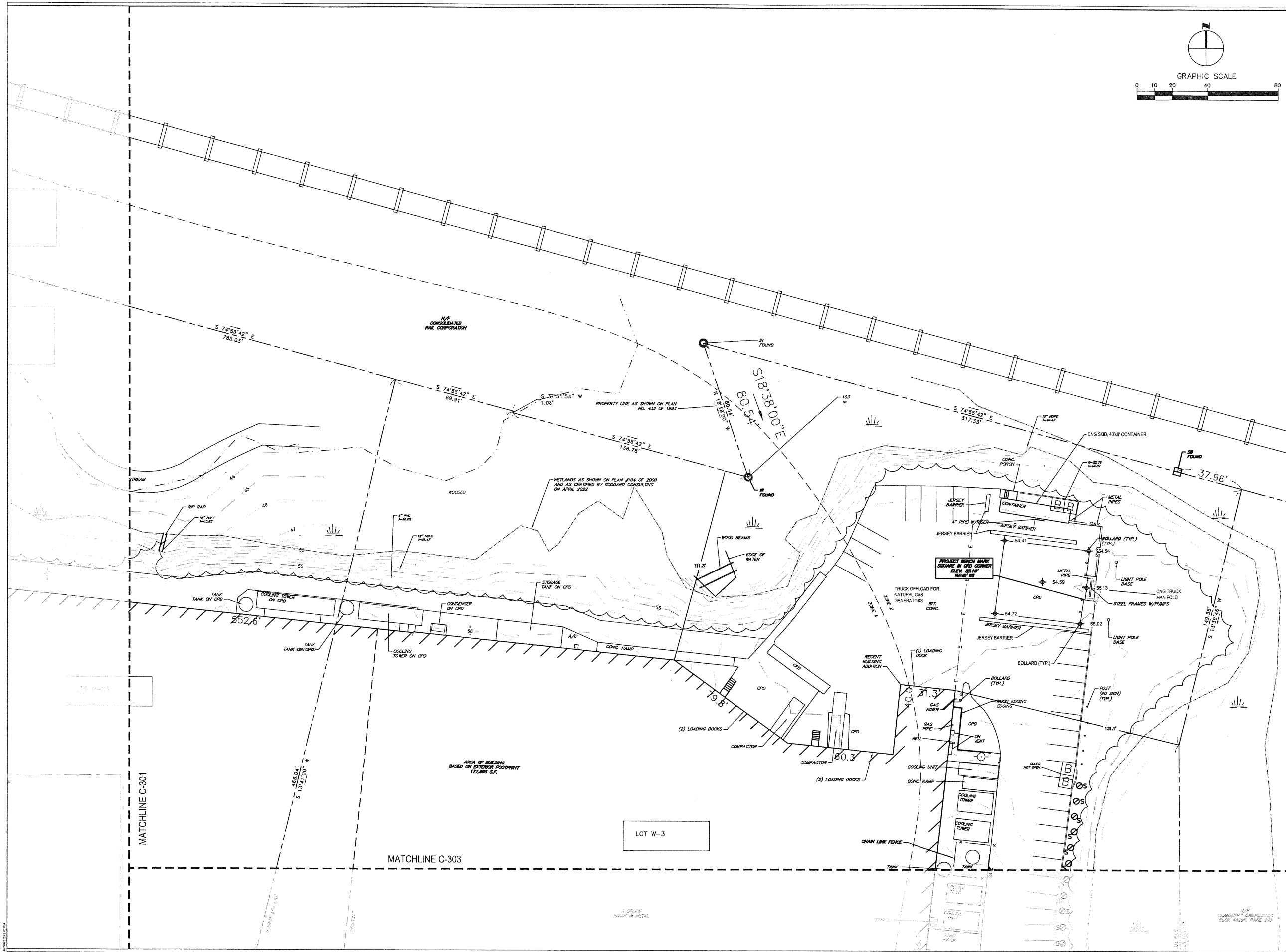
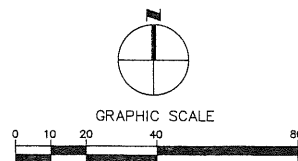
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SITE LAYOUT PLAN



NO.	DATE	REVISIONS/SUANCES
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EPSTEIN

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PROJECT NUMBER: 22157
 PROJECT MANAGER: T. RUSSELL
 PA I P E: T. SMILES
 DRAWN BY: C. NICEWICK
 CHECKED BY: D. HILTY

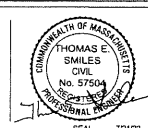
GRADING PLAN

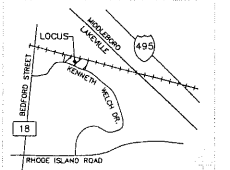
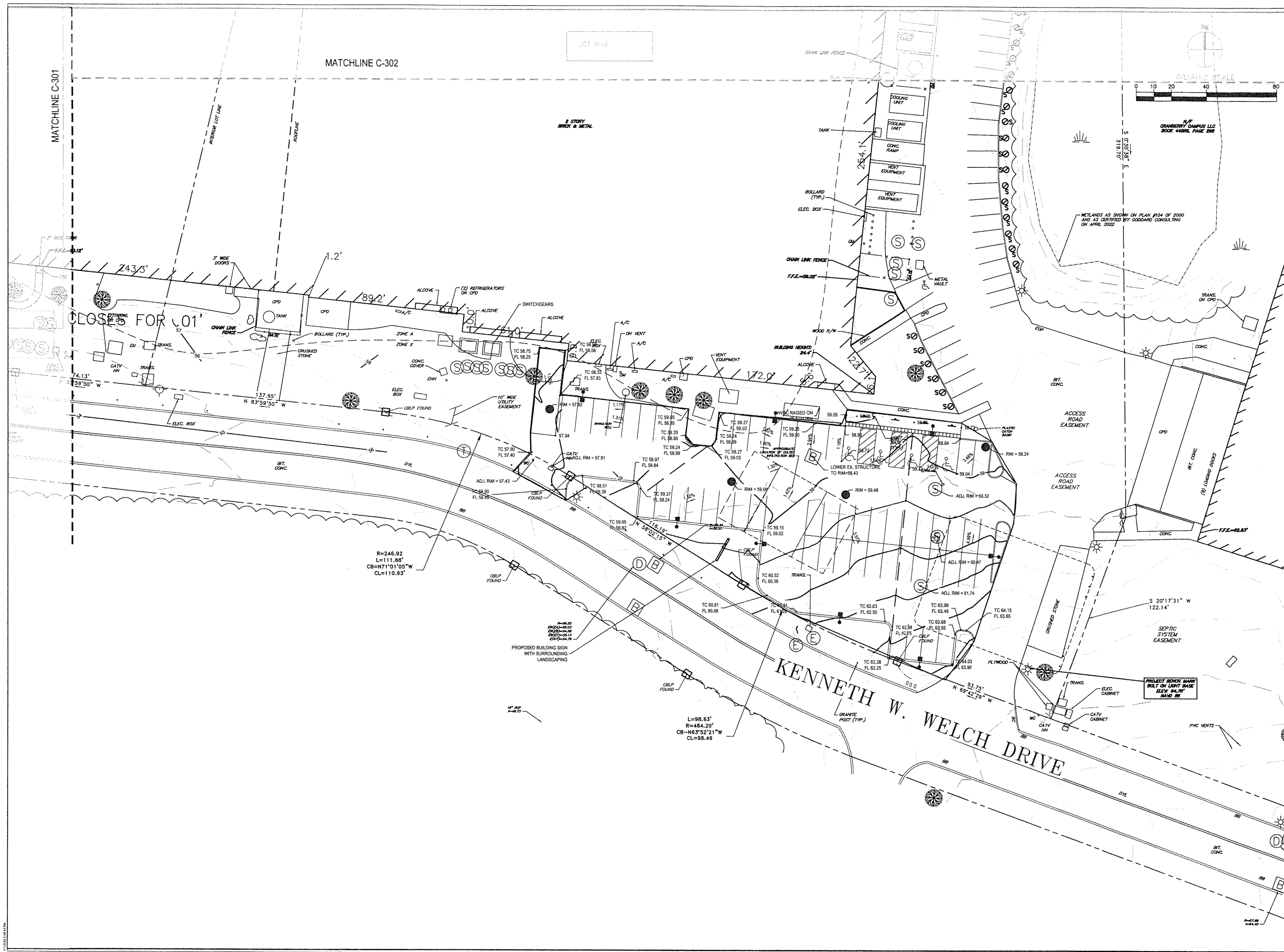
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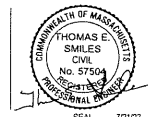
600 W. Fulton Street
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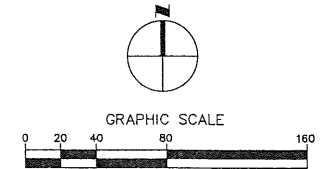
PROJECT NUMBER: 22157
 PROJECT MANAGER: T. RUSSELL
 PA I P E: T. SMILES
 DRAWN BY: C. NICEWICK
 CHECKED BY: D. HILTY

GRADING PLAN

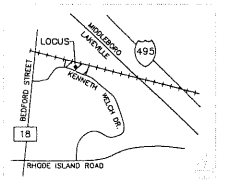
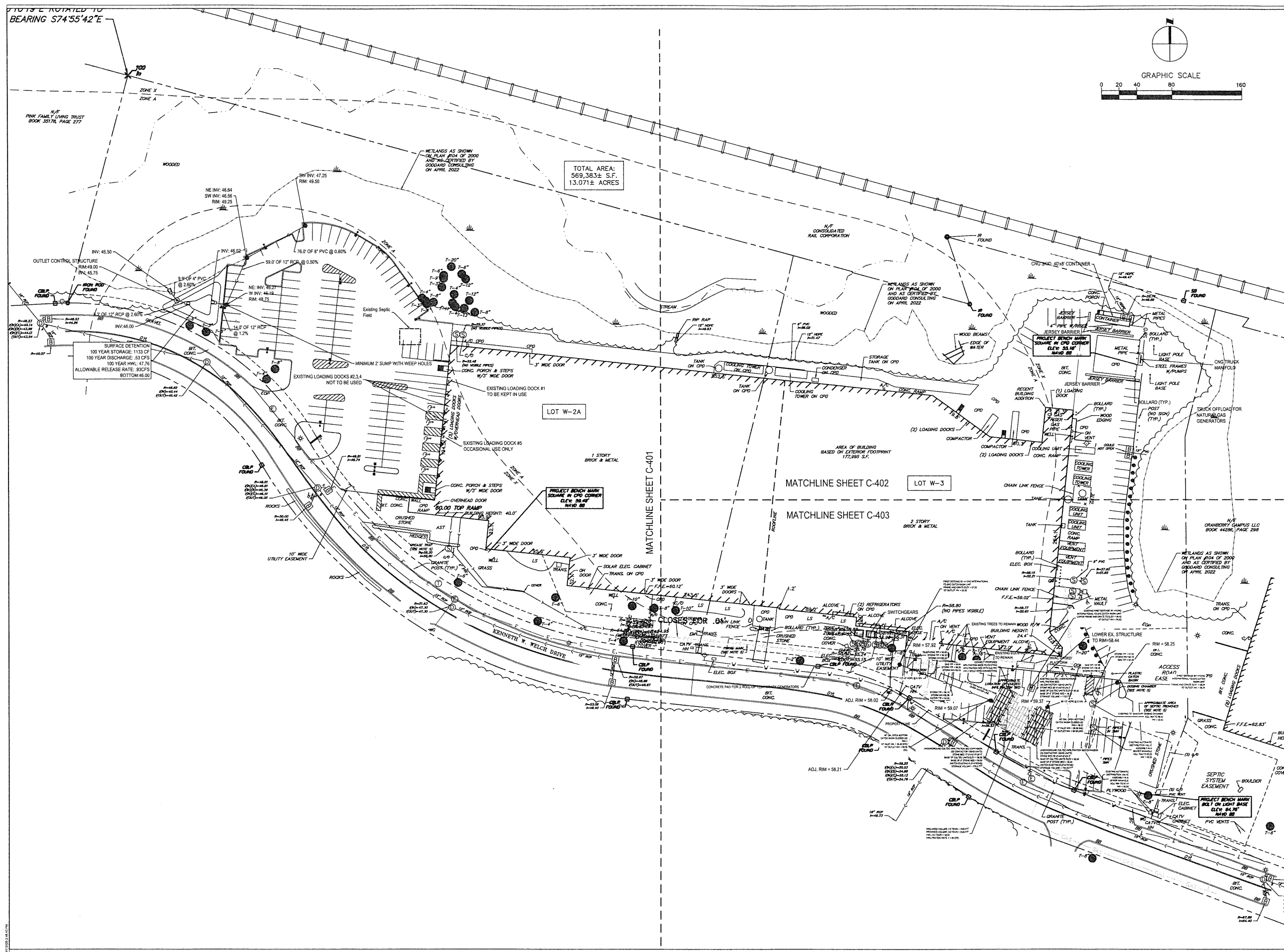
Electrical Engineer Epstein 600 West Fulton Street Chicago, Illinois 60661-1259 312.454.9100	Civil Engineer Epstein 600 West Fulton Street Chicago, Illinois 60661-1259 312.454.9100	Owner Vega Strategic 3414 Peachtree Rd. Ste 990 Atlanta, GA 30326 770.400.9881	Project Vega Strategic - Lakeville 310 Kenneth Welch Dr Lakeville, MA 02471
---	--	---	---



TO 15° E ROTATED TO
BEARING S74°55'42"E



TOTAL AREA:
569,383± S.F.
13.071± ACRES



01 07/21/2022 PLANNING & ZONING APPROVAL
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PA I PE: T. SMILES
DRAWN BY: C. NICEWICK
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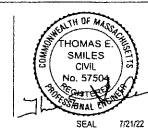
OVERALL SITE UTILITY PLAN

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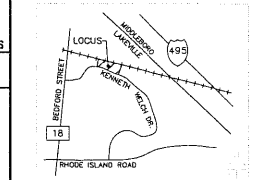
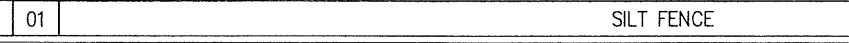
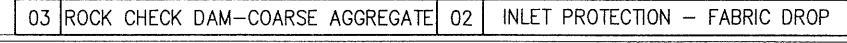
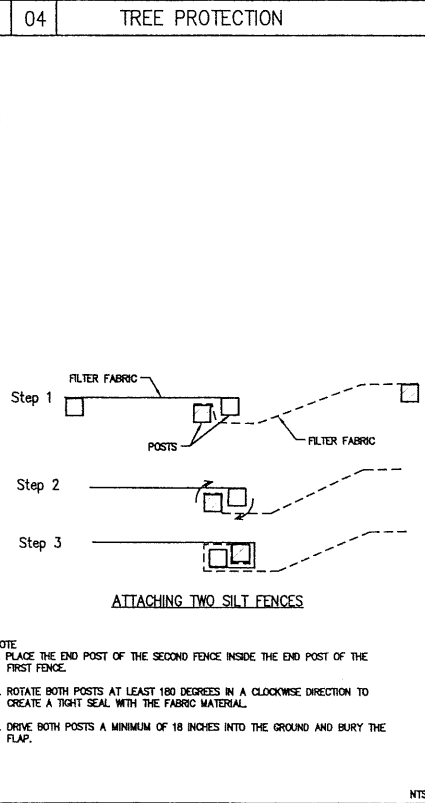
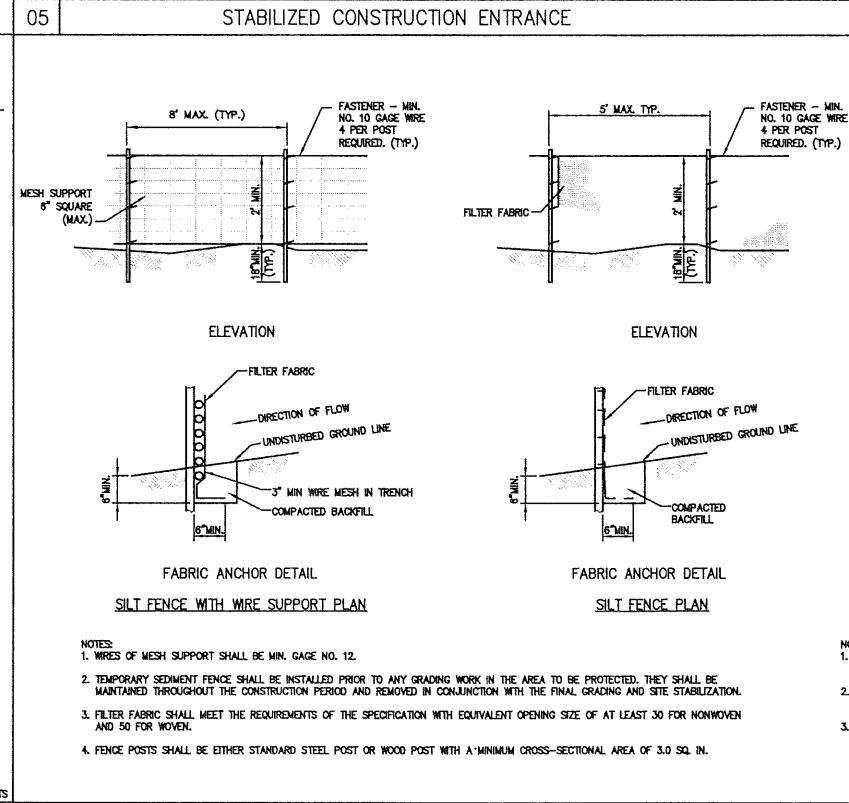
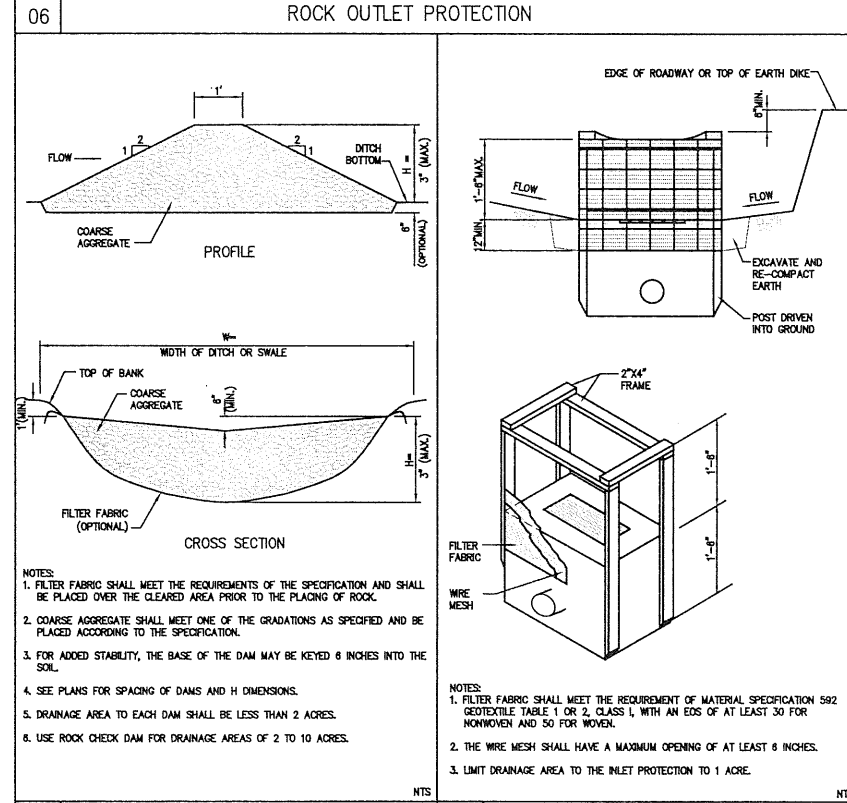
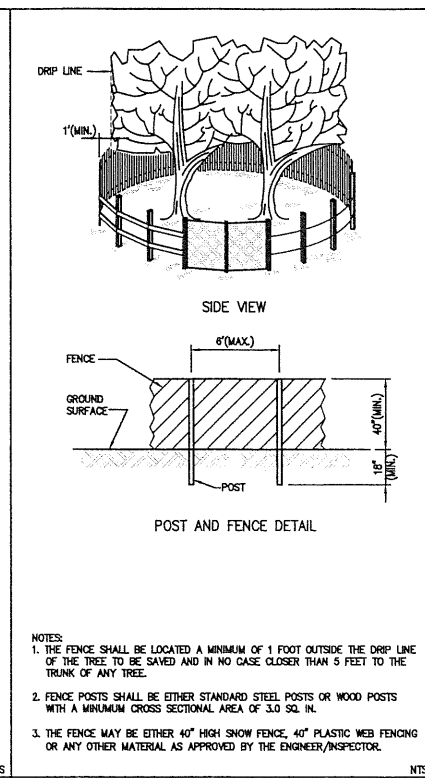
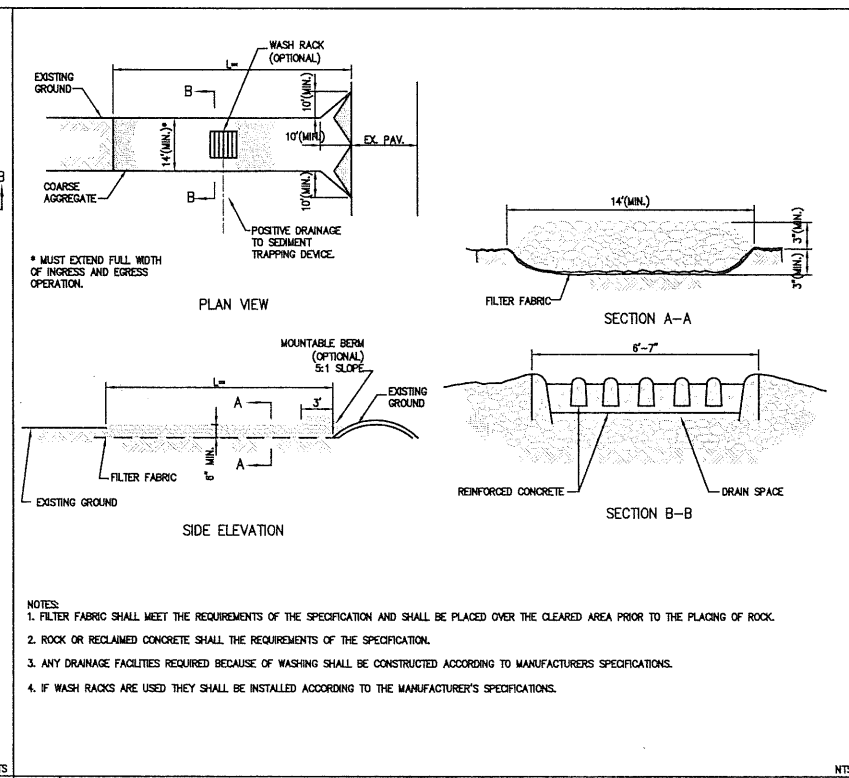
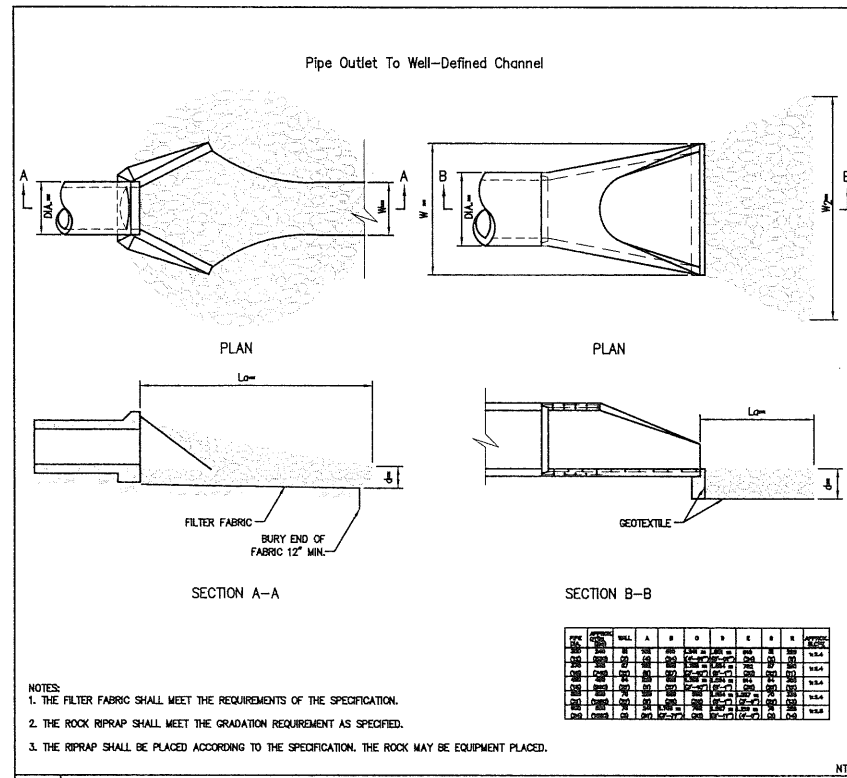
Owner
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310 Kenneth Weston Dr
Lakeville, MA 02347



C-400

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NO.	DATE	REVISIONS/ISSUANCES
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 Architecture Chicago
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PROJECT NUMBER: 22157
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 PA1 PE: T. SMILES
 DRAWN BY: C. NICEWICK
 CHECKED BY: D. HILTY

SITE EROSION AND
 SEDIMENT CONTROL
 NOTES & DETAILS

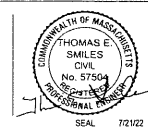
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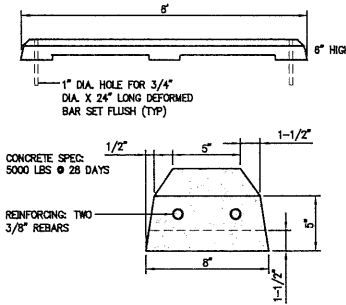
Electrical Engineer
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 Chicago, Illinois 60661-1259
 312-454-9100

Owner
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 Atlanta, GA 30326
 770-400-9681

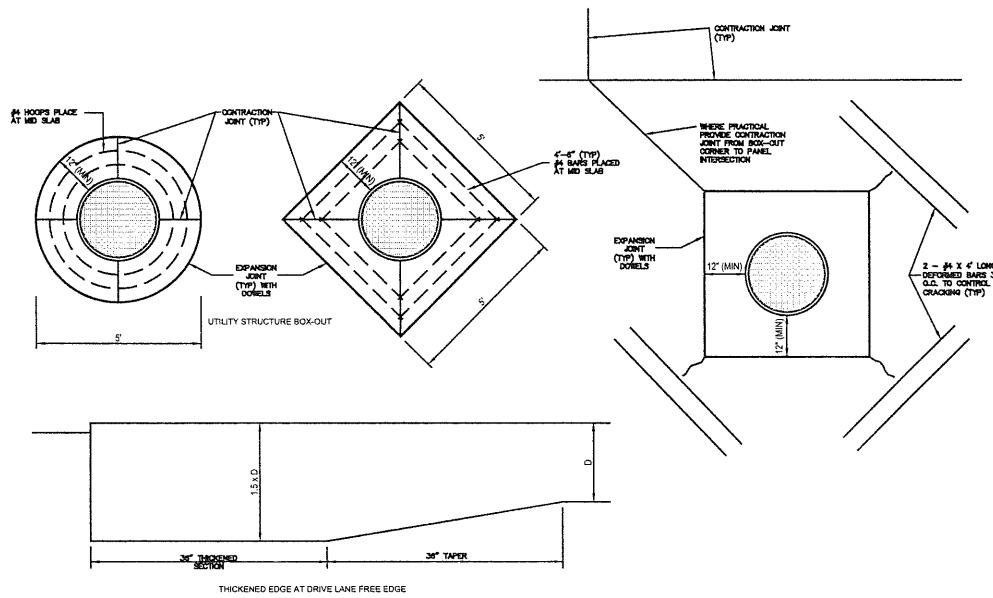
Project
 Vega Strategic - Lakeville
 310 Kenneth Walsh Dr
 Lakeville, MA 02347





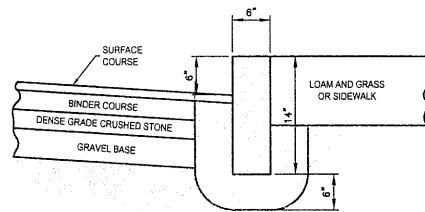
CONCRETE WHEEL STOP

08



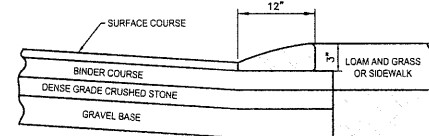
CONCRETE JOINTING

01



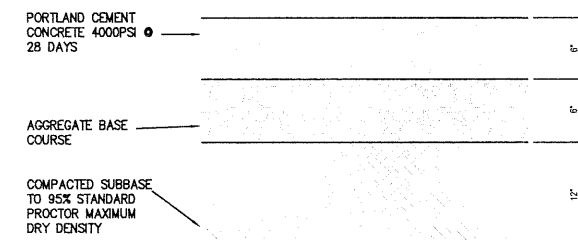
VERTICAL GRANITE CURB

07



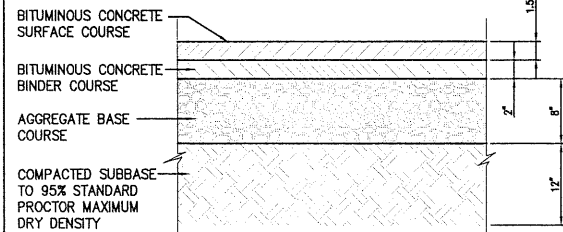
CAPE COD BERM

05



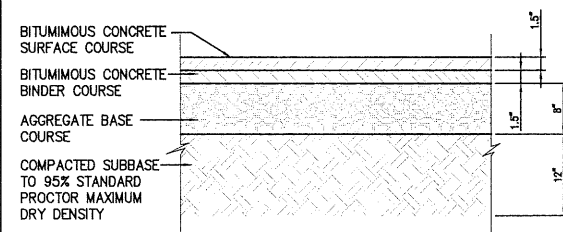
HEAVY DUTY CONCRETE PAVEMENT

03



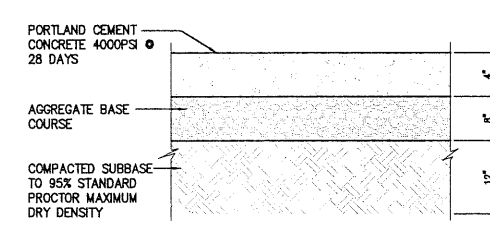
HEAVY DUTY BITUMINOUS PAVEMENT

06



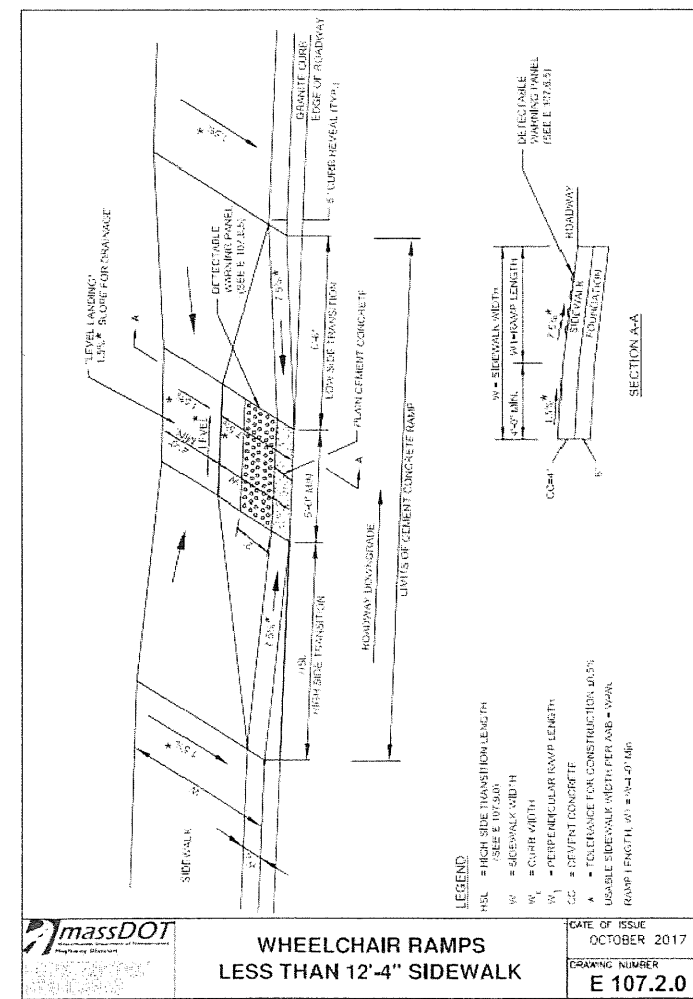
LIGHT DUTY BITUMINOUS PAVEMENT

04



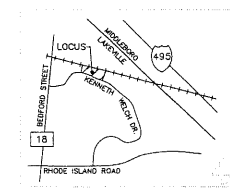
CONCRETE SIDEWALK

02



WHEELCHAIR RAMPS
LESS THAN 12'-4" SIDEWALK

DATE OF ISSUE
OCTOBER 2017
DRAWING NUMBER
E 107.2.0



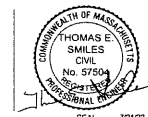
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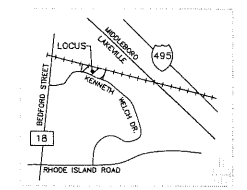
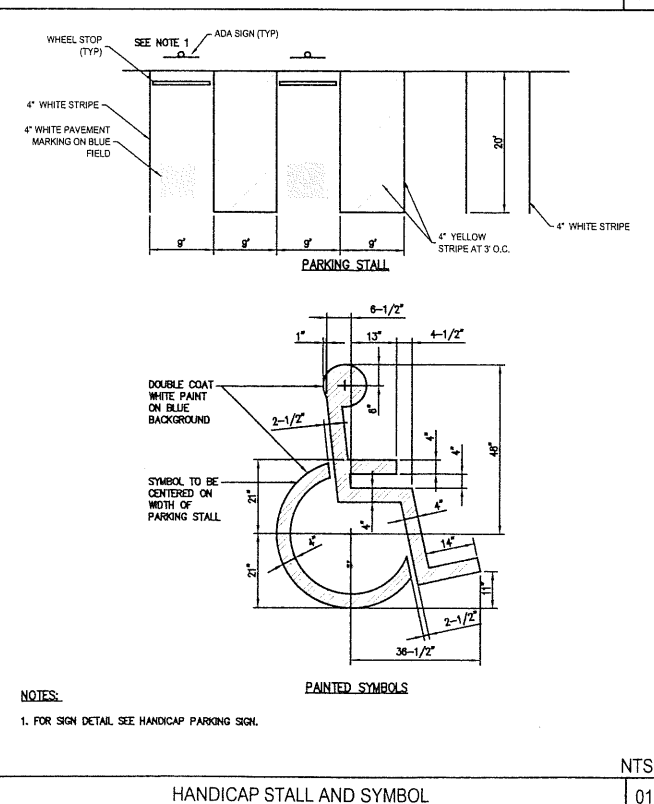
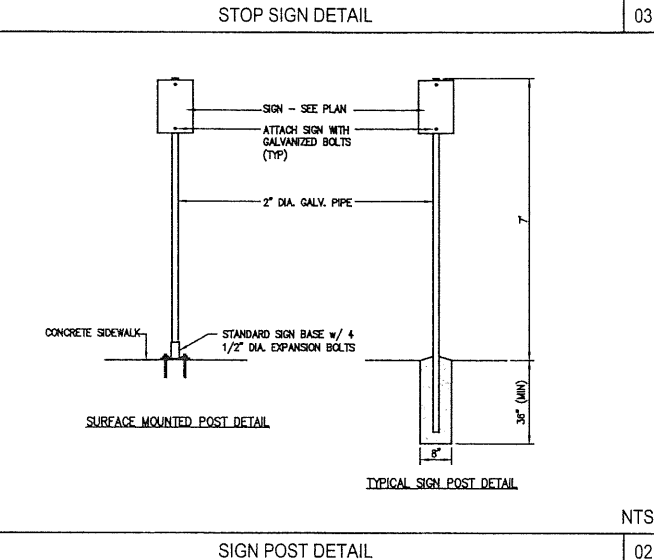
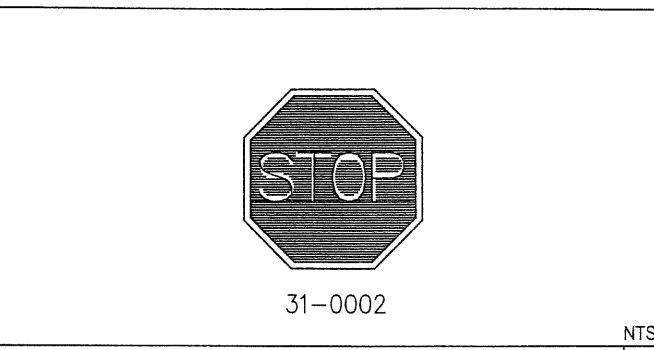
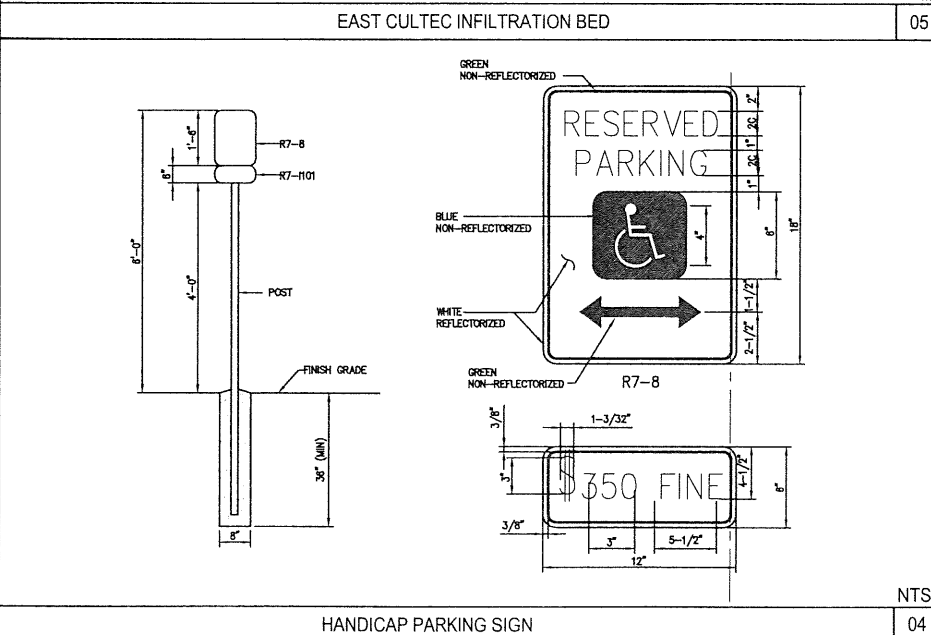
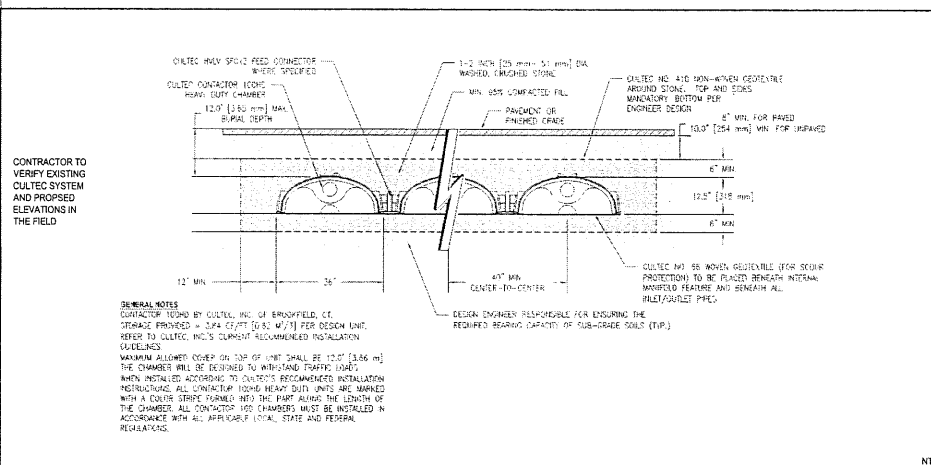
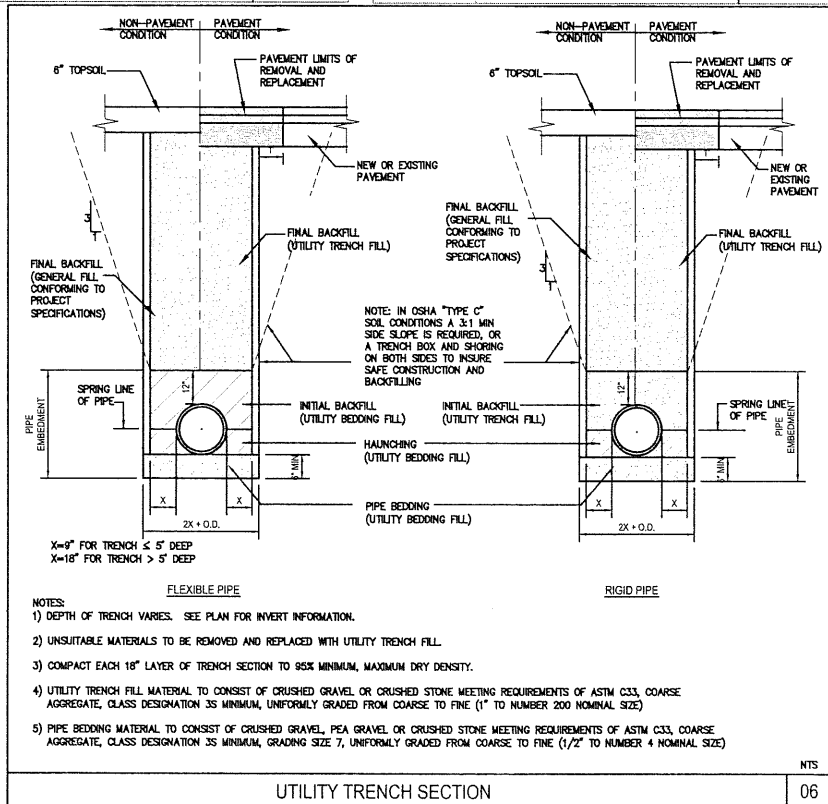
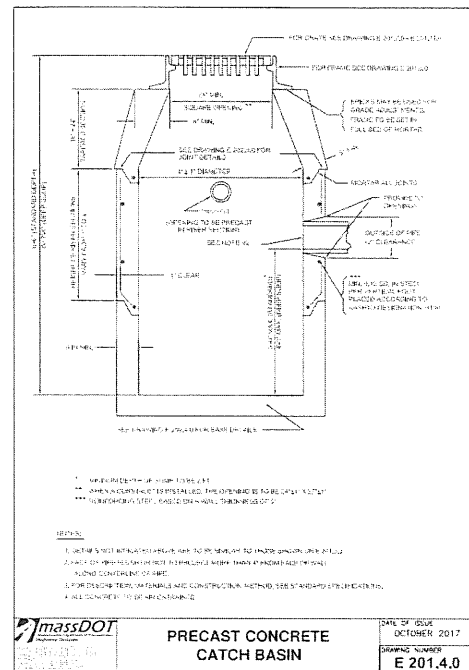
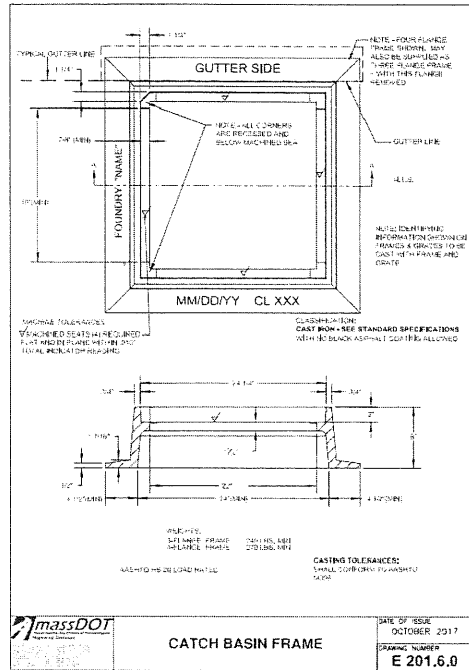
EPSTEIN
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PROJECT NUMBER: 22157
PROJECT MANAGER: T. RUSSELL
PA I P E: T. SMILES
DRAWN BY: C. NICEWICK
CHECKED BY: D. HILTY

PAVING DETAILS

C-600

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Project: Vega Strategic - Lakeville, 310 Kenneth Welch Dr, Lakeville, MA 02347





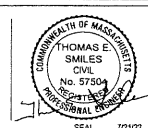
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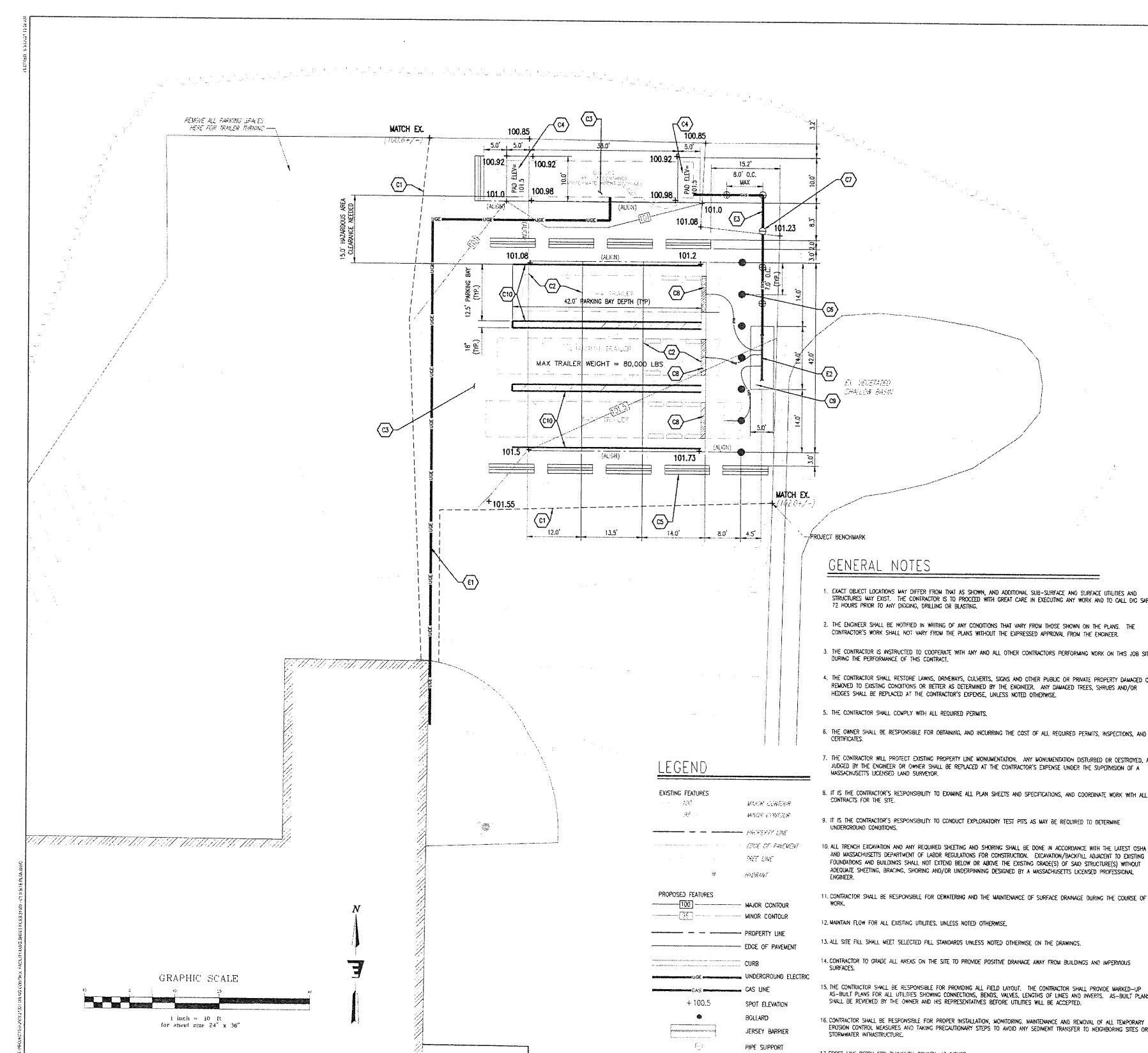
PROJECT NUMBER: 22157
PROJECT MANAGER: T. RUSSELL
PA I.P.E.: T. SMILES
DRAWN BY: C. NICEWICK
CHECKED BY: D. HILTY

MISCELLANEOUS DETAILS

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Owner Vega Strategic 3414 Peachtree Rd. Ste 990 Atlanta, GA 30326 770.400.9681
Project Vega Strategic - Lakeville 310 Kinnearn Welch Dr Lakeville, MA 02467



C-601



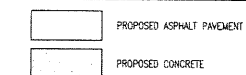
DEMOLITION NOTES

1. ALL DEMOLITION ITEMS FROM THE DEMOLITION, UNLESS NOTED BY THE OWNER TO BE STORED OR REUSED, BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. SOIL DISPOSAL SHALL BE AS DIRECTED BY OWNER. ALL DEMOLITION MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION. ALL DEMOLITION ITEMS SHALL BE DISPOSED OF AT AN APPROVED AND PERMITTED FACILITY.
2. ALL ADJACENT FACILITIES AND STRUCTURES NOT INDICATED AS INCLUDED IN THE SCOPE OF WORK SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ALL ADJACENT FACILITIES OR STRUCTURES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO PRE-CONSTRUCTION CONDITION OR BETTER.
3. EXISTING UTILITY CONNECTIONS TO BE DEMOLISHED, INCLUDING WATER, SANITARY SEWER, NATURAL GAS, OVERHEAD & BURIED ELECTRIC, TELEPHONE, CABLE, ETC., SHALL BE TERMINATED AT THE SERVICE MAIN IN ACCORDANCE WITH THE UTILITY COMPANY OR LOCAL REQUIREMENTS. ALL ONGITE PIPING, WIRING, CONDUITS & STRUCTURES TO BE DEMOLISHED SHALL BE REMOVED.
4. IF HAZARDOUS MATERIALS OR WASTE IS ENCOUNTERED DURING DEMOLITION WORK, THE CONTRACTOR SHALL CONTACT THE REGULATORY AGENCIES AND COMPLY WITH THE JURISDICTIONAL REQUIREMENTS. HAZARDOUS MATERIALS AND WASTES MUST BE REMOVED BY A PERMITTED HAZARDOUS WASTE CONTRACTOR TO A PERMITTED HAZARDOUS WASTE SITE PERMITTED TO ACCEPT THE CHARACTERIZED WASTE.
5. TAKE ALL PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK AREA DURING DEMOLITION PROCEDURES. THE CONTRACTOR SHALL MINIMIZE DUST AND NOISE POLLUTION GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
6. PRIOR TO DEMOLITION, HAND EXCAVATE ANY UNDERGROUND UTILITIES. NOTIFY THE OWNER IF ANY OTHER UTILITIES NOT NOTED ON THE DRAWINGS ARE FOUND.
7. CARE SHALL BE TAKEN NOT TO DAMAGE OR DISTURB ANY TREES NOT CALLED OUT FOR REMOVAL DURING CONSTRUCTION. KEEP CONSTRUCTION ACTIVITIES AND EQUIPMENT OUTSIDE OF DRIP LINE OF EXISTING TREES TO REMAIN AND NEWLY INSTALLED TREES.
8. ALL DEPRESSIONS OR Voids IN THE GROUND SURFACE RESULTING FROM DEMOLITION WORK SHALL BE BACKFILLED WITH CLEAN, GRANULAR FILL MATERIALS MEETING MASSACHUSETTS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR GRAVEL BORROW (M.03.0 TYPE 3) AND SHALL BE COMPACTED TO A MINIMUM 95% MODIFIED PROCTOR DENSITY AND PLACED IN 8" LIFTS MAXIMUM.
9. THE CONTRACTOR SHALL REMOVE ALL KNOWN AND DISCOVERED EXISTING SANITARY SEWER AND WATER SERVICES WITHIN THE PROJECT LIMITS THAT ARE NOT TO BE REUSED. THE CONTRACTOR SHALL CAP REMOVED SANITARY SEWER SERVICES AT THE MAIN. THE CONTRACTOR SHALL PLUG REMOVED WATER SERVICES AT THE TAP TO THE WATER MAIN.
10. COORDINATE SHUTDOWN OF EXISTING UTILITIES WITH THE OWNER PRIOR TO COMMENCEMENT OF WORK.

SITE NOTES

- (C1) SHUTOUT AND REMOVE EXISTING PAVEMENT. EXISTING SUBGRADE TO BE REUSED IF DEEMED SUITABLE BY ENGINEER.
- (C2) PROPOSED EXTERIOR CONCRETE TRAILER PAD. SEE DETAIL 2/SHEET C2.0.
- (C3) PROPOSED ASPHALT PAVEMENT. EXISTING SUBGRADE MAY BE REUSED IF DEEMED SUITABLE BY ENGINEER. SEE DETAIL 1/SHEET C2.0.
- (C4) PROPOSED EXTERIOR CONCRETE CNG SKID PAD. SEE DETAIL 5/SHEET C2.0.
- (C5) PROPOSED JERSEY BARRIERS, (10) TOTAL, (TYP.). SEE DETAIL 8/SHEET C2.0.
- (C6) PROPOSED BOLLARDS, (7) TOTAL, (TYP.). SEE DETAIL 8/SHEET C2.0.
- (C7) PROPOSED PIPE SUPPORTS, (5) TOTAL, (TYP.). SEE DETAIL 9/SHEET C2.0. SET TOP OF ALL PIERS 6" ABOVE PROJECT BENCHMARK.
- (C8) PROPOSED TRUCK WHEEL STOP (TYP.). SEE DETAIL 3/SHEET C2.0.
- (C9) PROPOSED EXTERIOR CONCRETE TRUCK GAS MANIFOLD STATION PAD. SEE DETAIL 4/SHEET C2.0. CENTER PAD ON TRAILER PAD.
- (C10) PROPOSED 4" SOLID WHITE LINE PARKING STRIPE (TYP.). DIAGONAL STRIPING TO BE AT 45-DEG AND SPACED 6 FT O.C.

PROPOSED SURFACES LEGEND



UTILITY NOTES

- (E1) PROPOSED BURIED ELECTRICAL CONDUIT FOR POWER AND CONTROL WIRING BY OTHERS.
- (E2) PROPOSED TRUCK GAS MANIFOLD STATION BY OTHERS.
- (E3) PROPOSED ABOVE GROUND GAS AND ELECTRICAL LINES FROM TRUCK GAS MANIFOLD STATION TO CNG SKID BY OTHERS.

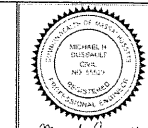
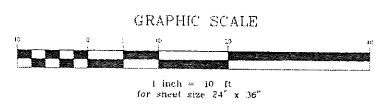
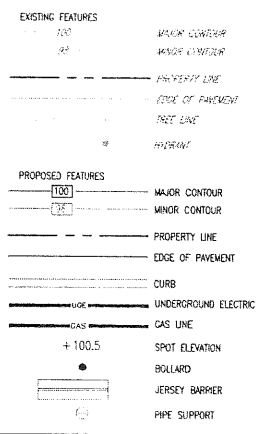
SURVEY NOTES

1. EXISTING BOUNDARIES AND PHYSICAL FEATURES SHOWN HEREIN ARE BASED ON PLAN PROVIDED BY TECH VALLEY ENGINEERING, PLLC, ENTITLED "SITE PLAN APPROVAL AND SPECIAL PERMIT FOR AN ADULT USE MARIJUANA ESTABLISHMENT", PREPARED BY AZOR LAND SCIENCES, INC. AND DATED 1/27/2021. TOPOGRAPHIC INFORMATION PROVIDED IS BASED ON A SITE SCAN CONDUCTED BY TECH VALLEY ENGINEERING, PLLC.
2. ENGINEERING VENTURES HAS NOT PERFORMED ANY BOUNDARY OR TOPOGRAPHIC SURVEYS. THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THESE PLANS DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN MA STATUTES, AND SHALL NOT BE USED AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
3. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITIES SHOWN ON PLANS WERE TAKEN FROM FIELD OBSERVATIONS OF VISIBLE UTILITIES AND PREVIOUS MAPS AND RECORD UTILITY DRAWINGS AND NOT GUARANTEED TO BE ACCURATE OR COMPLETE. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. THE CONTRACTOR SHALL CONTACT DIG SAFE (811) A MINIMUM OF 72 HOURS, BUT NOT INCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, PRIOR TO ANY CONSTRUCTION.

GENERAL NOTES

1. EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK AND TO CALL DIG SAFE 72 HOURS PRIOR TO ANY DRIVING, DRILLING OR BLASTING.
2. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
3. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
4. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CURBSETS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
7. THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A MASSACHUSETTS LICENSED LAND SURVEYOR.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
10. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA AND MASSACHUSETTS DEPARTMENT OF LABOR REGULATIONS FOR CONSTRUCTION. EXCAVATION/BACKFILL ADJACENT TO EXISTING FOUNDATIONS AND BUILDINGS SHALL NOT EXTEND BELOW OR ABOVE THE EXISTING GRADE(S) OF SAID STRUCTURE(S) WITHOUT ADEQUATE SHEETING, BRACING, SHORING AND/OR UNDERPINNING DESIGNED BY A MASSACHUSETTS LICENSED PROFESSIONAL ENGINEER.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR CENTERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
12. MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
13. ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
14. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO ADJACENT SITES OR STORMWATER INFRASTRUCTURE.
17. FROST LINE DEPTH FOR PLYMOUTH COUNTY: 48 INCHES

LEGEND



Michael H. Russell
Professional Engineer

Date	Description
07/21/2022	REVISED PER OWNER COMMENTS
07/21/2022	REVISED PER OWNER COMMENTS

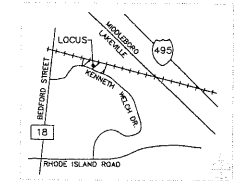
ENGINEERING VENTURES PC
208 Plymouth Street, Suite 2A, Burlington, VT 05403 • 860.661.6225
85 Littleton Street, Shelburne, VT 05488 • 860.661.6225
www.engineingventures.com

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SITE PLAN
COLD STORAGE SOLUTIONS
NATURAL GAS CONTROL FACILITY
310 KENNETH WELCH DR., TOWN OF LAKEVILLE, PLYMOUTH CO., MA

Sheet No.	21/21
Drawn By	MJD
Checked By	69/C
Scale	1" = 10'
Date	08/02/2021

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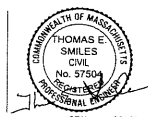
07/21/2022 PLANNING & ZONING APPROVAL
NO. DATE REVISIONS/ISSUANCES

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Construction
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www.epsteininc.com

PROJECT NUMBER: 22157
PROJECT MANAGER: T. RUSSELL
PA/PE: T. SMILES
DRAWN BY: C. NICEWICK
CHECKED BY: D. HILTY

CNG FUELING STATION
DETAILS
C-602

Electrical Engineer Epstein 600 West Fulton Street Chicago, Illinois 60661-1259 312.454.9100	Civil Engineer Epstein 600 West Fulton Street Chicago, Illinois 60661-1259 312.454.9100	Owner Vega Strategic 3414 Peachtree Rd, Ste 990 Atlanta, GA 30326 770.400.9601	Project Vega Strategic - Lakeville 310 Kenneth Welch Dr Lakeville, MA 02347
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THOMAS D. SMILES
CIVIL
No. 57504
Professional Engineer

SITE/EARTHWORK SPECIFICATIONS

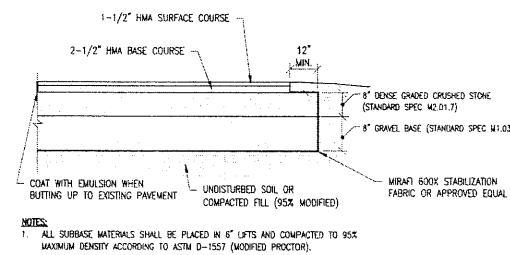
- PRIOR TO THE START OF THE WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE CONTRACTOR, OWNER, AND PROJECT ENGINEER TO REVIEW PROCEDURES, AND IDENTIFY RESPONSIBILITIES. UNLESS STATED OTHERWISE, ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS.
- CLEARING AND GRUBBING - ALL TOPSOIL AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM IMPACTED AREAS.
- COMPACTION SHALL BE PERFORMED USING VIBRATORY ROLLERS AND WATER IN LIFTS OF NO GREATER THAN SIX INCHES. COMPACTION SHALL BE PERFORMED UNTIL THE REQUIRED DENSITY IS ACHIEVED. DENSITY SHALL BE DETERMINED BY AASHTO T238 METHOD AND SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DENSITY FOR PAVED AREAS AND 90 PERCENT OF THE MAXIMUM DENSITY FOR NON PAVED AREAS DETERMINED IN ACCORDANCE WITH AASHTO T99.
- COMPACTION TESTING SHALL BE PERFORMED FOR EVERY LAYER OF MATERIAL PLACED AND FOR EVERY 1000 SQUARE FEET OF AREA.
- ALL REMAINING DISTURBED AREAS WITHIN THE RIGHT OF WAY SHALL BE FERTILIZED AND SEEDING IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS.
- THE SEEDING OF SLOPES OF 3:1 AND GREATER SHALL REQUIRE THE USE OF EROSION CONTROL MATTING.
- COST OF INITIAL INSPECTION AND TESTING SHALL BE PAID BY THE OWNER. SUBSEQUENT TESTING OF MATERIALS NOT PASSING INITIAL INSPECTION, SHALL BE PAID BY THE CONTRACTOR.
- ALL EARTHWORK MATERIALS SHALL BE OBTAINED FROM APPROVED SOURCES. THEY SHALL CONSIST OF SATISFACTORILY GRADED, FREE DRAINING MATERIAL, REASONABLY FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIAL. EARTHWORK MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING TABLES (PLEASE REFER TO COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STAND SPECIFICATIONS, DATED 2021 FOR ALL ITEMS NOT LISTED IN THE TABLE BELOW):

A. SAND BLANKET/BEDDING:	SEIVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
2 INCHES		100
1 1/2 INCHES		90 - 100
1/2 INCH		70 - 100
No. 4		60 - 100
No. 100		0 - 20
No. 200		0 - 8

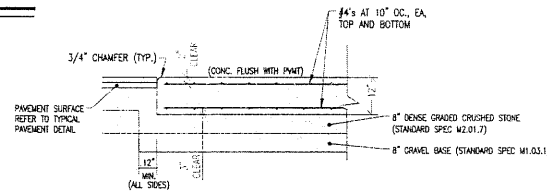
B. 3/4" CRUSHED STONE	SEIVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
1 INCH		100
3/4 INCH		90 - 100
3/8 INCH		30 - 55
No. 4		0 - 10
No. 8		0 - 5

C. GRANULAR BACKFILL (FOR USE ON STRUCTURES, PIPE TRENCHING AND/OR GENERAL BACKFILL)	SEIVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
3 INCHES		100
2 INCH		55 - 80
1 1/4"		30 - 50
No. 40		5 - 30
No. 200		0 - 8

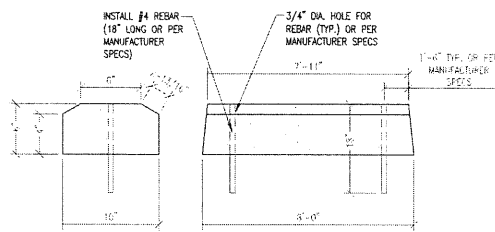
- GENERAL QUALIFICATIONS: COMPOSITION: USE AS A PLANTING MEDIUM FOR THE PROJECT. ONLY FERTILE, FRABLE, WELL-DRAINED SOIL OF UNIFORM QUALITY, FREE OF STONES OVER 1 IN. DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE, PESTS AND INSESTATIONS AND OTHER DELETERIOUS MATERIALS. SUBMIT SOIL ANALYSIS FOR IMPORT TOPSOIL.
- IMPORTED TOPSOIL: FURNISH IMPORTED TOPSOIL FROM SOURCES ACCEPTED BY THE LANDSCAPE ARCHITECT/ENGINEER WHICH MEETS THE STANDARDS SPECIFIED UNDER "GENERAL QUALIFICATIONS" ABOVE.
- VERIFICATION: QUANTITY OF TOPSOIL TO COMPLETE THE WORK SHALL BE CALCULATED BY THE CONTRACTOR AND INCLUDED IN THEIR BASE BID PRICE.
- ANALYSIS: OBTAIN AN AGRICULTURAL SUITABILITY ANALYSIS AND SOIL TEXTURE ANALYSIS OF THE PROPOSED TOPSOIL FROM AN ACCREDITED SOILS LABORATORY AT CONTRACTOR'S COST.
- ACCEPTANCE: SUBMIT SOILS ANALYSIS AND RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT/ENGINEER FOR ACCEPTANCE. AMEND TOPSOIL PER ACCEPTED SOILS ANALYSIS REPORT.
- SAMPLES: THE LANDSCAPE ARCHITECT/ENGINEER RESERVES THE RIGHT TO TAKE SAMPLES OF THE IMPORTED TOPSOIL DELIVERED TO THE SITE FOR CONFORMANCE TO THE SPECIFICATIONS.
- REJECTED TOPSOIL: IMMEDIATELY REMOVE REJECTED TOPSOIL OFF THE SITE AT CONTRACTOR'S EXPENSE.
- STOCKPILING: IF STOCKPILING IS REQUESTED, LOCATIONS AND AMOUNTS OF STOCKPILES WILL BE DESIGNATED BY LANDSCAPE ARCHITECT/ENGINEER.



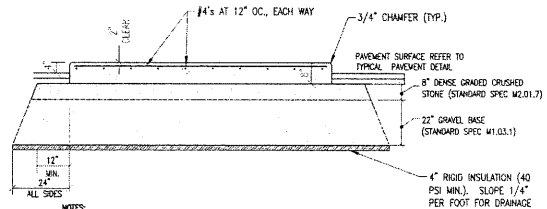
PAVEMENT DETAIL 1
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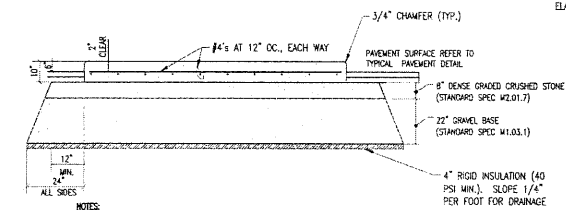
EXTERIOR CONCRETE TRAILER PAD DETAIL 2
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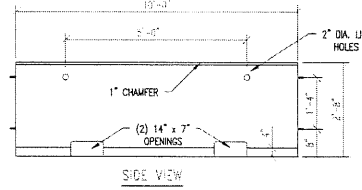
TRUCK WHEEL STOP DETAIL 3
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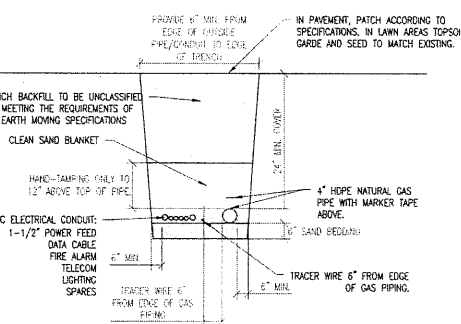
EXTERIOR CONCRETE TRUCK GAS MANIFOLD PAD 4
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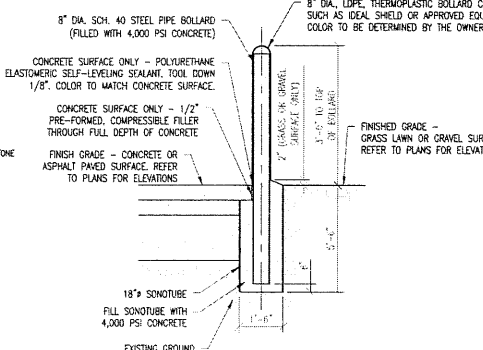
EXTERIOR CONCRETE CNG SKID PAD DETAIL 5
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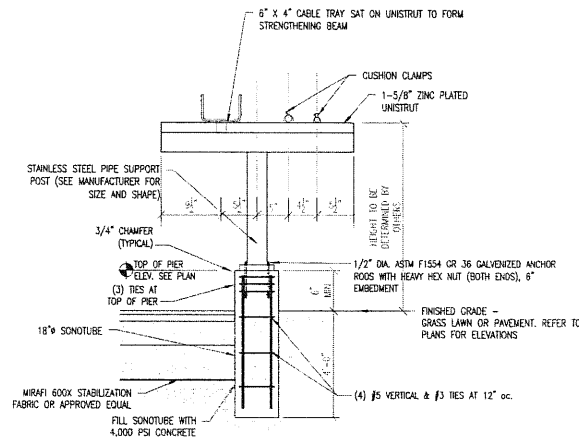
PRECAST CONCRETE JERSEY BARRIER DETAIL 6
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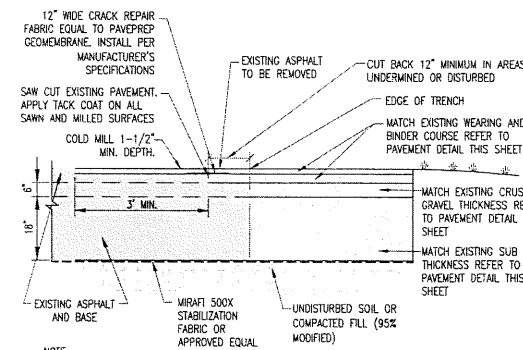
UTILITY TRENCH DETAIL 7
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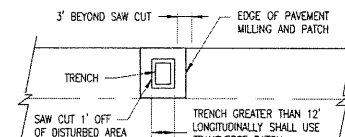
TYPICAL BOLLARD DETAIL 8
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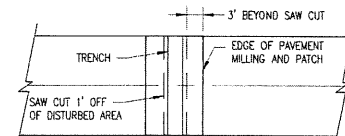
PIPE SUPPORT DETAIL 9
NOT TO SCALE



TRENCH CROSS SECTION DETAIL



SINGLE LANE TRENCH PATCH



TRANSVERSE TRENCH PATCH

ASPHALT PAVEMENT TRENCH PATCH DETAIL 10
NOT TO SCALE



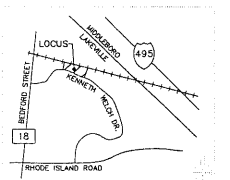
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03/21/2021	REVISED PER OWNER COMMENTS

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COLD STORAGE SOLUTIONS
NATURAL GAS CONTROL FACILITY
310 KENNETH WELCH DR., TOWN OF LAKEVILLE, PLYMOUTH CO., MA

SITE DETAILS
EV Project # 21301
Drawn By MJD
Checked By MHO
Scale AS NOTED
Date 08/22/2021

C2.0



NO.	DATE	REVISIONS/ISSUANCES
01	07/21/2022	PLANNING & ZONING APPROVAL

EPSTEIN
Architecture Interiors Engineering Construction
Chicago, New York, Business, Warsaw

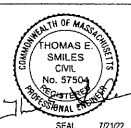
PROJECT NUMBER: 22157
PROJECT MANAGER: T. RUSSELL
PA I P E: T. SMILES
DRAWN BY: C. NICEWICK
CHECKED BY: D. HILTY

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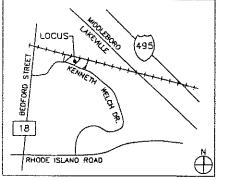
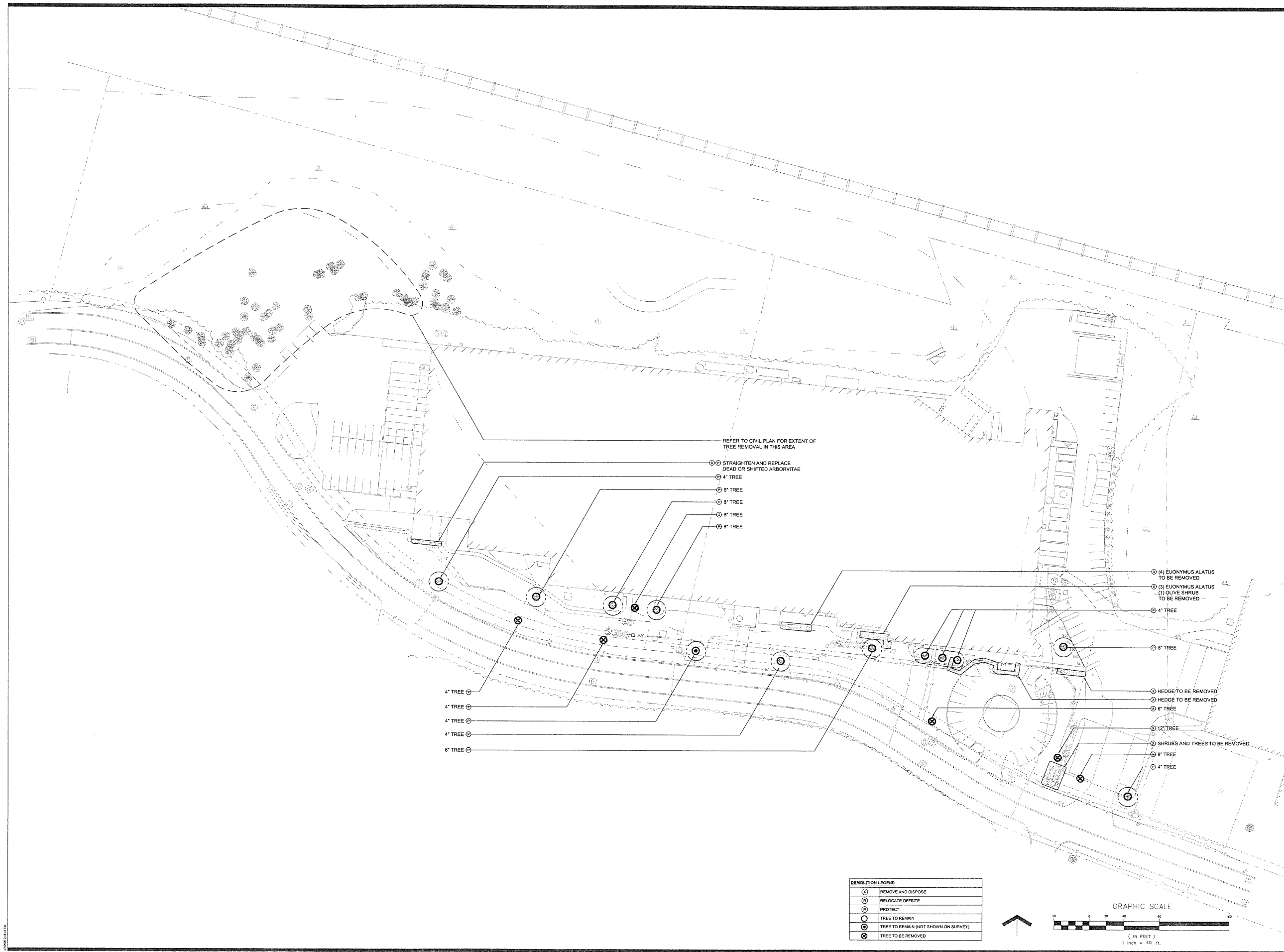
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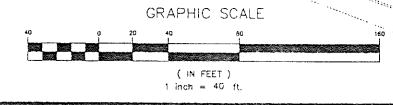


CNG FUELING STATION DETAILS
C-603



NO.	DATE	REVISIONS/ISSUANCES
1	7/21/22	PLANNING AND ZONING APPROVAL

DEMOLITION LEGEND	
⊗	REMOVE AND DISPOSE
⊕	RELOCATE OFFSITE
⊙	PROTECT
⊖	TREE TO REMAIN
⊖	TREE TO REMAIN (NOT SHOWN ON SURVEY)
⊗	TREE TO BE REMOVED



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PROJECT NUMBER: 22157
 PROJECT MANAGER:
 PA I P E:
 DRAWN BY: N. BROWN
 CHECKED BY: N. BROWN

OVERALL PLANTING DEMOTION PLAN

L-100

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 Boston, Massachusetts 02139
 617.482.4703

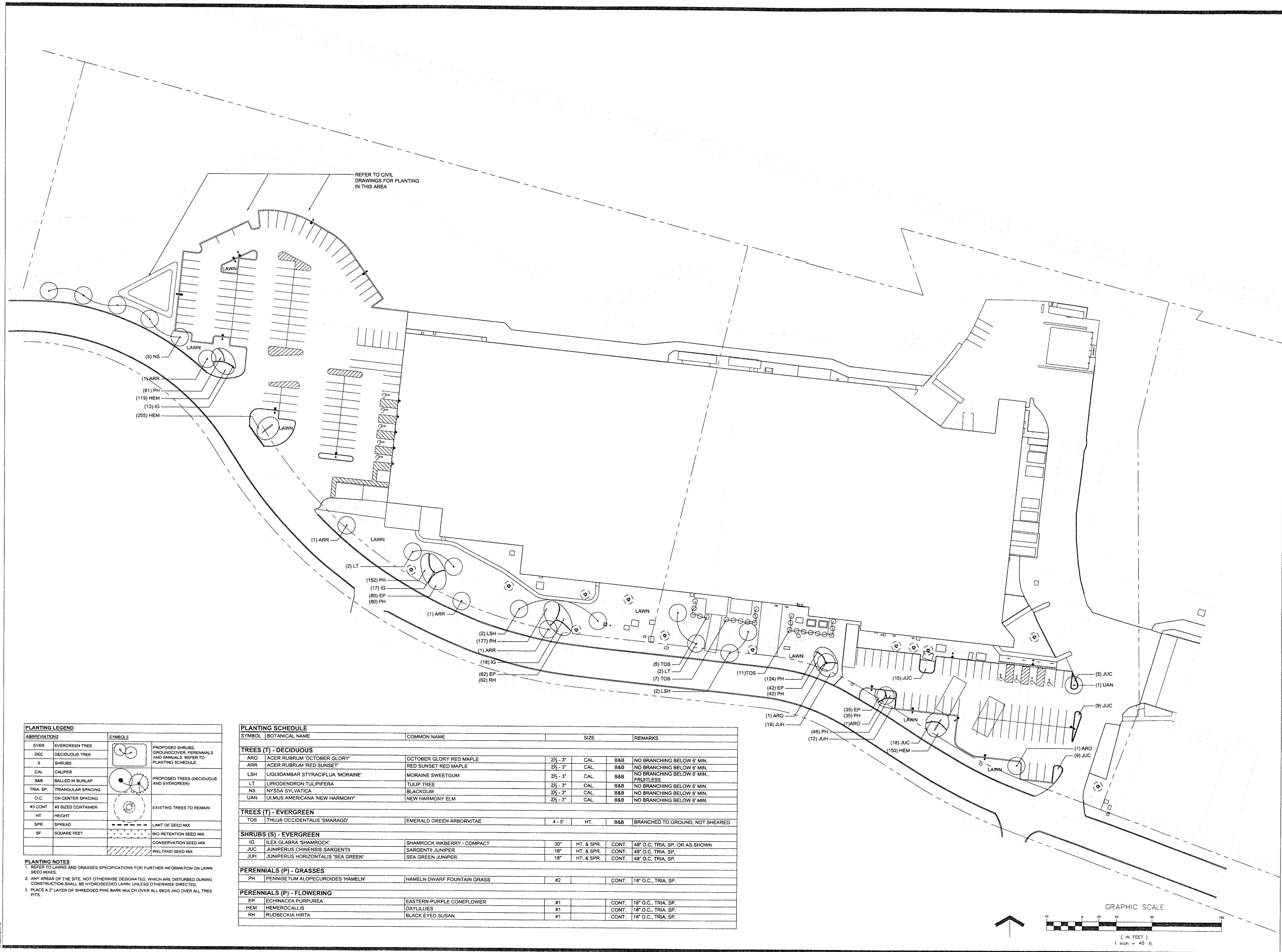
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SEAL

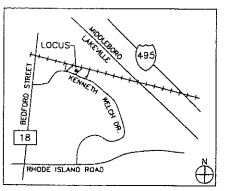


REFER TO CIVIL DRAWINGS FOR PLANTING IN THIS AREA

ABBREVIATIONS		SYMBOLS	
EVER	EVERGREEN TREE		PROPOSED SHRUBS, GROUNDCOVER, PERENNIALS AND ANNUALS REFER TO PLANTING SCHEDULE
DEC	DECIDUOUS TREE		
S	SHRUBS		
CAL	CALIPER		PROPOSED TREES (DECIDUOUS AND EVERGREEN)
B&B	BALLED IN BURLAP		
TRIA. SP.	TRIANGULAR SPACING		
O.C.	ON CENTER SPACING		EXISTING TREES TO REMAIN
#3 CONT	#3 SIZED CONTAINER		
HT	HEIGHT		
SPR	SPREAD		LIMIT OF SEED MIX
SF	SQUARE FEET		BIO RETENTION SEED MIX
			CONSERVATION SEED MIX
			WETLAND SEED MIX

PLANTING NOTES
 1. REFER TO LAWNS AND GRASSES SPECIFICATIONS FOR FURTHER INFORMATION ON LAWN SEED MIXES.
 2. ANY AREAS OF THE SITE, NOT OTHERWISE DESIGNATED, WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE HYDROSEED/LAWN, UNLESS OTHERWISE DIRECTED.
 3. PLACE A 2" LAYER OF SHREDDED PINE BARK MULCH OVER ALL BEDS AND OVER ALL TREE PITS.

PLANTING SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES (T) - DECIDUOUS				
ARO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2' - 3'	CAL B&B NO BRANCHING BELOW 6' MIN.
ARR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2' - 3'	CAL B&B NO BRANCHING BELOW 6' MIN.
LSH	LIQUIDAMBAR STYRACIFLUA 'MORAIN'	MORAIN SWEETGUM	2 1/2' - 3'	CAL B&B NO BRANCHING BELOW 6' MIN. FRUITLESS
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2' - 3'	CAL B&B NO BRANCHING BELOW 6' MIN.
NS	NYSSA SYLVATICA	BLACKGUM	2 1/2' - 3'	CAL B&B NO BRANCHING BELOW 6' MIN.
UAN	ULMUS AMERICANA 'NEW HARMONY'	NEW HARMONY ELM	2 1/2' - 3'	CAL B&B NO BRANCHING BELOW 6' MIN.
TREES (T) - EVERGREEN				
TOS	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	4' - 5'	HT. B&B BRANCHED TO GROUND, NOT SHEARED
SHRUBS (S) - EVERGREEN				
IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY - COMPACT	30"	HT. & SPR. CONT. 48" O.C. TRIA. SP. OR AS SHOWN
JUC	JUNIPERUS CHINENSIS SARGENTII	SARGENTII JUNIPER	18"	HT. & SPR. CONT. 48" O.C. TRIA. SP.
JUH	JUNIPERUS HORIZONTALIS 'SEA GREEN'	SEA GREEN JUNIPER	18"	HT. & SPR. CONT. 48" O.C. TRIA. SP.
PERENNIALS (P) - GRASSES				
PH	PENNISETUM ALLOPECUROIDES 'HAEMEL'	HAEMEL DWARF FOUNTAIN GRASS	#2	CONT. 18" O.C., TRIA. SP.
PERENNIALS (P) - FLOWERING				
EP	ECHINACEA PURPUREA	EASTERN PURPLE CONEFLOWER	#1	CONT. 18" O.C., TRIA. SP.
HEM	HEMEROCALLIS	DAYLILIES	#1	CONT. 18" O.C., TRIA. SP.
RH	RUDBECKIA HIRTA	BLACK EYED SUSAN	#1	CONT. 18" O.C., TRIA. SP.



7/21/22 PLANNING AND ZONING APPROVAL
 NO. DATE REVISIONS/ISSUANCES

EPSTEIN

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PROJECT NUMBER: 22157
 PROJECT MANAGER:
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 DRAWN BY: N. BROWN
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OVERALL PLANTING PLAN

L-200

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SEAL

DISCLAIMER: NOT ALL SYMBOLS SHOWN MAY BE USED

SINGLE LINE	
	UTILITY TRANSFORMER X-PRIMARY VOLTAGE Y-SECONDARY VOLTAGE Z-KVA RATING
	DRY TYPE TRANSFORMER X-PRIMARY VOLTAGE Y-SECONDARY VOLTAGE Z-KVA RATING
	DRY TYPE ISOLATION TRANSFORMER X-PRIMARY VOLTAGE Y-SECONDARY VOLTAGE Z-KVA RATING
	GENERATOR
	AUTOMATIC TRANSFER SWITCH
	PANELBOARD
	MOTOR
	CIRCUIT BREAKER
	DRAW OUT CIRCUIT BREAKER
	MAGNETIC MOTOR STARTER X-TYPE
	VFD CIRCUIT BREAKER XXHP
	FUSED SWITCH
	PROTECTIVE RELAY
	GROUND MODULE / AIR TERMINAL
	KEY INTERLOCK
	GROUND FAULT PROTECTIVE DEVICE
	METER
	UTILITY METER
	GROUND
	WIRE TAG - REFER TO FEEDER SCHEDULE
	SURGE PROTECTION DEVICE
	UNINTERRUPTED POWER SUPPLY

RISER DIAGRAM	
	AUTOMATIC TRANSFER SWITCH
	GENERATOR
	UTILITY METER
	CIRCUIT BREAKER
	MOTOR
	PANELBOARD
	SWITCHBOARD
	TRANSFORMER
	UTILITY TRANSFORMER
	UPS
	FEEDER BUS DUCT
	PLUG-IN BUS DUCT

POWER	
	SURFACE MOUNTED ELECTRICAL PANELBOARD
	RECESSED ELECTRICAL PANELBOARD
	DISTRIBUTION PANELBOARD
	SURFACE MOUNTED EQUIPMENT PANELBOARD
	RECESSED EQUIPMENT PANELBOARD
	FLOOR MOUNTED TRANSFORMER
	FLOOR MOUNTED TRANSFORMER WITH PAD
	WALL MOUNTED TRANSFORMER
	MAGNETIC STARTER
	COMBINATION STARTER AND DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH
	NON-FUSED DISCONNECT SWITCH
	COMBINATION STARTER AND FUSED DISCONNECT SWITCH
	VARIABLE FREQUENCY DRIVE
	VARIABLE FREQUENCY DRIVE WITH INTEGRAL DISCONNECT
	CEILING MOUNTED JUNCTION BOX WITH POWERED CONNECTION
	WALL MOUNTED JUNCTION BOX WITH POWERED CONNECTION
	FLOOR MOUNTED JUNCTION BOX WITH POWERED CONNECTION
	CEILING MOUNTED PULL BOX - SIZE AS INDICATED
	WALL MOUNTED PULL BOX - SIZE AS INDICATED
	FLEXIBLE WHIP CONNECTION TO EQUIPMENT/DEVICES
	CONDUIT
	CONDUIT DOWN
	CONDUIT UP
	BUS DUCT
	LADDER CABLE TRAY
	SOLID BOTTOM CABLE TRAY
	PUSH BUTTON SWITCH EPO-EMERGENCY POWER OFF
	AUTOMATIC DOOR OPENER
	CEILING MOUNTED PULL CORD SWITCH
	METER BANK
	GROUNDING TRID
	GROUND MODULE / AIR TERMINAL
	EXOTHERMIC WELD
	CONTROL PANEL - TYPE AS INDICATED ON PLANS
	WIRES IN CONDUIT (LEFT TO RIGHT) PHASE, SWITCH, LEG, WIRE, NEUTRAL, WIRE, GROUND, WIRE
	GROUND BAR

RECEPTACLES	
	DUPLEX WALL MOUNTED RECEPTACLE
	DUPLEX ABOVE COUNTER WALL MOUNTED RECEPTACLE
	DUPLEX GFCI WALL MOUNTED RECEPTACLE
	DUPLEX ABOVE COUNTER WALL MOUNTED GFCI RECEPTACLE
	DUPLEX SWITCHED WALL MOUNTED RECEPTACLE
	DUPLEX USB TYPE WALL MOUNTED RECEPTACLE
	DUPLEX ABOVE COUNTER USB TYPE WALL MOUNTED RECEPTACLE
	DUPLEX FLOOR MOUNTED RECEPTACLE
	DUPLEX CEILING MOUNTED RECEPTACLE
	QUADRIPLEX WALL MOUNTED RECEPTACLE
	QUADRIPLEX ABOVE COUNTER WALL MOUNTED RECEPTACLE
	QUADRIPLEX GFCI WALL MOUNTED RECEPTACLE
	QUADRIPLEX ABOVE COUNTER WALL MOUNTED GFCI RECEPTACLE
	QUADRIPLEX WALL MOUNTED SWITCHED RECEPTACLE
	QUADRIPLEX USB TYPE WALL MOUNTED RECEPTACLE
	QUADRIPLEX ABOVE COUNTER USB TYPE WALL MOUNTED RECEPTACLE
	QUADRIPLEX FLOOR MOUNTED RECEPTACLE
	QUADRIPLEX CEILING MOUNTED RECEPTACLE
	SIMPLEX WALL MOUNTED RECEPTACLE
	SIMPLEX ABOVE COUNTER WALL MOUNTED RECEPTACLE
	SIMPLEX GFCI WALL MOUNTED RECEPTACLE
	SIMPLEX ABOVE COUNTER WALL MOUNTED GFCI RECEPTACLE
	WALL MOUNTED SPECIAL RECEPTACLE X-TYPE AS INDICATED IN SCHEDULE
	FLOOR MOUNTED SPECIAL RECEPTACLE X-TYPE AS INDICATED IN SCHEDULE
	CEILING-SUSPENDED MOUNTED SPECIAL RECEPTACLE X-TYPE AS INDICATED IN SCHEDULE
	SURFACE MOUNTED RACEWAY - REFER TO SCHEDULE FOR DEVICE REQUIREMENTS
	POKE THROUGH DEVICE X-TYPE AS INDICATED IN SCHEDULE
	FLOOR BOX X-TYPE AS INDICATED IN SCHEDULE

LIGHTING FIXTURE	
	LAY-IN
	LINEAR
	TAPE / UNDERMOUNT / COVE
	DECORATIVE - SEE PLANS/SCHEDULE
	DIRECTIONAL TRACK LIGHTING
	ROUND RECESSED DOWNLIGHT
	ROUND RECESSED DOWNLIGHT DIRECTIONAL
	DECORATIVE PENDANT
	SQUARE DOWNLIGHT
	SQUARE DOWNLIGHT DIRECTIONAL
	WALL MOUNTED
	SINGLE HEAD POLE
	DOUBLE HEAD POLE
	BOLLARD
	IN-GROUND UP LIGHT
	GROUND MOUNTED FLOOD
	WALL MOUNTED FLOOD
	EMERGENCY LIGHTING BATTERY UNIT WITH ATTACHED REMOTE HEADS
	REMOTE HEAD EMERGENCY FIXTURE
	CEILING MOUNTED SINGLE FACED EXIT SIGN - ARROWS INDICATED ON PLANS
	CEILING MOUNTED DOUBLE FACED EXIT SIGN - ARROWS INDICATED ON PLANS
	WALL MOUNTED SINGLE FACED EXIT SIGN - ARROWS INDICATED ON PLANS
	END MOUNT SINGLE FACED EXIT SIGN - ARROWS INDICATED ON PLANS
	WALL MOUNTED DOUBLE FACED EXIT SIGN - ARROWS INDICATED ON PLANS

LIGHTING DEVICES	
	OCCUPANCY SENSOR TYPE AS INDICATED IN SCHEDULE
	DAYLIGHT SENSOR TYPE AS INDICATED IN SCHEDULE
	PHOTO CELL TYPE AS INDICATED IN SCHEDULE
	DIGITAL CONTROL STATION TYPE AS INDICATED IN SCHEDULE
	VACANCY SENSOR TYPE AS INDICATED IN SCHEDULE
	SINGLE POLE SWITCH
	DOUBLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	AUTOMATIC DOOR SWITCH
	KEY OPERATED SWITCH
	KEY CARD SWITCH
	SWITCH WITH PILOT LIGHT INDICATOR
	CIRCUIT BREAKER SWITCH
	WEATHERPROOF CIRCUIT BREAKER
	MOMENTARY CONTACT SWITCH
	REMOTE CONTROL SWITCH
	FUSE SWITCH
	LOW VOLTAGE SWITCH
	OCCUPANCY SENSOR SWITCH
	VACANCY SENSOR SWITCH
	TIME SWITCH
	THERMAL RATED MOTOR SWITCH
	WEATHERPROOF SWITCH
	WIRELESS SWITCH
	DIMMER SWITCH

TELEPHONE / DATA	
	WALL MOUNTED DATA OUTLET
	WALL MOUNTED PHONE OUTLET
	COMBINATION WALL MOUNTED DATA AND PHONE OUTLET
	FLOOR MOUNTED DATA OUTLET
	FLOOR MOUNTED PHONE OUTLET
	FLOOR MOUNTED COMBINATION DATA AND PHONE OUTLET
	CEILING MOUNTED DATA OUTLET
	CEILING MOUNTED PHONE OUTLET
	CEILING MOUNTED COMBINATION DATA AND PHONE OUTLET
	CEILING MOUNTED TV OUTLET
	WIRELESS ACCESS POINT
	WIRELESS ACCESS POINT - OUTDOOR RATED
	TELECOMMUNICATIONS GROUND BAR
	MASTER STATION GROUND BAR
	INTERMEDIATE DISTRIBUTION FRAME CABINET (IDF)

SECURITY	
	CAMERA X-TYPE AS INDICATED IN SCHEDULE
	CARD READER X-TYPE AS INDICATED IN SCHEDULE
	GLASS BREAK
	DOOR CONTACT
	ELECTRIC LOCK
	ELECTRIC STRIKE
	MAGNETIC LOCK
	REQUEST TO EXIT
	TIME CLOCK
	CEILING MOUNTED SPEAKER
	WALL MOUNTED SPEAKER
	NETWORK VIDEO RECORDER
	DIGITAL VIDEO RECORDER
	MOTION DETECTOR
	INTERCOM

SITE LIGHTING	
	SINGLE HEAD AREA POLE LIGHT
	DOUBLE HEAD AREA POLE LIGHT
	BOLLARD LIGHT
	IN-GROUND UP LIGHT
	WALL MOUNTED DOWN LIGHT
	GROUND MOUNTED FLOOD LIGHT
	WALL MOUNTED FLOOD LIGHT

FIRE DETECTION AND ALARM	
	BELL - SINGLE STROBE CHIME
	MANUAL PULL STATION
	FLOW SWITCH
	WATER PRESSURE SWITCH
	SPRINKLER ALARM VALVE ATTACHMENT
	VALVE SUPERVISORY SWITCH
	COMBINATION HORN STROBE - CEILING / WALL MOUNTED
	COMBINATION SPEAKER STROBE - CEILING / WALL MOUNTED
	EMERGENCY COMMUNICATION NOTIFICATION COMBINATION SPEAKER STROBE - CEILING / WALL MOUNTED
	SPEAKER - CEILING / WALL MOUNTED
	HORN - CEILING / WALL MOUNTED
	CEILING MOUNTED STROBE
	WALL MOUNTED STROBE
	SINGLE STATION CEILING MOUNTED GUEST ROOM VISUAL ALARM DEVICE, 120V
	SINGLE STATION WALL MOUNTED GUEST ROOM VISUAL ALARM DEVICE, 120V
	EMERGENCY COMMUNICATION NOTIFICATION WALL MOUNTED STROBE
	EMERGENCY TEXTUAL VISIBLE APPLIANCE
	REMOTE ALARM INDICATING AND TEST SWITCH
	PRIMARY ELEVATOR RECALL RELAY
	ALTERNATE ELEVATOR RECALL RELAY
	TOP HAT ELEVATOR RECALL RELAY
	VOICE COMMUNICATION TELEPHONE
	SMOKE DETECTOR
	DUCT SMOKE DETECTOR
	COMBINATION SMOKE-CARBON MONOXIDE DETECTOR WITH SOUNDER BASE
	SELF CONTAINED COMBINATION SMOKE-CARBON MONOXIDE DETECTOR
	SELF CONTAINED SMOKE DETECTOR
	SELF CONTAINED SMOKE DETECTOR WITH STROBE
	SMOKE DETECTOR - BEAM RECEIVER
	SMOKE DETECTOR - BEAM TRANSMITTER
	SMOKE DETECTOR - SOUNDER BASE
	HEAT DETECTOR
	HEAT DETECTOR - HEAT SENSITIVE CABLE
	GAS DETECTOR - CARBON DIOXIDE
	GAS DETECTOR - CARBON MONOXIDE
	FLAME DETECTOR
	ADDRESSABLE INPUT MODULE
	ADDRESSABLE OUTPUT MODULE
	ADDRESSABLE INPUT / OUTPUT MODULE
	FIRE SIGNAL ALARM DEVICE
	FIRE SIGNAL ALARM DEVICE WITH VISUAL ALARM DEVICE
	DRY CHEMICAL EXTINGUISHING SYSTEM
	WET CHEMICAL EXTINGUISHING SYSTEM
	GASEOUS EXTINGUISHING SYSTEM
	AREA OF REFUGE - EMERGENCY COMMUNICATION SYSTEM - MASTER UNIT
	AREA OF REFUGE - EMERGENCY COMMUNICATION SYSTEM - REMOTE UNIT
	CONTROL PANEL FOR HVAC
	CENTRAL STATION TIE AND DISCONNECT
	CITY FIRE ALARM BOX TIE AND DISCONNECT PANEL
	DATA GATHERING PANEL (TRANSPONDER)
	DATA TRANSMISSION UNIT
	ELEVATOR CONTROL PANEL
	EMERGENCY COMMUNICATIONS CONTROL UNIT
	FIRE ALARM ANNUNCIATOR PANEL
	FIRE ALARM COMMUNICATOR
	FIRE ALARM CONTROL PANEL
	FIRE PUMP CONTROL PANEL
	FIRE SUPPRESSION CONTROL PANEL

TAG SYMBOLS	
	TYPICAL ELECTRICAL DEVICE NOTATION XXXX - ELECTRICAL DEVICE XX - PANEL X - CIRCUIT
	TYPICAL LIGHTING CIRCUIT NOTATION XXXX - LIGHTING FIXTURE / DEVICE XX - PANEL X - CIRCUIT X - SWITCH/LED
	TYPICAL TELEPHONE / DATA NOTATION X - TELEPHONE / DATA DEVICE X - CABLE COUNT

GENERAL SYMBOLS	
	POINT OF CONNECTION / DISCONNECTION
	NEW
	EXISTING
	DEMO
	EXISTING ITEM TO BE REMOVED AND RELOCATED

NO.	DATE	REVISIONS/ISSUANCES
1	02/27/21	PLANNING AND ZONING

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ELECTRICAL SYMBOLS AND LEGENDS

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ABBREVIATIONS

ANDRM	NUMBER	DIT	DOMESTIC EXPANSION TANK	GD	GRAVITY DAMPER	NFRH	NON-FREEZE ROOF HYDRANT	TR	TRANSFER BOOT (DUCT)
AVV	AUTOMATIC AIR VENT (VALVE)	DEV	DEVICE	GEN	GENERAL	NFE	NON-FREEZE ELECTRICAL DISCONNECT	TC	TOTAL CAPACITY
AC	ALTERNATING CURRENT OR AIR COMPRESSOR	DF	DOOR FAN (AIR CURTAIN)	GFI	GROUND FAULT CIRCUIT INTERRUPTER	NFWH	NON-FREEZE WALL HYDRANT	TCW	TREATED COLD WATER
ACH	AIR CHANGES PER HOUR	DR	DRAINING TANK	GSB	GUY DRAY BOX	NG	NATURAL GAS	TD	TEMPERATURE DIFFERENCE OR TRENCH DRAIN
ACU	AIR CONDITIONING UNIT	DFI	DEGREE FAHRENHEIT	GI	GREASE INTERCEPTOR	NC	NOT IN CONTRACT	TEF	TOILET EXHAUST FAN
AD	AIR ACCESS DOOR	DG	DOOR GRILLE	GL	GLASS	NK	NECK	TELE	TELEPHONE
AH	AIR DRYER	DH	DUCT HATER	GPF	GALLONS PER FLUSH	NPH	NON-POTABLE WATER	TEMP	TEMPERATURE
AE	ANESTHESIA EVACUATION	DI	DUCTILE IRON	GPM	GALLONS PER HOUR	NR	NOT REQUIRED	THK	THICK
AF	AIR FILTER	DM	DIMETER	GH	GALLONS PER MINUTE	NS	NOT SPRINKLERED	TL	TOTAL LOAD
AFTC	AUTOMATIC FLOW CONTROL DEVICE	DN	DOWN	DIAG	DIAGONAL	NTS	NOT TO SCALE	TML	THERMOSTATIC MIXING VALVE
AFF	ABOVE FINISHED FLOOR	DIFF	DIFFUSER	DT	DRIP TRAP	NV	NATURAL VENTILATION	TO	TRANSFER OPENING
AFC	ABOVE FINISHED GRADE	DM	DIMENSION	DT	DRIP TRAP	OV	OUTSIDE AIR DUCT	TP	TAMPER PROOF
AHU	AIR HANDLING UNIT	DISC	DISCONNECT	DT	DRAIN VALVE	OW	OUTSIDE AIR INTAKE	TR	TEMPERATURE RISE/TRANSFER (CONDENSATE) RETURN
ALT	ALTERNATE	DISCH	DISCHARGE	DV	DRAIN VALVE	OA	OUTSIDE AIR	TS	TANKER SWITCH OR TEMPERATURE SENSOR
ALUM	ALUMINUM	DN	DOWN	DW	DOWN	OB	OPPOSITE BLADE DAMPER	TSP	TOTAL STATIC PRESSURE
AMP	MEDICAL AIR MANIFOLD	DPT	DIFFERENTIAL PRESSURE	DW	DRAWING	OC	ON CENTER	TT	TEMPERATURE TRANSMITTER
AMPISA	AMPERES	DPT	DIFFERENTIAL PRESSURE	DW	DRAWING	OD	OVERCURRENT DEVICE	TB	TELEPHONE TERMINAL BOARD
AMS	AIR FLOW MEASURING STATION	DR	DRY PIPE VALVE	DW	DRAWING	OO	OUTSIDE DIAMETER	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
ANS	ACID NEUTRALIZATION BASIN	DR	DRY PIPE VALVE	DW	DRAWING	OFD	OVERFLOW DRAIN	TW	TEMPERED WATER
AP	ACCESS PANEL	DST	DOMESTIC STORAGE TANK	DW	DRAWING	OFI	OWNER FURNISHED EQUIPMENT	TY	TYPICAL
APD	AIR PRESSURE DROP	DT	DRIP TRAP	DW	DRAWING	OHD	OPEN HUB DRAIN	UC	UNDER-CUT (DOOR)
APPO	APPROX	DV	DRAIN VALVE	DW	DRAWING	HD	HIGH INTENSITY DISCHARGE	UCR	UNDERCABINET REFRIGERATOR
APPROX	APPROXIMATE	DW	DRAWING	DW	DRAWING	HL	HIGH LIMIT	UD	UNDERGROUND
ARCH	ARCHITECT/ARCHITECTURAL	DWG	DRAWING	DW	DRAWING	HCA	HANDOFF/AUTOMATIC	UH	UNIT HEATER (HYDRONIC OR STEAM)
AS	AIR SEPARATOR	DWN	DOMESTIC WATER HEATER	DW	DRAWING	HCRZ	HORIZONTAL	UL	UNDERWRITERS LABORATORIES
ASC	ABOVE SUSPENDED CEILING	DX	DIRECT EXPANSION	DW	DRAWING	HP	HORSEPOWER OR HEAT PUMP	UNO	UNLESS OTHERWISE NOTED
ASSY	ASSEMBLY	E	EXHAUST	DW	DRAWING	HPS	HIGH PRESSURE SODIUM	UNP	UNINTERRUPTIBLE POWER SUPPLY
ASTM	ASTM	EA	EACH OR EXHAUST AIR	DW	DRAWING	HPT	HIGH POINT	UR	URINAL
ASTNC	ASYNCHRONOUS	EAD	EXHAUST AIR DUCT	DW	DRAWING	HRS	HOUR	UV	UNIT VENTILATOR
ATM	ATMOSPHERE	EAT	ENTERING AIR TEMPERATURE	DW	DRAWING	HSP	HOT SPOT	ULU	UTILITY
ATS	AUTOMATIC TRANSFER SWITCH	EBB	ELECTRIC BASEBOARD HEATER	DW	DRAWING	HST	HEAT SINK	UV	UNIT VENTILATOR
AUTO	AUTOMATIC	EC	ELECTRICAL CONTRACTOR	DW	DRAWING	HT	HIGH TEMPERATURE	V	VOLTS OR VENT
AUX	AUXILIARY	EC	EVAPORATIVE CONDENSER	DW	DRAWING	HT	HUMIDITY TRANSMITTER	VAC	VACUUM
AV	ACID VENT	ECU	EVAPORATIVE COOLING AIR HANDLING UNIT	DW	DRAWING	HTG	HEATING	VAC	VACUUM CLEANING
AVC	AVERAGE	EBB	ENTERING DRY BULB TEMPERATURE	DW	DRAWING	HUM	HUMIDIFIER	VACC	VACUUM BREAKER
AVTR	ACID VENT THRU ROOF	EBS	ENERGY EFFICIENCY RATIO	DW	DRAWING	HVAC	HEATING VENTILATION & AIR CONDITIONING	VE	VOLUME DAMPER
AW	ACID WASTE	EW	EMERGENCY EYE WASH	DW	DRAWING	HVU	HEATING & VENTILATING UNIT	VAV	VARIABLE AIR VOLUME
AWB	APRON WASH STATION	EWF	EXHAUST FAN	DW	DRAWING	HWS	DOMESTIC HOT WATER	VB	VACUUM BREAKER
AWB	APRON WASH STATION	EWF	EXHAUST FAN	DW	DRAWING	HWS	DOMESTIC HOT WATER	VB	VACUUM BREAKER
BAS	BUILDING AUTOMATION SYSTEM	EDW	ETHYLENE GLYCOL-WATER SOLUTION (% GLYCOL BY VOLUME)	DW	DRAWING	HWC	HEAT EXCHANGER	VBI	VELOCITY
BC	BUILDING COMPRESSOR (AMMONIA)	EHC	ELECTRIC HEATING COIL	DW	DRAWING	HYD	HYDRAULIC	VERT	VERTICAL
BD	BLOW DOWN	EJ	EXPANSION JOINT	DW	DRAWING	HZ	HERTZ OR HIGH ZONE	VI	VIBRATION ISOLATION
BDO	BACK DRAFT DAMPER	EL	ELEVATION	DW	DRAWING	IC	INTERLOCKING CAPACITY OR INSULATING COUPLING	VIB	VIBRATION ISOLATION
BF	BOILER FEED	ELEC	ELECTRICAL	DW	DRAWING	ID	INSIDE DIAMETER	VIF	VERIFY IN FIELD
BFP	BACKFLOW PREVENTER	ELEM	ELEMENT	DW	DRAWING	IDENT	IDENTIFICATION	VMF	VEHICLE MAINTENANCE FACILITY
BHP	BRAKE HORSEPOWER	ELEV	ELEVATOR	DW	DRAWING	END	END OF MAIN DRIP (STEAM)	VOL	VOLUME
BN	BRAHMI	EMER	EMERGENCY	DW	DRAWING	ENG	ENGINEER	VP	VAPORPROOF
BKR	BREAKER	EMEREM	EMERGENCY	DW	DRAWING	ENG	ENGINEER	VSD	VARIABLE SPEED DRIVE
BLDG	BUILDING	ENCL	ELECTRICAL METALLIC TUBING	DW	DRAWING	ENCL	ENCLOSURE	VSP	VENTILATOR SUPPLY FAN
BLK	BLOCK	ENCL	ENCLOSURE	DW	DRAWING	ENCL	ENCLOSURE	VTS	VENT THROUGH ROOF
BOB	BOTTOM OF BEAM	ENG	ENGINEER	DW	DRAWING	ENCL	ENCLOSURE	VW	WATTS OR WASTE
BOO	BOTTOM OF DUCT	ENT	ENTRANCE	DW	DRAWING	ENCL	ENCLOSURE	WI	WITH
BOP	BOTTOM OF PIPE	ENT	ENTRANCE	DW	DRAWING	ENCL	ENCLOSURE	WO	WITHOUT
BOBTOT	BOTTOM	EPS	ELECTRIC PRESSURE SWITCH	DW	DRAWING	ENCL	ENCLOSURE	WB	WET BULB TEMPERATURE
BP	BOILER PACKAGE	EQ	EQUAL	DW	DRAWING	ENCL	ENCLOSURE	WC	WATER CLOSET OR WATER COLUMN
BPS	BOLTED PRESSURE SWITCH	EQUP	EQUIPMENT	DW	DRAWING	ENCL	ENCLOSURE	WCD	WALL CLEANOUT
BRF	BUILDING RATED FLOOR	EQW	EQUIPMENT WASH STATION	DW	DRAWING	ENCL	ENCLOSURE	WF	WASH FOUNTAIN
BSMT	BASEMENT	ESP	ELECTRIC RADIANT PANEL	DW	DRAWING	ENCL	ENCLOSURE	WF	WATER PRESSURE DROP
BT	BATH TUB	ERU	ENERGY RECOVERY UNIT	DW	DRAWING	ENCL	ENCLOSURE	WFH	WATER FLOW MEASURING DEVICE
BTU	BRITISH THERMAL UNIT PER HOUR	ES	EMERGENCY SHOWER	DW	DRAWING	ENCL	ENCLOSURE	WFS	WATER FLOW SWITCH
BTUH	BRITISH THERMAL UNIT PER HOUR	ES	EQUIPMENT SUPPLIER	DW	DRAWING	ENCL	ENCLOSURE	WH	WALL HYDRANT
BV	BUTTERFLY VALVE WITH TAMPER SWITCH	ESP	EXTERNAL STATIC PRESSURE	DW	DRAWING	ENCL	ENCLOSURE	WH	WATER HEATER
BW	BUILDING WASH	EST	ESTIMATE	DW	DRAWING	ENCL	ENCLOSURE	WHA	WATER HAMMER RESTORER
BWV	BACKWATER VALVE	ET	EXPANSION TANK	DW	DRAWING	ENCL	ENCLOSURE	WIP	WALL INDICATOR POST
BYT	BYTE	EV	ELECTRIC UNIT HEATER	DW	DRAWING	ENCL	ENCLOSURE	WM	WATER METER
C	CONDUIT OR COMPRESSOR (AMMONIA)	EW	ENTERING WET BULB TEMPERATURE	DW	DRAWING	ENCL	ENCLOSURE	WMS	WIRE MESH SCREEN
CA	COMPRESSOR (REFRIGERATION) OR COMPRESSED AIR	EW	ENTERING WET BULB TEMPERATURE	DW	DRAWING	ENCL	ENCLOSURE	WP	WATERPROOF
CALC	CALCULATIONS	EW	ELECTRIC WATER COOLER	DW	DRAWING	ENCL	ENCLOSURE	WT	WEATHER
CAP	CAPACITY	EW	ELECTRIC WATER HEATER	DW	DRAWING	ENCL	ENCLOSURE	WT	WEATHER
CAV	CONSTANT AIR VOLUME TERMINAL UNIT	EW	ENTERING WATER TEMPERATURE	DW	DRAWING	ENCL	ENCLOSURE	WT	WEIGHT
CB	CATCH BASIN	EXT	EXTERNAL	DW	DRAWING	ENCL	ENCLOSURE	WH	WATER HEATER
CB	CIRCUIT BREAKER	EXP	EXPANSION	DW	DRAWING	ENCL	ENCLOSURE	XP	EXPLOSION PROOF
CC	CEILING COLUMN	EXT	EXTERNAL	DW	DRAWING	ENCL	ENCLOSURE	YCO	YARD CLEAN OUT
CC	CEILING COLUMN	EXT	EXTERNAL	DW	DRAWING	ENCL	ENCLOSURE	ZVB	ZONE VALVE BOX
CCD	CHICAGO CITY DATUM	F	FILTER	DW	DRAWING	ENCL	ENCLOSURE		
CCP	CIRCUIT CONNECTION PHASING	FAT	FLOTTA THERMOSTATIC STEAM TRAP	DW	DRAWING	ENCL	ENCLOSURE		
CCIOCTS	CIRCUITS	FAL	FIRE ALARM	DW	DRAWING	ENCL	ENCLOSURE		
CCO	COUNTER CLOCKWISE	FA	FREE AREA	DW	DRAWING	ENCL	ENCLOSURE		
CD	CONDENSATE DRAIN OR COLD DECK	FACR	FIRE ALARM CONTROL PANEL	DW	DRAWING	ENCL	ENCLOSURE		
CFDU FT	CUBIC FEET	FBO	FURNISHED BY OTHERS	DW	DRAWING	ENCL	ENCLOSURE		
CFH	CUBIC FEET PER HOUR	FC	FAN COIL	DW	DRAWING	ENCL	ENCLOSURE		
CFM	CUBIC FEET PER MINUTE	FD	FLOOR DRAIN	DW	DRAWING	ENCL	ENCLOSURE		
CFSS	CUBIC FEET PER SECOND	FD	FLOOR DRAIN	DW	DRAWING	ENCL	ENCLOSURE		
CG	COMPOUND GAUGE	FDC	FIRE DEPARTMENT CONNECTION	DW	DRAWING	ENCL	ENCLOSURE		
CH	CHILLER	FDH	FIRE DEPARTMENT HOSE VALVE	DW	DRAWING	ENCL	ENCLOSURE		
CI	CAST IRON	FDHVC	FIRE DEPARTMENT HOSE VALVE CABINET	DW	DRAWING	ENCL	ENCLOSURE		
CL	CENTER LINE	FDHVC	FIRE DEPARTMENT HOSE VALVE CABINET	DW	DRAWING	ENCL	ENCLOSURE		
CL	CLOSE	FDHVC	FIRE DEPARTMENT HOSE VALVE CABINET	DW	DRAWING	ENCL	ENCLOSURE		
CLG	CEILING	FE	FIRE EXTINGUISHER	DW	DRAWING	ENCL	ENCLOSURE		
CLG	CEILING	FE	FIRE EXTINGUISHER	DW	DRAWING	ENCL	ENCLOSURE		
CLCK	CLOCK	FE	FIRE EXTINGUISHER	DW	DRAWING	ENCL	ENCLOSURE		
CM	CENTIMETER	FEG	FIRE EXTINGUISHER CABINET	DW	DRAWING	ENCL	ENCLOSURE		
CM	COMBINATION MOTOR STARTER	FF	FINISHED FLOOR ELEVATION	DW	DRAWING	ENCL	ENCLOSURE		
CNTL	CONTROL	FFE	FINISHED FLOOR ELEVATION	DW	DRAWING	ENCL	ENCLOSURE		
CO	CARBON MONOXIDE	FC	FUME HOOD	DW	DRAWING	ENCL	ENCLOSURE		
CO	CLEAN OUT	FHC	FIRE HOSE CABINET	DW	DRAWING	ENCL	ENCLOSURE		
CO2	CARBON DIOXIDE	FHR	FIRE HOSE RACK	DW	DRAWING	ENCL	ENCLOSURE		
COL	COLUMN	FIRC	FIRE HOSE REEL CABINET	DW	DRAWING	ENCL	ENCLOSURE		
COMP	COMPRESSOR	FIN	FINISH	DW	DRAWING	ENCL	ENCLOSURE		
CONC	CONCRETE	FLT	FLOOR	DW	DRAWING	ENCL	ENCLOSURE		
CONN	CONNECTION	FLTR	FILTER	DW	DRAWING	ENCL	ENCLOSURE		
CONST	CONSTRUCTION	FLA	FULL LOAD AMPS	DW	DRAWING	ENCL	ENCLOSURE		
CONT	CONTINUED, CONTINUOUS, CONTINUATION	FLD	FIELD	DW	DRAWING	ENCL	ENCLOSURE		
CONTR	CONTRACTOR	FLEX	FLEXIBLE	DW	DRAWING	ENCL	ENCLOSURE		
CP	CONTROL PANEL	FLT	FAULT	DW	DRAWING	ENCL	ENCLOSURE		
CPJ	CENTRAL PROCESSING UNIT	FLOR	FLOOR	DW	DRAWING	ENCL	ENCLOSURE		
CPVC	CHLORINATED POLYVINYL CHLORIDE	FMS	FLOW MEASURING STATION	DW	DRAWING	ENCL	ENCLOSURE		
CR	CONDENSATE RETURN	FOG	FUEL OIL GAUGE	DW	DRAWING	ENCL	ENCLOSURE		
CRAC	COMPUTER ROOM AIR CONDITIONING UNIT	FOR	FUEL OIL RETURN	DW	DRAWING	ENCL	ENCLOSURE		
CSP	COMBINED STAIRPIPE/SPRINKLER SYSTEM	FOS	FUEL OIL SUPPLY	DW	DRAWING	ENCL	ENCLOSURE		
CSS	CUNICAL SERVICE SINK	FOV	FUEL OIL VENT	DW	DRAWING	ENCL	ENCLOSURE		
CT	COOLING TOWER	FP	FIRE PROTECTION	DW	DRAWING	ENCL	ENCLOSURE		
CTR	COUNTER	FPB	FAN POWERED TERMINAL UNIT	DW	DRAWING	ENCL	ENCLOSURE		
CU	CONDENSING UNIT	FPC	FIRE PUMP CONTROLLER	DW	DRAWING	ENCL	ENCLOSURE		
CUR	CURB	FRM	FEET PER MINUTE	DW	DRAWING	ENCL	ENCLOSURE		
CUM	CABINET UNIT HEATER	FRM	FEET PER MINUTE	DW	DRAWING	ENCL	ENCLOSURE		
CV	CHECK VALVE	FRP	FIBERGLASS REINFORCED PLASTIC	DW	DRAWING	ENCL	ENCLOSURE		
CV	CONSTANT AIR VOLUME	FS	FLOOR SWITCH OR FLOOR SINK	DW	DRAWING	ENCL	ENCLOSURE		
CV	COLD WATER OR CLODOWSE	FST	FOAMING STATION	DW	DRAWING	ENCL	ENCLOSURE		
CVYU YO	CUBIC YARD	FST	FOAMING STATION	DW	DRAWING	ENCL	ENCLOSURE		
D	DRAIN OR DRYER	FT	FEET OR FLASH TANK	DW	DRAWING	ENCL	ENCLOSURE		
DB	DECEMBER OR DRY BULB TEMPERATURE	FTD	FOOTING	DW	DRAWING	ENCL	ENCLOSURE		
DC	DIRECT CURRENT	FTR	FIN TUBE RADIATION (HOT WATER)	DW	DRAWING	ENCL	ENCLOSURE		
DCP	DOMESTIC CIRCULATION PUMP	FURN	FURNISH	DW	DRAWING	ENCL	ENCLOSURE		
DCV	DUAL CHECK VALVE	FUT	FUTURE	DW	DRAWING	ENCL	ENCLOSURE		
DDVA	DOUBLE CHECK VALVE ASSEMBLY	FV	FACE VELOCITY	DW	DRAWING	ENCL	ENCLOSURE		
DD	DUCT DETECTOR	FV	FACE VELOCITY	DW	DRAWING	ENCL	ENCLOSURE		
DDC	DIRECT DIGITAL CONTROL	FW	FEED WATER	DW	DRAWING	ENCL	ENCLOSURE		
DDCV	DOUBLE DETECTOR CHECK VALVE	GW	GROUND	DW	DRAWING	ENCL	ENCLOSURE		
DE	DEIONIZED WATER SUPPLY	GA	Gauge	DW	DRAWING	ENCL	ENCLOSURE		
DEC	DECIMAL	GA	Gauge	DW	DRAWING	ENCL	ENCLOSURE		
DES	DEGREE(S)	GAL	GALLON	DW	DRAWING	ENCL	ENCLOSURE		
DEPT	DEPARTMENT	GALV	GALVANIZED	DW	DRAWING	ENCL	ENCLOSURE		
DER	DEIONIZED WATER RECIRCULATING	GC	GENERAL CONTRACTOR	DW	DRAWING	ENCL	ENCLOSURE		
DET	DETAIL	GC	GENERAL CONTRACTOR	DW	DRAWING	ENCL	ENCLOSURE		

T 2022.07.21 PLANNING AND ZONING
NO DATE REVISIONS/ISSUES

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GENERAL NOTES FOR DEMOLITION

1. EXAMINATION

A. THE CONTRACTOR SHALL VISIT THE SITE AND EXAMINE AREAS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE OWNER IN WRITING OF ANY CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK. CONTRACTOR SHALL NOT PROCEED WITH WORK UNTIL SATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

2. PREPARATION

A. DISCONNECT ELECTRICAL SYSTEMS IN WALLS, PARTITIONS, FLOORS, AND CEILINGS SCHEDULED FOR REMOVAL. DEMOLITION IN THESE AREAS SHALL INCLUDE ALL FIXTURES, EQUIPMENT, SPEAKERS, RACEWAY AND WIRE, INCLUDING ANY OBSOLETE OR PREVIOUSLY ABANDONED PRODUCTS. REMAINING AREAS SHALL ONLY BE ALTERED AS REQUIRED AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

3. DEMOLITION AND EXTENSION OF EXISTING ELECTRICAL WORK

A. REMOVE, RELOCATE, AND EXTEND EXISTING ELECTRICAL WORK AS INDICATED ON THE DRAWINGS AND AS NOTED HEREIN. B. REMOVE ABANDONED WIRING AND CONDUIT BACK TO SOURCE OF SUPPLY. FOR ALL EQUIPMENT SHOWN TO BE REMOVED, C. WHERE SOURCE OF SUPPLY IS A PANELBOARD, RE-LABEL PROTECTIVE DEVICE AS "SPARE" AFTER DEMOLITION IS COMPLETE, SUBMIT REVISED PANELBOARD SCHEDULES INDICATING "SPARES" TO OWNER AND ENGINEER.

4. CLEANING, REPAIR, AND REPLACEMENT

A. GENERAL: CLEAN AND REPAIR EXISTING MATERIALS AND EQUIPMENT THAT WILL REMAIN OR ARE TO BE REUSED. B. PANELBOARDS: CLEAN EXPOSED SURFACES AND TIGHTEN ALL ELECTRICAL CONNECTIONS, REPLACE DAMAGED CIRCUIT BREAKERS AND PROVIDE CLOSURE PLATES FOR VACANT POSITIONS, PROVIDE TYPED SCHEDULES SHOWING REVISED CIRCUITING INFORMATION.

5. DISPOSAL

A. OWNER SHALL HAVE THE RIGHT TO RETAIN ANY EQUIPMENT OR MATERIALS THAT HAVE BEEN DEMOLISHED PRIOR TO DISPOSAL OR REMOVAL FROM SITE. B. ANY EQUIPMENT OR MATERIALS NOT WANTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND REMOVED FROM SITE.

6. MISCELLANEOUS NOTES

A. CONTRACTOR RESPONSIBLE FOR MAINTAINING LIFE SAFETY SYSTEMS THROUGHOUT EXTENT OF DEMOLITION. THIS SHALL INCLUDE EXIT SIGNAGE, FIRE ALARM DEVICES, LIFE SAFETY LIGHTING, ETC. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS FOR INITIATING AND ANNUNCIATING DEVICES AS REQUIRED SUCH THAT AT COMPLETION OF DEMOLITION AS SHOWN, FIRE ALARM SYSTEM IS FUNCTIONAL.

ELECTRICAL GENERAL NOTES:

1. CODES

THE WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, MUNICIPAL, AND NATIONAL CODES. WHERE THE CONSTRUCTION DOCUMENTS INDICATE MORE RESTRICTIVE REQUIREMENTS THE CONSTRUCTION DOCUMENTS SHALL GOVERN. HOWEVER, THE CONSTRUCTION DOCUMENTS SHALL NOT BE INTERPRETED AS AUTHORITY TO VIOLATE CODE OR REGULATION.

2. DRAWINGS AND SPECIFICATIONS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND COMPLYING WITH BOTH THE DRAWINGS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT OR INCONSISTENCY BETWEEN THE DRAWINGS, NOTES, SPECIFICATIONS, OR CODES, THE REFERENCE WHICH PROVIDES THE MORE COMPLETE OR HIGHER STANDARD SHALL PREVAIL.

3. INTERPRETATION OF THE DOCUMENTS

CAREFULLY COMPARE THE DRAWINGS AND SPECIFICATIONS, CHECKING MEASUREMENTS AND CONDITIONS UNDER WHICH THIS INSTALLATION IS TO BE MADE. FOR CLARIFICATION BETWEEN VARIOUS DRAWINGS, BETWEEN DRAWING OR SPECIFICATION, OR BETWEEN SECTIONS OF THE SPECIFICATION, THE MATTER SHALL BE REFERRED TO THE ENGINEER BEFORE ANY WORK IS EXECUTED.

4. ELECTRICAL DRAWINGS

THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL DOORS, WALLS, FURNITURE, EQUIPMENT, ETC. THE LOCATION OF RACEWAY SYSTEM COMPONENTS IS SCHEMATIC. THE EXACT LOCATION OF RACEWAY SYSTEM COMPONENTS SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD.

5. SITE EXAMINATION

BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL VISIT THE SITE, EXAMINE THE PREMISES, AND MAKE A THOROUGH SURVEY OF THE EXISTING CONDITIONS. THE SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE.

6. COORDINATION WITH OTHER TRADES

THE ELECTRICAL CONTRACTOR SHALL OBTAIN A COMPLETE SET OF ARCHITECTURAL AND ENGINEERING DOCUMENTS AND COORDINATE WITH MECHANICAL, PLUMBING, ARCHITECTURAL, REFRIGERATION, PROCESS EQUIPMENT, AND OTHER TRADES FOR EXACT DIMENSIONS, CLEARANCES, ROUGH-IN LOCATIONS, AND OTHER ADDITIONAL SCOPE OF WORK THAT MAY NOT BE SHOWN ON THE ELECTRICAL PLANS.

REFER TO RESPECTIVE DISCIPLINE DRAWINGS FOR EXACT LOCATIONS OF HVAC, PLUMBING AND FIRE PROTECTION EQUIPMENT

PROVIDE RACEWAY, BACK-BOXES, GROUNDING AND POWER (WHERE APPLICABLE) FOR LOE VOLTAGE SYSTEMS INCLUDING, BUT NOT LIMITED TO, TELEPHONE, DATA, CABLE TELEVISION, PAGING, INTERCOM AND SECURITY. REFER TO LOW VOLTAGE CONSULTANT'S DRAWINGS FOR EXACT REQUIREMENTS.

7. PERMITS, APPLICATIONS AND RELEASES

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS INSPECTIONS, APPLICATIONS, RELEASES AND FEES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES FOR THE EXECUTION OF THIS WORK. SCHEDULING OF ALL REQUIRED INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

8. FIRE STOPPING AND PENETRATIONS

ALL PENETRATIONS THROUGH WALLS, FLOORS OR CEILINGS SHALL BE SUITABLY CLOSED UP AND SEALED WITH AN INTUMESCENT FIRE STOPPING COMPOUND LISTED IN THE MOST RECENT FACTORY MUTUAL RESEARCH CORPORATION (FMRC) APPROVAL GUIDE AND COMPLY WITH ALL FIRE STOPPING SPECIFICATIONS.

9. OWNER FURNISHED EQUIPMENT

EQUIPMENT THAT WILL BE FURNISHED BY THE OWNER WILL BE INDICATED IN THE SCHEDULES. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR DELIVERY SCHEDULES. THE CONTRACTOR IS TO ASSUME THAT ON SITE STORAGE MAY NOT BE AVAILABLE.

10. ELECTRICAL SERVICE DISRUPTIONS

ANY WORK INVOLVING A TASK WHICH EXPOSES ACTIVE BUS SHALL BE PERFORMED AFTER HOURS. THIS RESTRICTION INCLUDES REMOVING THE COVER FROM ANY PANEL BOARD, SWITCHBOARD, M.C.C. ETC. ALL WORK WHICH EXPOSES ACTIVE BUS REQUIRES A WRITTEN NOTIFICATION TO THE OWNER WHICH WILL OUTLINE THE METHOD OF PROCEDURE FOR THE WORK.

11. EQUIPMENT LISTING AND LABELING

ALL MATERIALS AND EQUIPMENT USED IN THIS INSTALLATION SHALL BE NEW, AND HAVE THE APPROPRIATE LISTING AND LABELING. LISTING AND LABELING AGENCY SHALL BE ACCEPTABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION.

12. MISCELLANEOUS SUPPORTING MEMBERS

ALL ANGLES CHANNELS, AND OTHER MISCELLANEOUS STEEL BOLTS, RODS, ETC. REQUIRED TO SUPPORT LIGHT FIXTURES, RACEWAYS, INCLUDING CONDUIT AND CABLE TRAY, OR OTHER ELECTRICAL EQUIPMENT OR DEVICES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

13. PANEL BOARDS

ALL PANEL BOARDS SHALL BE PROVIDED WITH UPDATED TYPEWRITTEN DIRECTORIES UPON COMPLETION OF WORK. THE CONTRACTOR SHALL COORDINATE WITH ARCH DRAWINGS FOR ALL RATED ELEMENTS. SEE PANEL SCHEDULES ON THE DRAWINGS AND SPECIFICATIONS FOR COMPLETE IDENTIFICATION AND LABELING REQUIREMENTS.

14. SAFETY

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE SAFETY OF THE OWNERS EMPLOYEES, BUILDING EMPLOYEES AND GUESTS, AS WELL AS THEIR OWN FORCES, BY ADEQUATELY PROTECTING ANY EXPOSED LIVE CONDUCTORS, OR DEVICES THROUGHOUT THE COURSE OF THIS WORK.

15. EQUIPMENT CONNECTIONS

PROVIDE FINAL CONNECTIONS FOR ALL EQUIPMENT FURNISHED UNDER OTHER DIVISIONS AND FOR ALL OWNER FURNISHED EQUIPMENT. THE CONTRACTOR SHALL COORDINATE ALL EQUIPMENT ELECTRICAL REQUIREMENTS WITH VENDORS. PROVIDE A FLEXIBLE LIQUID TIGHT CONNECTION TO ALL VIBRATION PRODUCING EQUIPMENT.

16. BRANCH CIRCUIT CABLING

BRANCH CIRCUITS TO RECEPTACLES, LIGHTING AND MISC. SMALL LOADS (15 OR 20 AMP CIRCUITS), UNLESS SPECIFICALLY NOTED OTHERWISE, SHALL BE 2 - #12 - #12 GRD. 3/4" C. A SEPARATE NEUTRAL AND GROUND SHALL BE RUN FOR EACH CIRCUIT. BRANCH CIRCUIT CABLE SIZING SHALL BE ADJUSTED BASED ON THE VALUES INDICATED BELOW:

A. 120/208V CABLING FROM PANEL TO THE ELECTRICAL LOAD SHALL BE AS FOLLOWS UNLESS SPECIFICALLY NOTED OTHERWISE:

0' - 100' #12 AWG MINIMUM
100' - 200' #10 AWG MINIMUM
200' - 250' #8 AWG MINIMUM

B. 277/480V CABLING FROM PANEL TO THE ELECTRICAL LOAD SHALL BE AS FOLLOWS UNLESS SPECIFICALLY NOTED OTHERWISE:

0' - 150' #12 AWG MINIMUM
150' - 250' #10 AWG MINIMUM
250' - 300' #8 AWG MINIMUM

CONDUCTOR FEEDERS SHALL BE SIZED SUCH THAT THE VOLTAGE DROP DOES NOT EXCEED 3% AT THE FURTHEST OUTLET OF POWER, HEATING AND LIGHTING LOADS OR COMBINATION OF SUCH LOADS AND WHERE THE MAXIMUM TOTAL VOLTAGE DROP ON BOTH FEEDERS AND BRANCH CIRCUITS DOES NOT EXCEED 5% AT THE FURTHEST OUTLET.

17. SPECIAL LUG REQUIREMENTS

ANY CABLE WHICH TERMINATES DIRECTLY ON TO A BUS BAR SHALL BE 2 BOLT LONG BARREL TYPE WITH INSPECTION HOLES PRODUCED WITH NON FLASHING TYPE DYES AS MANUFACTURED BY THOMAS AND BETTS, MINIMUM 10 TONS OF COMPRESSION, HEX CRIMP. THE USE OF HEAT SHRINK TUBING IS EXPLICITLY FORBIDDEN. THERE SHALL BE NO EXPOSED UNINSULATED CONDUCTORS AT THE LUGS.

18. MOUNTING HEIGHTS FOR ELECTRICAL DEVICES

REFER TO SPECIFICATIONS FOR TYPICAL MOUNTING HEIGHTS FOR ELECTRICAL DEVICES. SPECIFIC MOUNTING HEIGHTS SHALL BE AS INDICATED ON PLANS.

ELECTRICAL GENERAL NOTES (CONT.):

19. INSPECTIONS

WIRING AND RACEWAYS SHALL NOT BE CONCEALED UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE CODE COMPLIANCE OFFICIAL. NOTICES POSTED IN OR ON ANY BUILDING BY THE CODE COMPLIANCE OFFICIAL SHALL BE REMOVED ONLY BY SAID OFFICIAL AFTER ACCEPTANCE OF WORK. PLANS SHOWING ELECTRICAL LAYOUTS SHALL BE AVAILABLE FOR SAID OFFICIAL ON PREMISES WHEN ROUGH-IN INSPECTION IS MADE.

20. CONDUIT RUNS

THE CONTRACTOR SHALL MAKE EVERY EFFORT TO ROUTE CONDUITS OUTSIDE OF THE PROCESS SPACES. WHERE POSSIBLE CONDUITS SHALL BE ROUTED WITHIN NON-PROCESS SPACES AND PENETRATE INTO THE PROCESS SPACE WITH MINIMAL CONDUIT ON THE PROCESS SIDE. WHERE CONDUIT HAS TO BE INSTALLED IN THE PROCESS SPACES THEY SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER AND IN ACCORDANCE WITH ELECTRICAL DETAILS. HORIZONTAL CONDUIT RUNS WITHIN PROCESS SPACES SHALL BE LIMITED TO AREAS BELOW THE MEAT LINE. ANY CONDUIT RUN ABOVE THE MEAT LINE SHALL BE VERTICAL DROPS ONLY.

21. ELECTRICAL TESTING REQUIREMENT

NOTE - THE ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO INCLUDE IN HIS SCOPE AND COST OF WORK HIRING A QUALIFIED INDEPENDENT (THIRD PARTY) TESTING AGENCY TO PERFORM ELECTRICAL INSPECTION AND TESTING PER NETA ACCEPTANCE TESTING SPECIFICATIONS. INSPECTION AND TESTS SHALL BE PERFORMED ON ALL EQUIPMENT AND SUB-COMPONENTS INCLUDING:

- 1) PANELBOARDS
2) SWITCHBOARDS
3) MOTOR CONTROLLERS
4) TRANSFORMERS
5) LOW VOLTAGE CABLES USED ON FEEDERS 400 AMPS AND LARGER
6) ALL LOW VOLTAGE ALUMINUM CABLES
7) GROUNDING SYSTEMS
8) VFDS (SEE BELOW NOTE)

TESTING AGENCY SHALL BE CERTIFIED BY AND A MEMBER COMPANY OF THE INTERNATIONAL ELECTRICAL TESTING ASSOCIATION (NETA). REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING DEFICIENCIES IDENTIFIED DURING TESTING AND SUBMITTING TEST RESULTS TO ENGINEER FOR APPROVAL.

NOTE - THE ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO INCLUDE IN HIS SCOPE AND COST OF WORK FOR START-UP, TESTING, AND TUNING OF ALL VARIABLE FREQUENCY DRIVES BY VFD MANUFACTURER.

22. FIRE ALARM SYSTEM

SEE SHEET 1E-451 FOR FIRE ALARM SYSTEM SCOPE AND GENERAL NOTES.

Table with 2 columns: NO., DATE, REVISION/ISSUANCES. Row 1: 1, 2022-07-21, PLANNING AND ZONING.

EPSTEIN Building on Experience. Architecture, Interiors, Engineering, Construction. Chicago, New York, Baltimore, Phoenix.

PROJECT NUMBER: 22157
PROJECT MANAGER: T. RUSSELL
ARCH/ENG: C. BALCANOFF
SCALE:
DRAWN BY: C. BALCANOFF
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ELECTRICAL GENERAL NOTES

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KEYED NOTES:
 1. INDICATED PARKING LOT LIGHTING FIXTURES SHALL BE CONNECTED TO AVAILABLE 20A/1P SHARED CIRCUIT BREAKER IN EXISTING 480V/277V PANEL FOR NORTHEAST ALTERNATIVES. LOCATE NEW LIGHTING RELAY PANEL WITH INTEGRAL TIMECLOCK NEAR THIS EXISTING PANEL.

EXISTING NORTHEAST ALTERNATIVES 480V/277V PANEL IS LOCATED IN SOUTHWEST CORNER OF BUILDING.

LIGHTING CONTROLS MATRIX									
TYPE	DESCRIPTION	SENSOR	DIMMING	MANUAL CONTROL DEVICE	SCENE CONTROL	PHOTOCELL	BAS	TIME CLOCK	NOTES
PARKING LOT	LIGHTING FIXTURES SHALL BE CONTROLLED BY INTEGRAL OCCUPANCY SENSOR AND PHOTOCELL IN ADDITION TO RELAY PANEL (ONE FOR EACH PARKING LOT) WITH INTEGRAL TIMECLOCK (BRO IS N/LIGHT ARP). TIMECLOCK SHALL MEET REQUIREMENTS AS OUTLINED IN 2018 IECC C602.2.4. LIGHTING SHALL SWITCH OFF DURING ANY TIME WHERE ACTIVITY HAS NOT BEEN DETECTED FOR 15 MINUTES OR MORE IN ACCORDANCE WITH 2018 IECC C606.2.8.3.3	X				X		X	

LIGHT FIXTURE SCHEDULE										
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS		COLOR TEMPERATURE	FIXTURE		MOUNTING	NOTES
				QTY	TYPE		INPUT POWER	VOLTS		
S1	MONGOOSE MEDIUM P2 PERFORMANCE PACKAGE, 4000K, FORWARD THROW (TYPE IV) WITH REFRACTOR AND INTEGRAL DAYLIGHT AND OCCUPANCY SENSOR.	HOLOPHANE	MGLEDDM P2 40K MVOLT FG UN BSSD RSDGR	1	LED	4000K	126 VA	277 V	WALL	FIXTURE SHALL BE MOUNTED AT 25' AFD
S2	MONGOOSE MEDIUM P2 PERFORMANCE PACKAGE, 4000K, FORWARD THROW (TYPE IV) WITH REFRACTOR AND INTEGRAL DAYLIGHT AND OCCUPANCY SENSOR.	HOLOPHANE	MGLEDDM P2 40K MVOLT FG UN BSSD RSDGR	1	LED	4000K	126 VA	277 V	POLE: HOLOPHANE SSA 25 593 D01 M03 BZ ABC ASSY14236	FIXTURE SHALL BE MOUNTED AT 25' AFD
S3	MONGOOSE MEDIUM P2 PERFORMANCE PACKAGE, 4000K, FORWARD THROW (TYPE IV) WITH REFRACTOR AND INTEGRAL DAYLIGHT AND OCCUPANCY SENSOR.	HOLOPHANE	MGLEDDM P2 40K MVOLT GF UN BSSD RSDGR	2	LED	4000K	251 VA	277 V	POLE: HOLOPHANE SSA 25 593 D01 M03 BZ ABC ASSY14237	FIXTURE SHALL BE MOUNTED AT 25' AFD
S4	MONGOOSE MEDIUM P2 PERFORMANCE PACKAGE, 4000K, FORWARD THROW (TYPE IV) WITH REFRACTOR AND INTEGRAL DAYLIGHT AND OCCUPANCY SENSOR. HOUSE SIDE-SHIELD	HOLOPHANE	MGLEDDM P2 40K MVOLT FG UN BSSD RSDGR	1	LED	4000K	126 VA	277 V	POLE: HOLOPHANE SSA 25 593 D01 M03 BZ ABC ASSY14238	FIXTURE SHALL BE MOUNTED AT 25' AFD

1 LEVEL 1 - LIGHTING SITE PLAN WEST PARKING LOT
 SCALE: 1/8" = 1'-0"

11/2022/07/21 PLANNING AND ZONING
 NO. DATE REVISIONS/ISSUANCES

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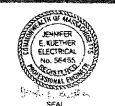
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LIGHTING SITE PLAN - WEST PARKING LOT

