



Mead, Talerman & Costa, LLC  
Attorneys at Law

30 Green Street  
Newburyport, MA 01950

Phone 978.463.7700  
Fax 978.463.7747

www.mtclawyers.com

October 14, 2020

Electronic Mail and In Hand

Bonnie Sontag, Chair  
Planning Board  
City of Newburyport  
City Hall  
60 Pleasant Street  
Newburyport, Massachusetts 01950

Re: Site Plan Review; Special Permit for Parking, and Downtown Overlay District Special Permit - Revised Plans  
93 State Street, Newburyport, MA (the "Property");  
Assessor's Map: 14 Lots: 39 and 40

Dear Chair and Members of the Board:

Reference is made to the above-captioned matter. In that connection, this firm represents the Institution for Savings in Newburyport (the "Bank") relative to a proposed addition to be constructed attached to the rear of the structure on the Property. More specifically, the original historic building (the "Original Structure") on the Property was constructed in or about 1871. In 1980, an addition was constructed, attached to the rear of the Original Structure (the "1980 Addition"). The proposed addition would be attached to the rear of the 1980 Addition.

As you are aware, the Applicant presented revised plans in concept in August to the Board. Following the presentation of the plans in concept to the Board, the Applicant moved forward with refining the plans to address a number of comments and suggestions it heard from members of the Board and those in attendance at the hearing. The new design, as requested by the Historic Commission and Planning Board, reflects the neighborhood setting of Prospect Street and Otis Place rather than that of State Street. The buildings are wood clad and include pitched roofs and gables ends reflective of the residential end of the Property.

Specifically, following review at the last Planning Board meeting, the Applicant has reduced the eave line that runs along Prospect Street, has included details on the finishes, has revised the section of the building on the corner of Prospect and Otis to include design elements of the remainder of the building, added several doorways reminiscent of residential doors and included several items, including a chimney on the exterior to a working fireplace inside.

Importantly, the changes from the original design, as noted above include:

- The complete redesign of the overall project providing residential character to the building.
- There is now only one egress to the parking area and the egress is inside the

*Millis Office*

730 Main Street, Suite 1F  
Millis, MA 02054

Phone 508.376.8400

- property away from Prospect Street and Otis Place.
- The building along Prospect Street includes pedestrian scale windows with active space immediately behind, separating the garage from the streetscape.
  - The building design includes a varied use of materials, including wood clad along Prospect Street and Otis Place.
  - The buildings include articulation separating the building masses and reducing the overall massing and scale through use of gables, pitches, articulation and varying setbacks -all consistent with the neighborhood.
  - The eve of the proposed addition along Prospect has been lowered not only from the original proposal (29'8") but the concept proposal as well. The new eve height is 25' the eve height of the buildings located at 11-13 Prospect is 1' 3" lower at 23'9".
  - The generator is now fully enclosed within the building. Minimal vents or mechanical equipment are shown on the roof.
  - The property includes parking for 62 spaces which meets the requirements under the Ordinance as confirmed by the Zoning Code Enforcement Officer. (Exhibit A)

In response to the Historic Commission and Planning Board comments the Applicant has assured that the addition does not detract from the Original Structure and meets the review criteria under the Downtown Overlay District ("DOD"). The Institution for Savings has met the criteria of the DOD for new construction in that the proposed addition remains compatible with the historic character and scale of the subject historic building, structure or architectural feature, its lot and its setting within the DOD, as the case may be.

As before, the proposed addition by both its distance from the 1870 building and its lower height from the existing structure certainly does not diminish or in any way take away from the prominence of the original structure. Further, while now taking on the characteristics of the structures on Prospect Street and Otis Plan, the Prospect/Otis sections of the addition are appropriate for the setting. On the other hand, the "joinder" section of the building off of the 1980 addition, carries the brick and detail of the 1980 addition allowing for an architectural transition from one section to the next.

The Planning Board can find that the proposed addition meets the standards under section XXVII-F (5)(c) of the Ordinance. Specifically, the referenced section provides as follows:

Non-historic styles permitted for new construction and additions. The design of new construction and additions (as distinct from other alterations) within the DOD may reflect non-historic styles so long as they remain compatible with the historic character and scale of the subject historic building, structure, or exterior architectural feature, its lot and its setting within the DOD, as the case may be. So long as new construction and additions are so compatible, the SPGA shall not require the reproduction of historic styles, and on the contrary, shall encourage contemporary styles of architecture to aid differentiation of old from new." (emphasis added).

The proposed renovation provides the appropriate design to reflect the residential neighborhood, but does not copy it. The design is not required to be a replica of the setting, rather be compatible with it. The new design accomplishes this task.

Importantly – consideration must be given to all of the foregoing and one may not discount the commercial district within which this Property is located and the building exists. Similarly, the Bank has redesigned the building

to be blend into the residential section of the neighborhood – the area where there is a sharp demarcation between the commercial and residential district.

Finally, the Applicant has met the requirements of Site Plan Review as well and requests the Board approve its Site Plan.

It should be noted that the Applicant did appear before the Historic Commission at its October 8, 2020 meeting. The Applicant submitted plans in accordance with the submission requirements of the Commission, but the Commission has not yet issued an advisory determination as it stated it needed more time. Nonetheless, the Institution for Savings request the Planning Board review the plans submitted.

Respectfully submitted,  
Institution for Savings in Newburyport,  
By its Attorney



Lisa L. Mead

Attachment  
cc: client

# EXHIBIT A

## Lisa Mead

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**From:** Jennifer Blanchet <JBlanchet@CityofNewburyport.com>  
**Sent:** Wednesday, September 30, 2020 10:41 AM  
**To:** Lisa Mead  
**Cc:** Kim Rock; Michael Jones; Christopher Angelakis; Shreya Shah; Katelyn E. Sullivan  
**Subject:** RE: [Ext]Institution for Savings Parking Calculation Confirmation

Attorney Mead,

Based on the proposal submitted (dated 9/28/2020) and the associated SF calculations (based on the relevant definitions within the NZO) that the parking counts as outlined in your memo dated Sept 30, 2020 are in compliance with that required by the NZO.

Jennifer Blanchet  
Zoning Administrator & Enforcement Officer

Office of Planning & Development  
City of Newburyport  
60 Pleasant Street  
Newburyport, MA 01950

Phone (978) 465-4400  
Email [jblanchet@cityofnewburyport.com](mailto:jblanchet@cityofnewburyport.com)  
Web [www.cityofnewburyport.com](http://www.cityofnewburyport.com)

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**From:** Lisa Mead [mailto:[lisa@mtclawyers.com](mailto:lisa@mtclawyers.com)]  
**Sent:** Monday, September 28, 2020 4:39 PM  
**To:** Jennifer Blanchet  
**Cc:** Kim Rock; Michael Jones; Christopher Angelakis; Shreya Shah  
**Subject:** [Ext]Institution for Savings Parking Calculation Confirmation

*external e-mail use caution opening*  
Jennifer,

Attached please find the parking calculation documents. Please review and confirm your determination.

Thank you for your attention to this matter.

Lisa



Lisa L. Mead  
Mead, Talerman & Costa, LLC  
30 Green Street · Newburyport, Massachusetts · 01950  
Phone 978.463.7700 · Fax 978.463.7747  
[lisa@mtclawyers.com](mailto:lisa@mtclawyers.com) · [www.mtclawyers.com](http://www.mtclawyers.com)

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September 30, 2020

By Electronic Mail

Jennifer Blanchet  
Zoning Administrator  
City of Newburyport  
City Hall  
60 Pleasant Street  
Newburyport, Massachusetts 01950

Re: Parking Calculation Revised Design;  
93 State Street, Newburyport, MA (the "Property")  
Assessor's Map: 14 Lot: 40 and 39

Dear Jennifer:

Reference is made to the above-captioned matter. In that connection, I have attached hereto the revised parking calculation floor plans for your review. Based upon your last interpretation of the ITIF Ordinance, you are requiring that the Applicant must show that it can meet the parking requirements for the existing conditions, notwithstanding its pre-existing status, or request an ITIF Special Permit for those spaces it might be short from existing conditions, show that it has a lease for any spaces it might be short under existing conditions, or seek a special permit for non-conformities. The Applicant continues to reserve its rights and disagrees with this interpretation of the Ordinance. Nonetheless, while the Applicant does not agree with the foregoing new interpretation of the Ordinance and the City's new found application of section VII-A of the Ordinance to this proposed construction, I have attached a plan reflecting the revised design and in which the Applicant is in full conformance with this new interpretation taking into account the existing conditions and proposed construction.

Specifically, there is existing 12,560 square footage of useable floor area (gfa under section VII), the Applicant is required to have 38 parking spaces; the existing condition on the Property is 36 parking spaces, two spaces short of the requirement.

The revised proposed addition includes 7,712 square feet of useable floor area (gfa under section VII) which requires an additional 24 spaces.


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*Millis Office*

730 Main Street, Suite 1F  
Millis, MA 02054  
Phone 508.376.8400

In total between the existing structure (38 spaces required) and new addition (24 spaces required) under the brand new interpretation, the Bank is required to have 62 spaces and 62 will be provided. Ms. Blanchet, please confirm at your earliest convenience.

Respectfully submitted  
Institution for Savings in Newburyport  
By its Attorney

  
Lisa L. Mead

Attachment  
cc: client

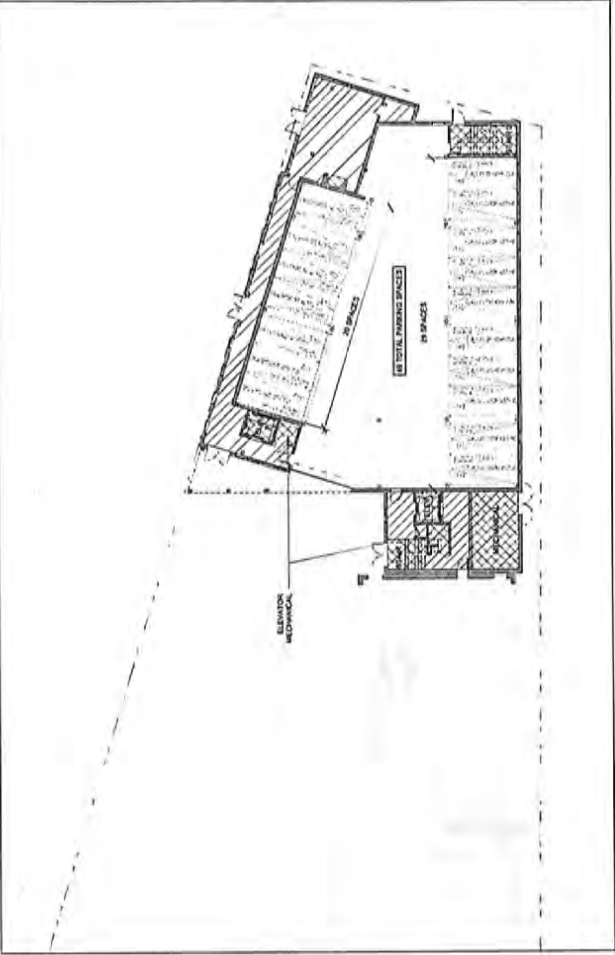


**LEVEL 02**  
 TOTAL ENCLOSED FLOOR AREA: 7,200 GFA  
 DEDUCT: MECHANICAL: 347 GFA  
 MECHANICAL SHAFTS: 62 GFA  
 ELEVATOR SHAFTS: 150 GFA  
 CHIMNEY: 11 GFA  
 TOTAL SECOND FLOOR GFA: 6,301 GFA



2 SECOND FLOOR - AREA PLAN  
 1/16" = 1'-0"

**LEVEL 01**  
 TOTAL ENCLOSED FLOOR AREA: 2,184 GFA  
 DEDUCT: MECHANICAL: 288 GFA  
 MECHANICAL SHAFTS: 150 GFA  
 ELEVATOR SHAFTS: 150 GFA  
 ELEVATOR MACHINE ROOMS: 87 GFA  
 CHIMNEY: 22 GFA  
 TOTAL FIRST FLOOR GFA: 1,405 GFA



1 FIRST FLOOR - AREA PLAN  
 1/16" = 1'-0"

TOTAL PARKING CALCULATION GFA: 7,712 GFA  
 TOTAL SPACES FOR NEW ADDITION: 24

# Institution for Savings Office Addition

93 STATE STREET  
 NEWBURYPORT, MA 01950

BUILDING AREAS

A0

SCALE: 1/16" = 1'-0"

09/28/2020

Architectural Resources, Cambridge  
 201 Brattle Street, Suite A101, Boston, MA 02114  
 617-452-2250 www.arduino.com



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**From:** Katelyn E. Sullivan  
**Sent:** Wednesday, October 07, 2020 10:33 AM  
**To:** Steve Bradbury  
**Subject:** RE: institution for savings

Thank you very much for the comment.

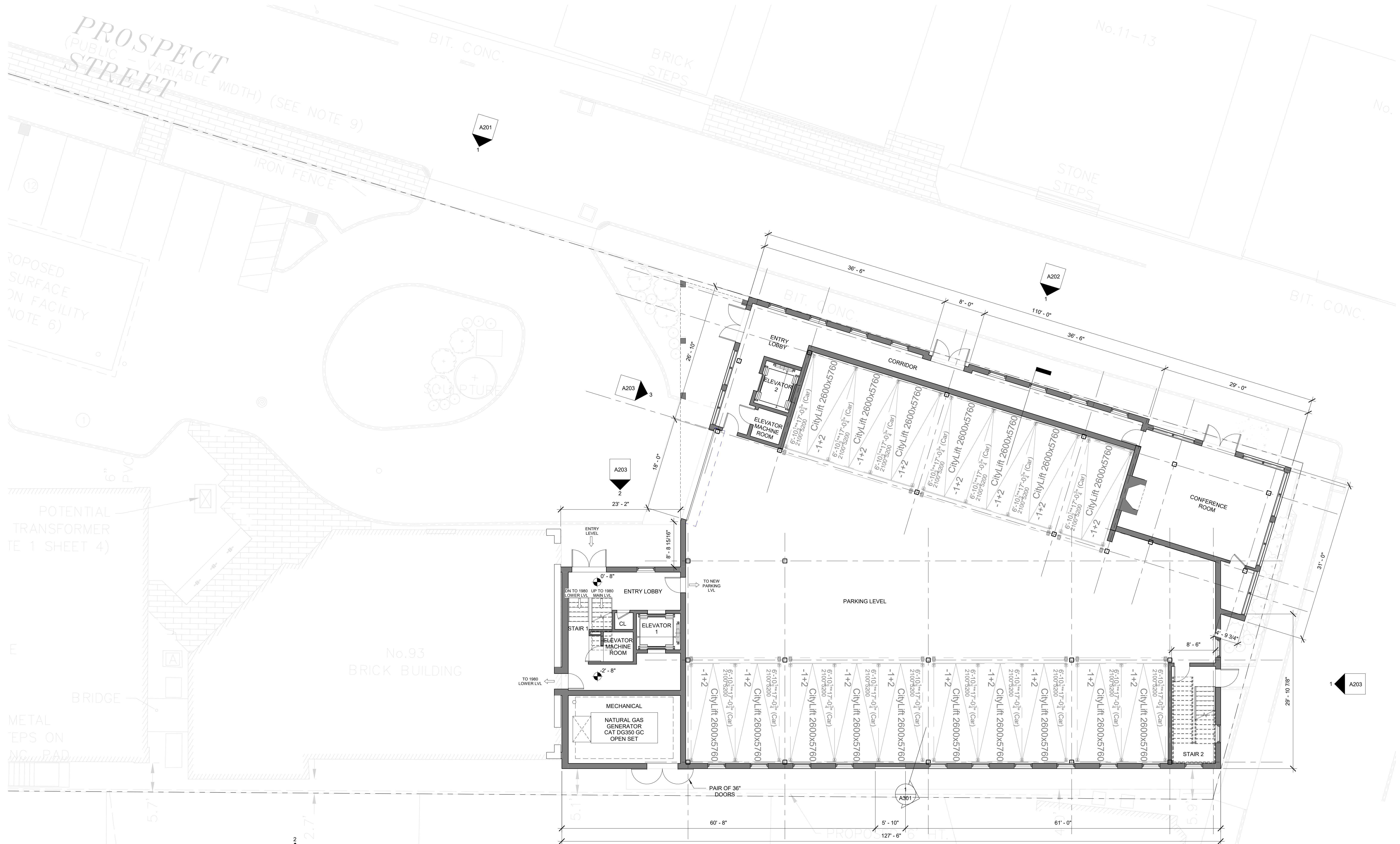
**From:** Steve Bradbury  
**Sent:** Wednesday, October 07, 2020 10:13 AM  
**To:** Katelyn E. Sullivan  
**Subject:** institution for savings

Hi Kate:

I do not see any issues for us regarding the 9/30/2020 plans for the bank. Fire dept vehicle access does not appear to have been altered.

thanks

Deputy Bradbury



# Institution for Savings Office Addition

93 STATE STREET  
NEWBURYPORT, MA 01950

FIRST FLOOR PLAN

09/30/2020

**ARC** Architectural Resources Cambridge  
501 Boylston Street, Suite 4101, Boston, MA 02116  
617.547.2200 [www.arcusa.com](http://www.arcusa.com)

A101

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



# Institution for Savings Office Addition

93 STATE STREET  
NEWBURYPORT, MA 01950

SECOND FLOOR PLAN

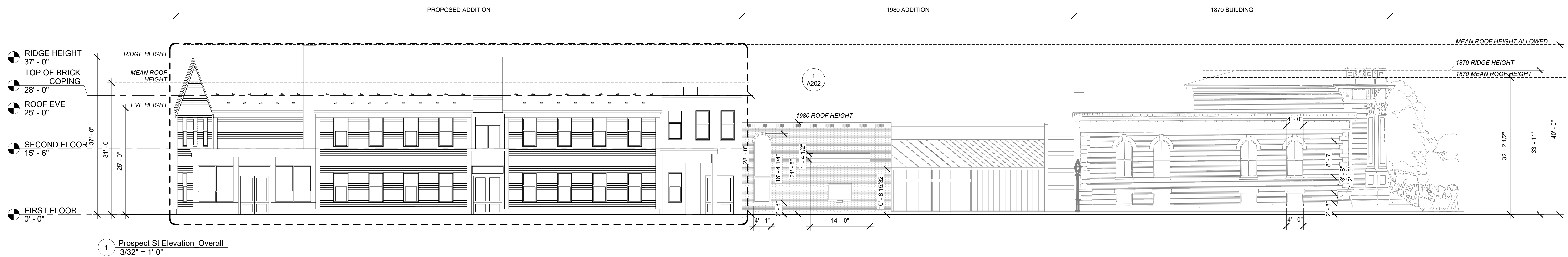
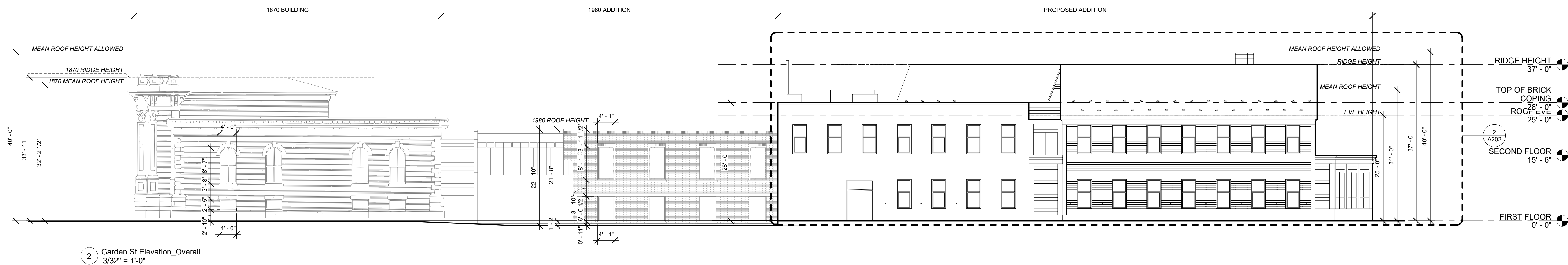
09/30/2020

**ARC** Architectural Resources Cambridge  
501 Boylston Street, Suite 4101, Boston, MA 02116  
617.547.2200 [www.arcusa.com](http://www.arcusa.com)

A102

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

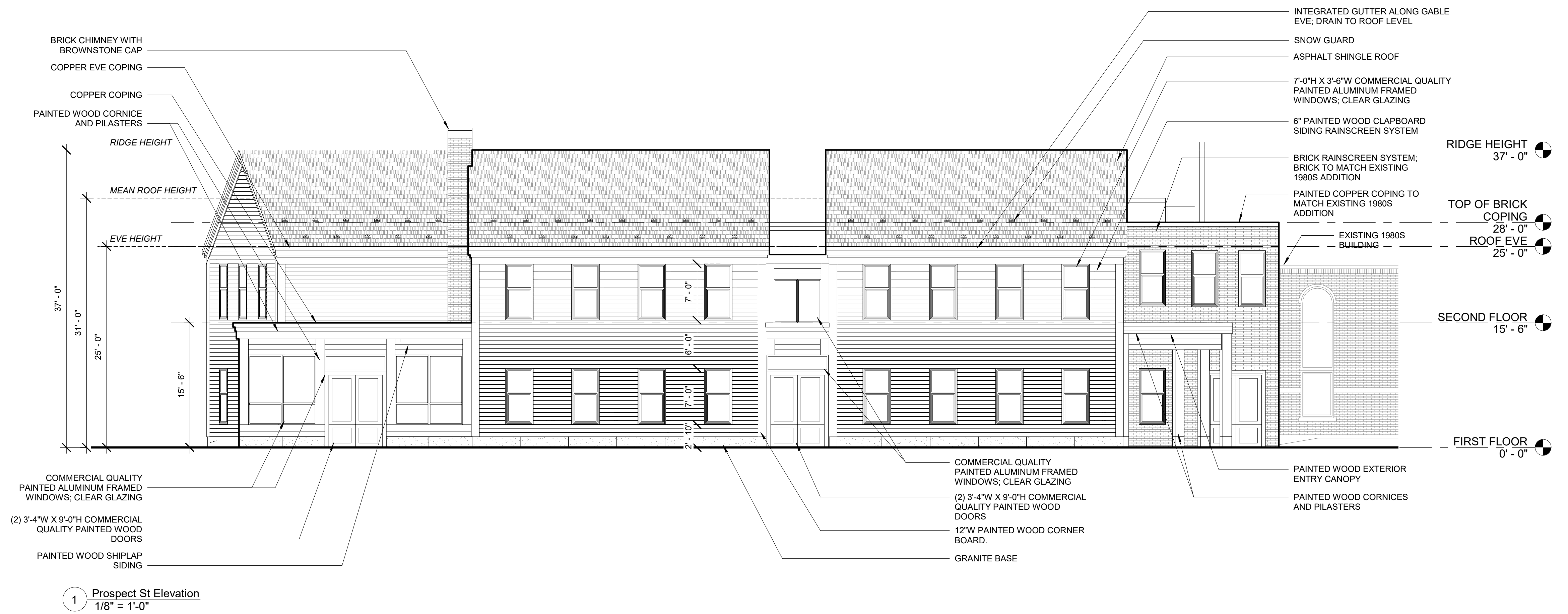
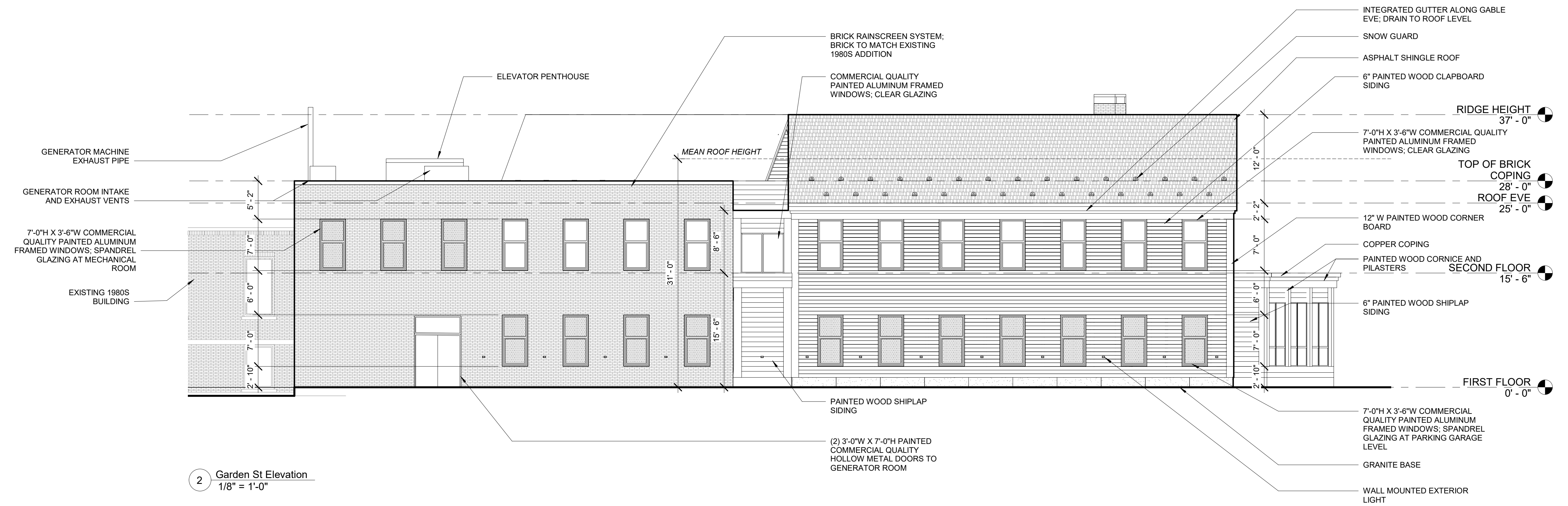
MARK W. GRIFFIN  
DEED BOOK 32717,



# Institution for Savings Office Addition

09/30/2020

BUILDING ELEVATIONS

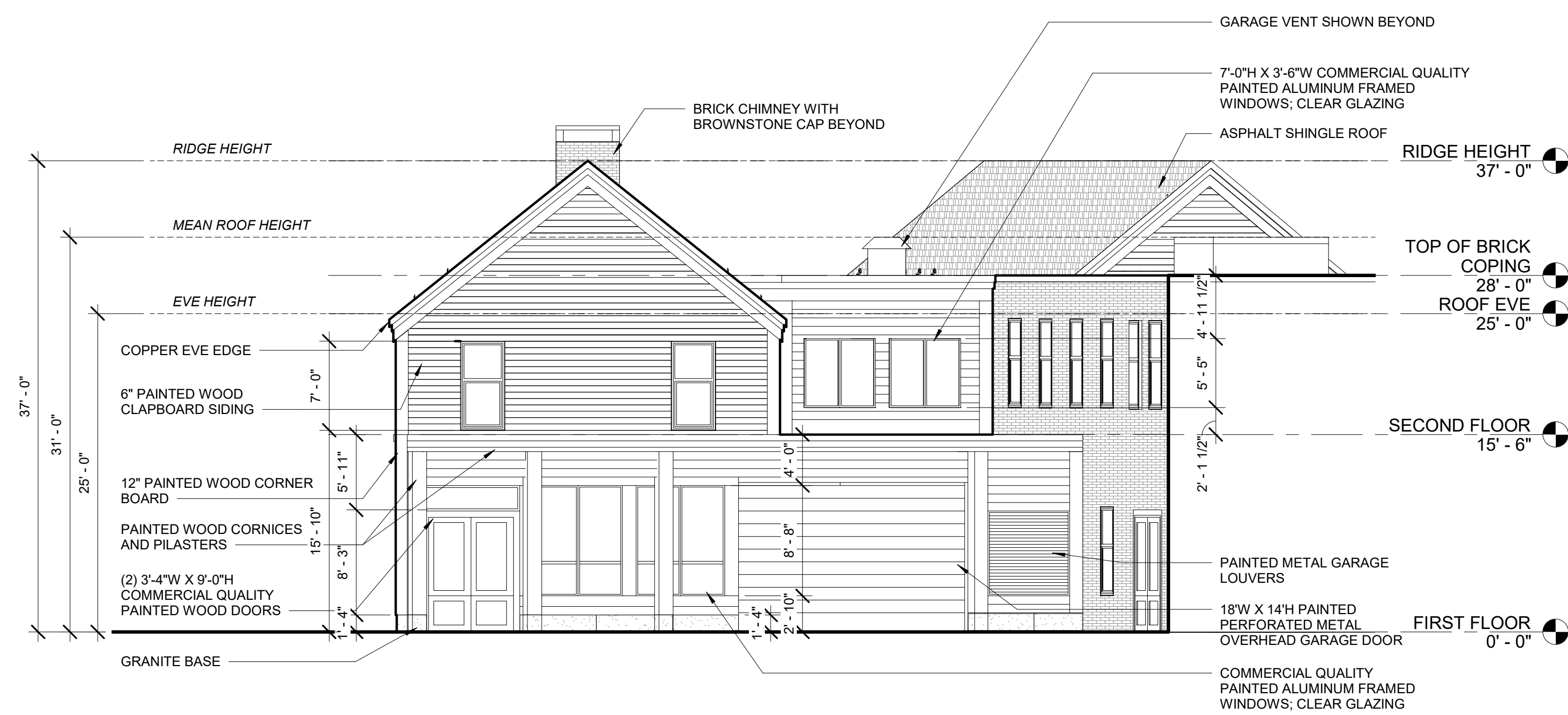


# Institution for Savings Office Addition

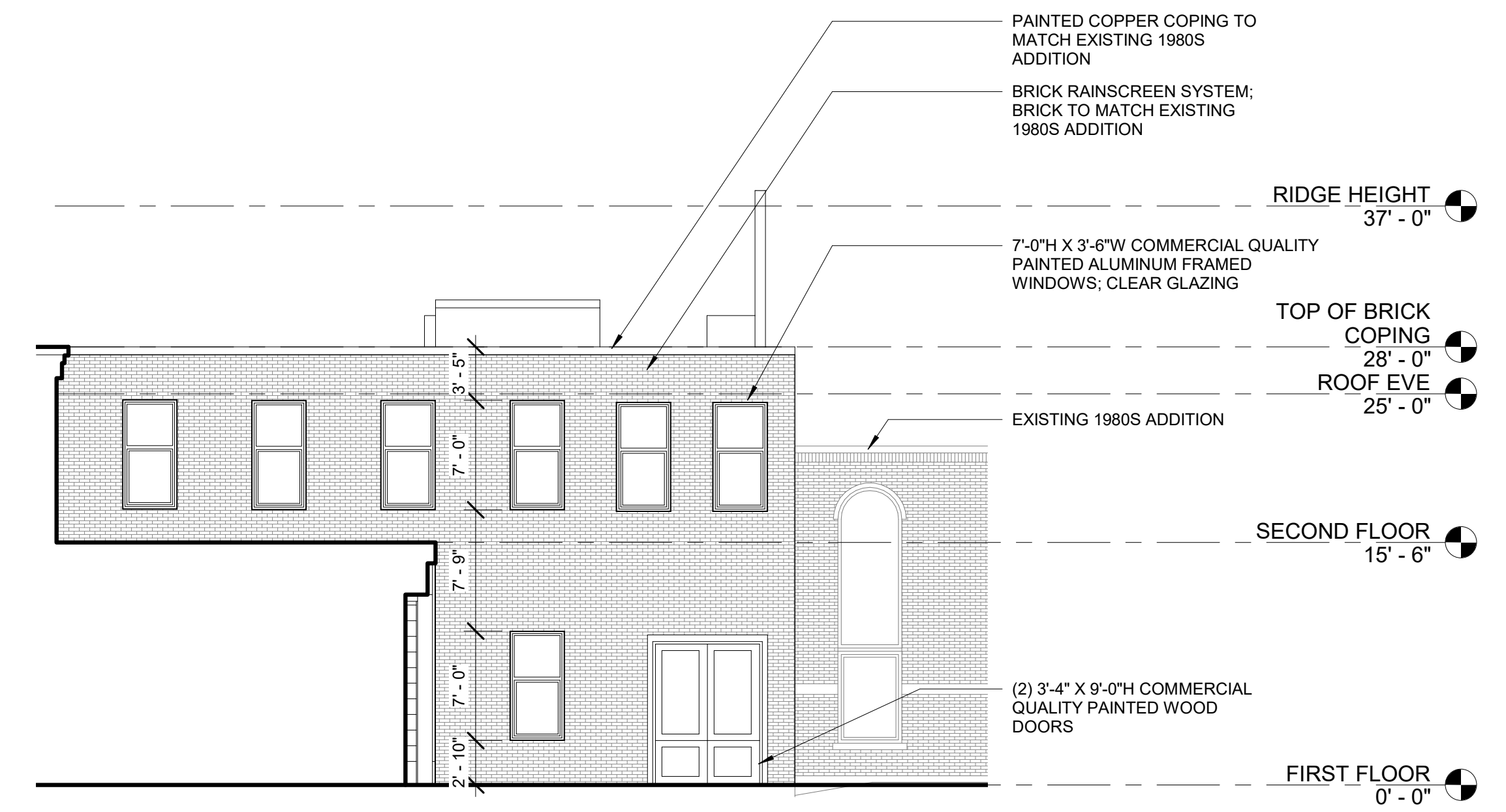
93 STATE STREET  
NEWBURYPORT, MA 01950

09/30/2020

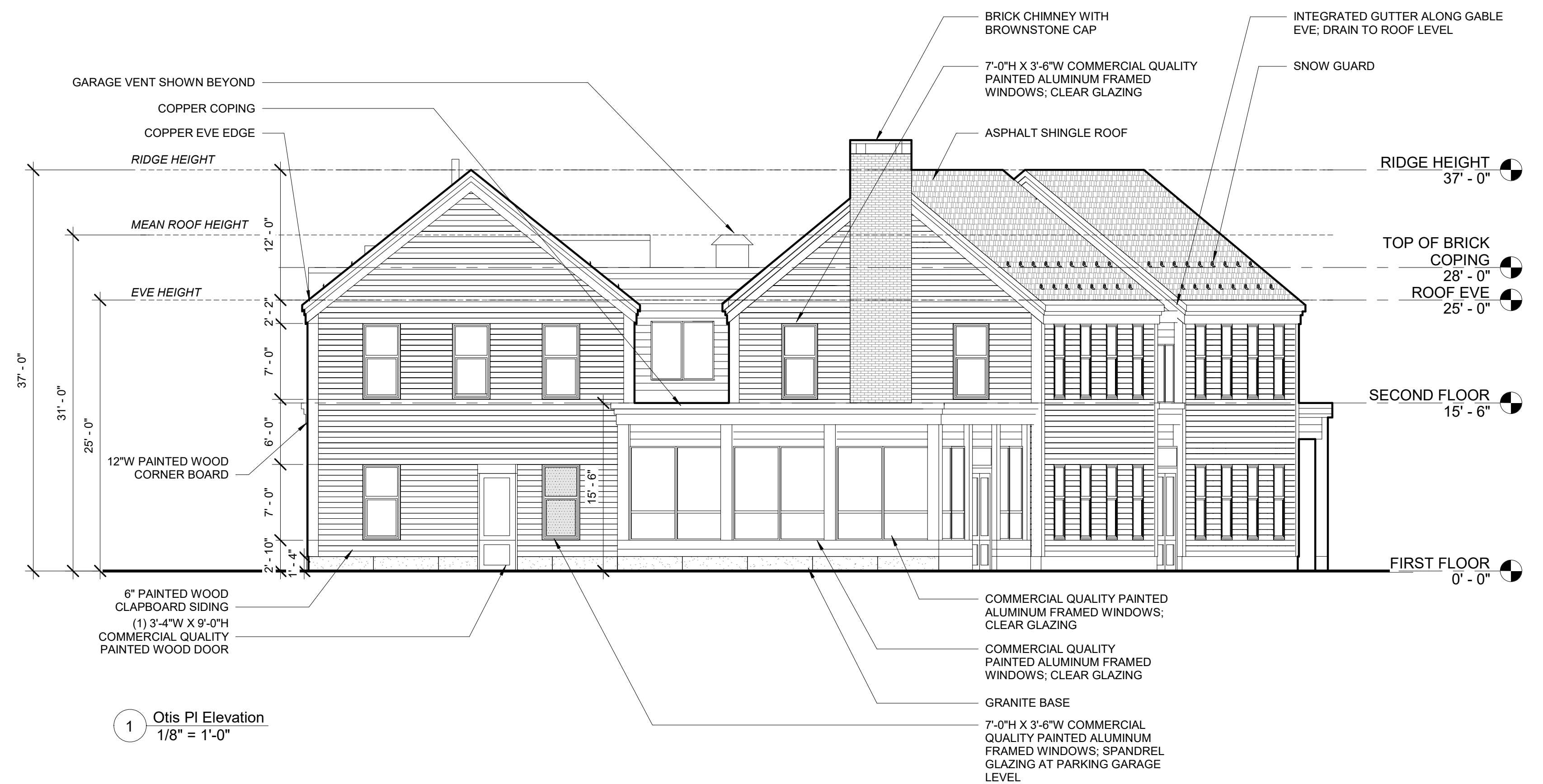
BUILDING ELEVATIONS



3 State St Elevation  
1/8" = 1'-0"



2 Prospect St Elevation  
1/8" = 1'-0"



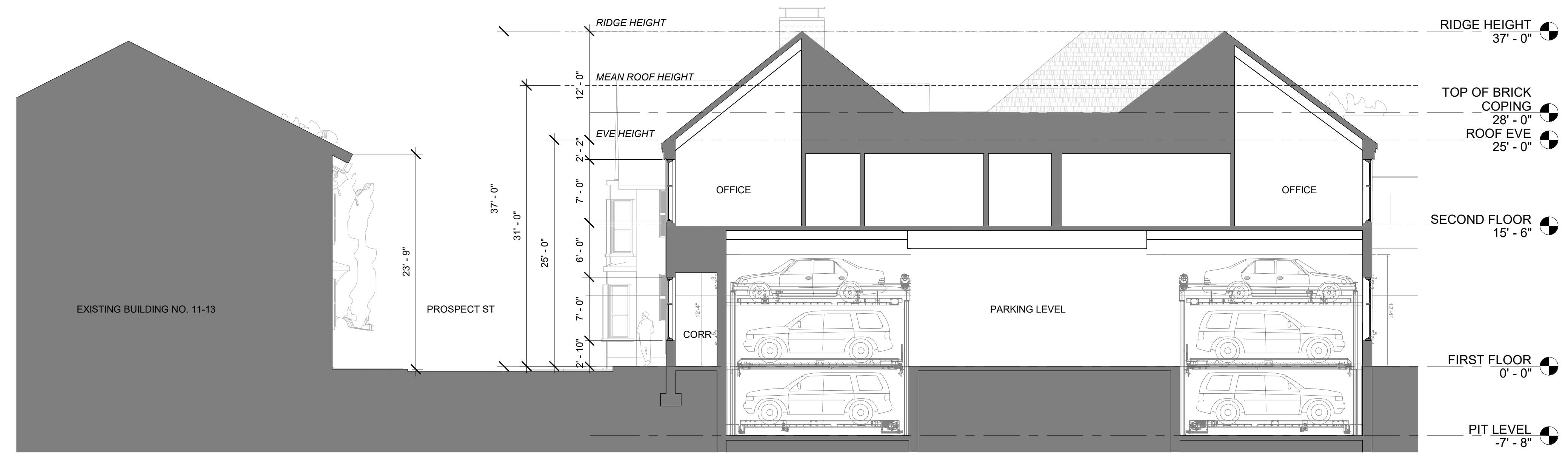
1 Otis Pl Elevation  
1/8" = 1'-0"

# Institution for Savings Office Addition

93 STATE STREET  
NEWBURYPORT, MA 01950

BUILDING ELEVATIONS

09/30/2020



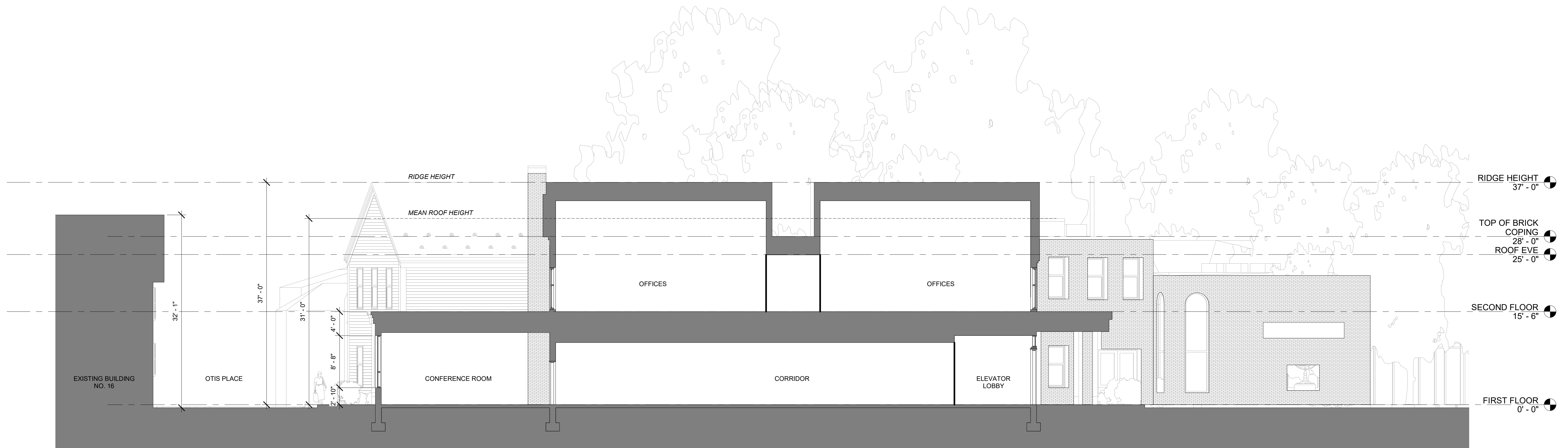
1 Prospect St Building Section  
1/8" = 1'-0"

# Institution for Savings Office Addition

09/30/2020

BUILDING SECTIONS





1 Otis Place Building Section  
1/8" = 1'-0"

# Institution for Savings Office Addition

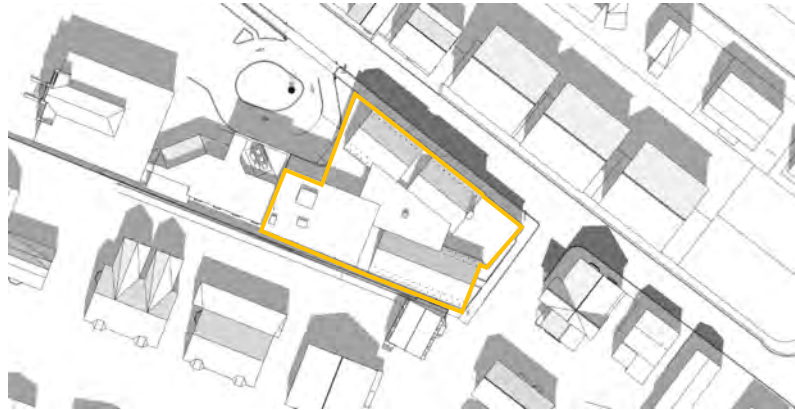
09/30/2020

BUILDING SECTIONS

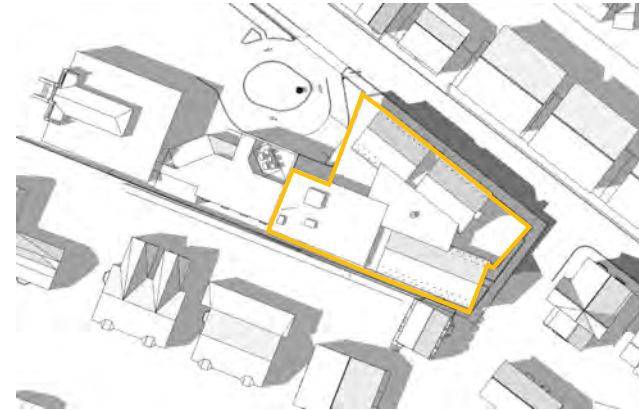
Vernal Equinox  
March 21



9AM



12PM

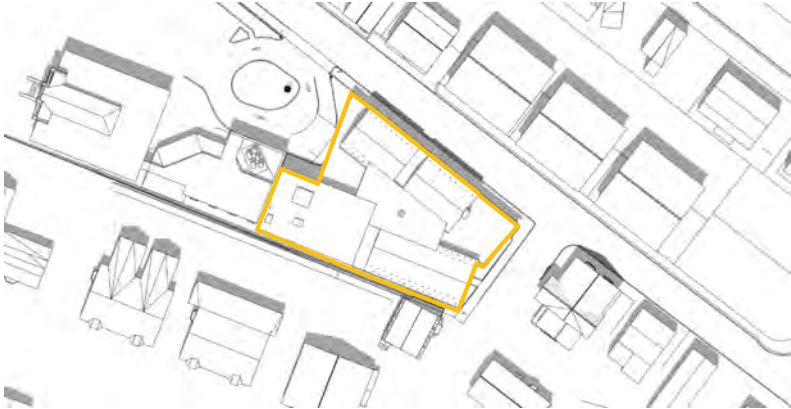


3PM

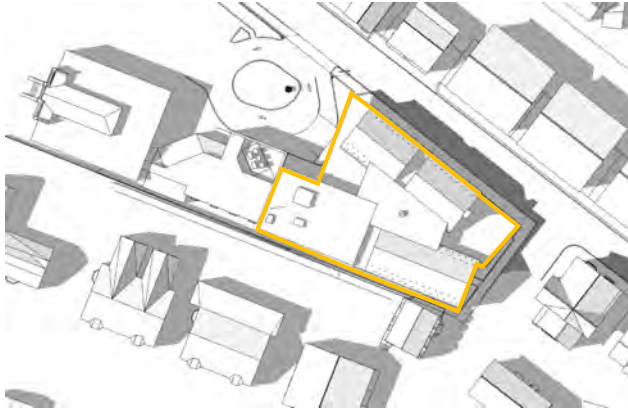
Summer Solstice  
June 21



9AM



12PM

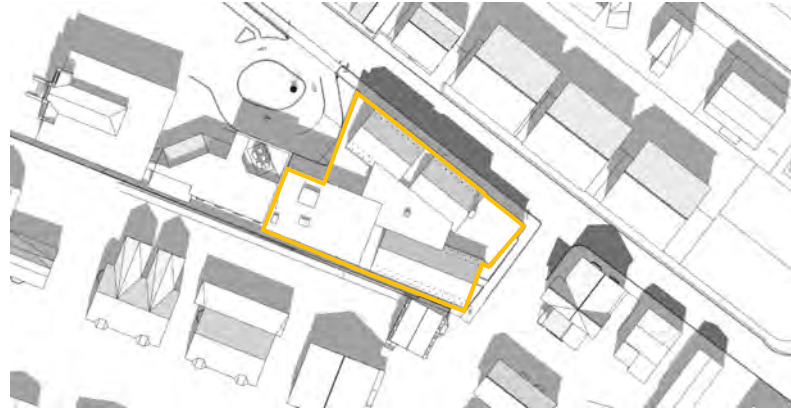


3PM

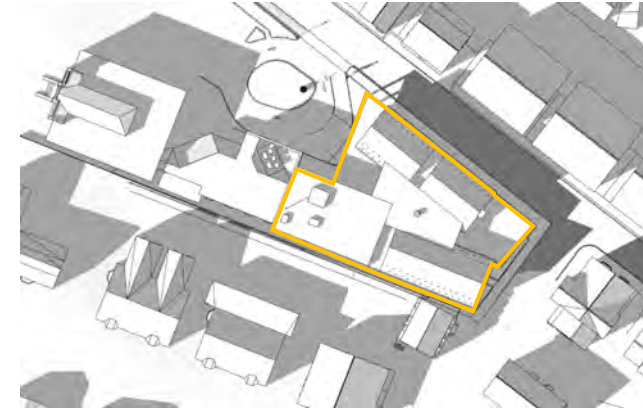
Autumnal Equinox  
September 21



9AM



12PM

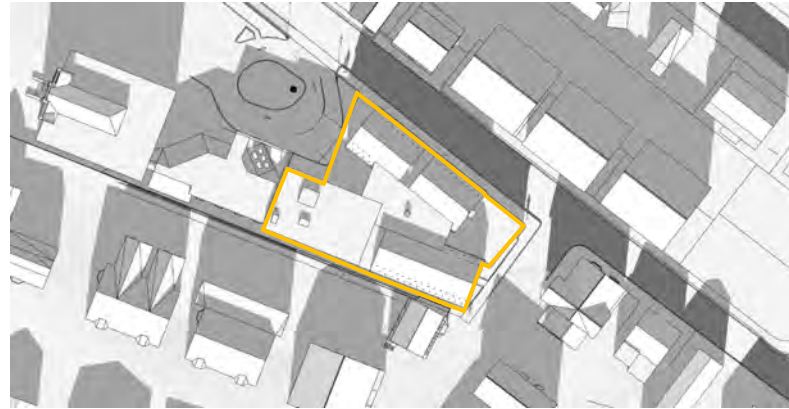


3PM

Winter Solstice  
December 21



9AM



12PM



3PM



1. View from the corner of State St and Prospect St.



4. View from the corner of Garden St and Otis Pl.



7. View from Garden St.



2. View from Prospect St.



5. View from Otis Pl.



8. Aerial view of Prospect St.



3. View from Prospect St.



6. View from Prospect St and Otis Pl.



9. Aerial view from Otis Pl.

# Institution for Savings Office Addition

93 STATE STREET  
NEWBURYPORT, MA 01950

09/30/2020

**ARC** Architectural Resources Cambridge  
501 Boylston Street, Suite 4101, Boston, MA 02116  
617.547.2200 [www.arcusa.com](http://www.arcusa.com)

EXTERIOR VIEWS

A204

SCALE:



1. View from the corner of State St and Prospect St.



2. View from State St Entry

## Institution for Savings Office Addition

09/30/2020

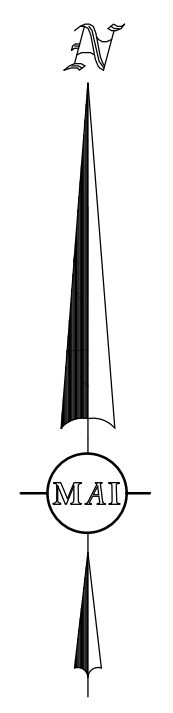
**ARC** Architectural Resources Cambridge  
501 Boylston Street, Suite 4101, Boston, MA 02116  
617.547.2200 [www.arcusa.com](http://www.arcusa.com)

93 STATE STREET  
NEWBURYPORT, MA 01950

A205

EXTERIOR VIEWS

SCALE:



**PERMIT SITE DEVELOPMENT PLANS**  
(TO ACCOMPANY A SITE PLAN REVIEW APPLICATION)

**93 STATE STREET**  
(MAP: 14 LOTS: 39 & 40)

LOCATED IN

**NEWBURYPORT, MASSACHUSETTS**

DATE: JANUARY 8, 2020  
REVISED: FEBRUARY 6, 2020  
REVISED: MARCH 25, 2020  
REVISED: MAY 20, 2020  
REVISED: OCTOBER 14, 2020

OWNER/APPLICANT:  
**INSTITUTION FOR SAVINGS**  
93 STATE STREET  
NEWBURYPORT, MASSACHUSETTS 01950

 **MERIDIAN ASSOCIATES**

500 CUMMINGS CENTER SUITE 5950 BEVERLY, MASSACHUSETTS 01915  
69 MILK STREET, SUITE 208 WESTBOROUGH, MASSACHUSETTS 01581  
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030  
WWW.MERIDIANASSOC.COM



DRAWING INDEX:

- SHEET 1 COVER SHEET
- SHEET 2 RECORD CONDITIONS/DEMOLITION PLAN
- SHEET 3 SITE LAYOUT, GRADING & EROSION CONTROL PLAN
- SHEET 4 SITE UTILITY PLAN
- SHEET 5 LANDSCAPING PLAN
- SHEET 6 SITE DETAILS
- SHEET 7 SITE DETAILS

APPROVED BY PLANNING BOARD

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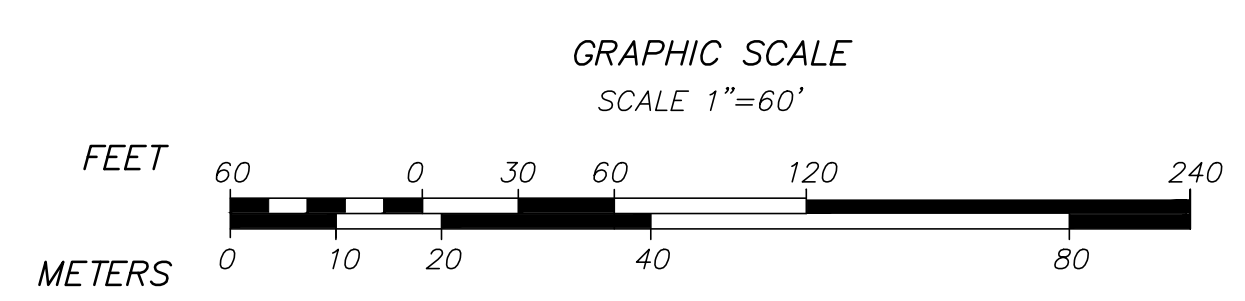
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DATE: \_\_\_\_\_

LOCUS CONTEXT MAP

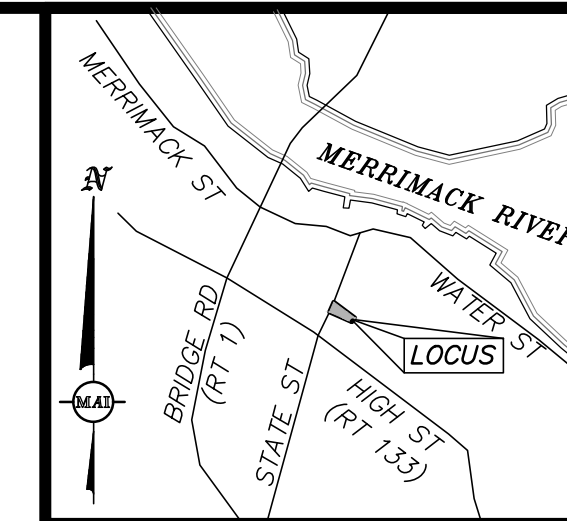




**TEMPORARY BENCHMARK CHART**

T.B.M.#	DESCRIPTION	ELEVATION
▲	X-CUT RIGHT FRONT CAP BOLT HYDRANT, 2.8' A.G.	102.30
▲	TOP OF GRANITE POST, 3.5' A.G.	107.26

(SEE NOTE 6)



**LOCUS MAP**  
(NOT TO SCALE)

**EXISTING LEGEND:**

101	ONE FOOT CONTOUR
100	FIVE FOOT CONTOUR
—	GRANITE CURB
—	WOOD FENCE
—	RETAINING WALL
—	BRICK
—	CONCRETE
—	ASPHALT PARKING AREA TO BE REMOVED
—	SIGN
—	HANDICAP RAMP
—	BOLLARD
—	BENCH
—	DECIDUOUS TREE
—	CONIFEROUS TREE
—	COMPILED GAS LINE
—	GAS GATE
—	GAS METER
—	COMMUNICATIONS LINE
—	UNDERGROUND CABLE PAINT MARKING
—	TELEPHONE MANHOLE
—	OVERHEAD WIRES
—	COMPILED ELECTRIC LINE
—	LIGHT POLE
—	ELECTRIC MANHOLE
—	UTILITY POLE
—	UTILITY POLE WITH LIGHT
—	GUY WIRE
—	ELECTRIC HANDHOLE
—	AIR CONDITIONER
—	DRAIN LINE
—	COMPILED DRAIN LINE
—	DRAIN MANHOLE
—	COMPILED DRAIN MANHOLE
—	CATCH BASIN
—	COMPILED CATCH BASIN
—	AREA DRAIN/ROUND CATCH BASIN
—	D-SHAPE CATCH BASIN
—	DOUBLE CATCH BASIN
—	CLEANOUT
—	WATER LINE
—	COMPILED WATER LINE
—	UNDERGROUND WATER PAINT MARKING
—	WATER GATE
—	COMPILED WATER GATE
—	HYDRANT
—	WATER SERVICE
—	IRRIGATION CONTROL VALVE
—	N.P.V.
—	WATER@96.8
—	SEWER LINE
—	COMPILED SEWER LINE
—	SEWER MANHOLE
—	COMPILED SEWER MANHOLE
—	TERMINUS UNKNOWN
—	ABOVE GROUND
—	BITUMINOUS CONCRETE
—	CAST IRON
—	CONCRETE
—	CORRUGATED STEEL
—	FINISHED FIRST FLOOR
—	GEN
—	GENERATOR
—	GC
—	GRANITE CURB
—	INVERT
—	PVC
—	POLYVINYL CHLORIDE
—	STONE RETAINING WALL
—	TO BE REMOVED

**NOTES:**

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. (MAI) IN APRIL AND JULY 2019, AND JANUARY 2020.
2. THE SUBJECT PROPERTY IS LOCATED IN THE DOWNTOWN BUSINESS DISTRICT (B2) AND THE DOWNTOWN OVERLAY DISTRICT.
3. THE SUBJECT PROPERTY IS DEPICTED AS LOTS 39 & 40 ON CITY OF NEWBURYPORT ASSESSOR'S MAP 14.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPARISON OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 811.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. THE ELEVATIONS DEPICTED HEREON ARE BASED ON AN ASSUMED DATUM.
7. LIMITED PROPERTY LINES ARE DEPICTED HEREON.
8. THE SUBJECT PREMISES IS LOCATED IN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25009C0136G DATED JULY 16, 2014.
9. THE RIGHT OF WAY LINES FOR OTIS AND PROSPECT STREET WERE BASED UPON EVIDENCE OF OCCUPATION. MAI WAS UNABLE TO FIND RECORD STREET LAYOUTS FOR EITHER STREET. THE CITY OF NEWBURYPORT HAS NOT BEEN ABLE TO FIND ANY RECORDS OF TAKINGS OR LAYOUT PLANS TO ACCOUNT FOR THE CURRENT ROADWAY AND SIDEWALK FOOTPRINT. THE PLANS OF RECORD FOR THE SUBJECT PROPERTY COULD NOT BE PUT ON THE GROUND. THE FRONTAGE ALONG STATE STREET INDICATES THAT THE OWNERSHIP EXTENDS INTO THE APPARENT RIGHT OF WAY OF PRESENT DAY PROSPECT STREET, AS CONSTRUCTED, BASED ON LINES OF OCCUPATION.
10. ALL VEGETATION INCLUDING TREES, SHRUBS, AND LANDSCAPED AREAS NOT DESIGNATED FOR REMOVAL SHALL BE PROTECTED UNTIL THE COMPLETION OF ALL CONSTRUCTION RELATED ACTIVITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MINIMIZE THE DISTURBANCE OF ANY WORK PERFORMED INSIDE OF THE "ROOT ZONE".

**RECORD OWNER:**  
INSTITUTION FOR SAVINGS IN  
NEWBURYPORT AND ITS VICINITY  
93 STATE STREET  
NEWBURYPORT, MASSACHUSETTS 01950

— DEED BOOK 764, PAGE 51  
— DEED BOOK 1851, PAGE 347  
— DEED BOOK 1889, PAGE 219  
— DEED BOOK 3423, PAGE 564  
— DEED BOOK 5448, PAGE 338  
— DEED BOOK 6788, PAGE 210

**REFERENCES:**

— PLAN BOOK 35, PLAN 13  
— PLAN IN RECORD BOOK 2526, PAGE 1  
— PLAN 292 OF 1945  
— PLAN 704 OF 1955

DOCUMENTS ON RECORD AT THE ESSEX  
SOUTH COUNTY REGISTRY OF DEEDS

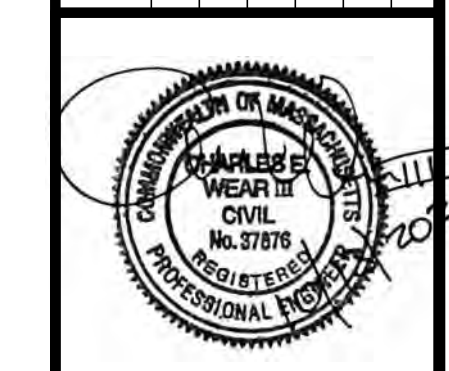
**GRAPHIC SCALE**  
SCALE: 1" = 20'



ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD  
INFORMATION RECOVERED THROUGH RESEARCH WITHOUT  
SURFACE DEMARICATION NOR SUBSURFACE VERIFICATION

BK. #673, PG. #17,40  
DWG. NO. 6215\_REC.DWG

REVISIONS	DESCRIPTION	DATE	BY



**RECORD CONDITIONS & DEMO PLAN**  
LOCATED IN  
**NEWBURYPORT, MASSACHUSETTS**  
(ESSEX COUNTY)  
PREPARED FOR  
**INSTITUTION FOR SAVINGS**

**MERIDIAN ASSOCIATES**  
500 CUMMINGS CENTER, SUITE 5950  
BEVERLY, MASSACHUSETTS 01915  
TELEPHONE: (978) 299-4447  
WWW.MERIDIANASSOC.COM

69 MILK STREET, SUITE 302  
WESTBOROUGH, MASSACHUSETTS 01581  
TELEPHONE: (508) 871-7030  
WWW.MERIDIANASSOC.COM

CHECKED BY: CEW  
DESIGNED BY: NAB

DATE: OCTOBER 14, 2020  
SCALE: 1"=20'  
SHEET No. 2 OF 7  
PROJECT No. 6215

**SCHEDULE OF DIMENSIONAL CONTROLS**

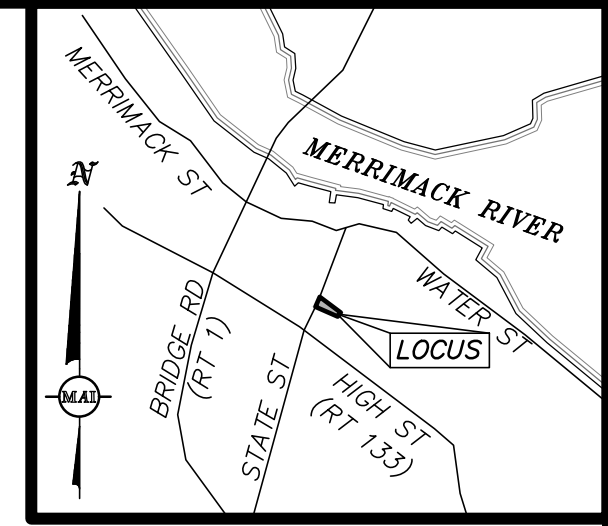
ZONING DISTRICT: 404 B-2 (DOWNTOWN OVERLAY DISTRICT)

REQUIREMENT	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA:	5,000 S.F.	36,998±S.F.	36,998±S.F.
FRONTAGE:	60 FT.	491.06± FT.	491.06± FT.
LOT WIDTH:	N/A	VARIABLE	VARIABLE
FRONT YARD:	0 FT.	37.4± FT.	0 FT.
SIDE YARD:	0 FT.	126.4± FT.	0 FT.
REAR YARD:	0 FT.	2.7± FT.	5.1± FT.
PARKING SPACES:	62	36	62

**TEMPORARY BENCHMARK CHART**

T.B.M.#	DESCRIPTION	ELEVATION
△	X-CUT RIGHT FRONT CAP BOLT HYDRANT, 2.8' A.G.	102.30
△	TOP OF GRANITE POST	107.26

(SEE NOTE 6 SHEET 2)



**LOCUS MAP**  
(NOT TO SCALE)

**EROSION CONTROL LEGEND**

- PROPOSED SILTSAC CATCHBASIN INLET PROTECTION

**EROSION CONTROL NOTES:**

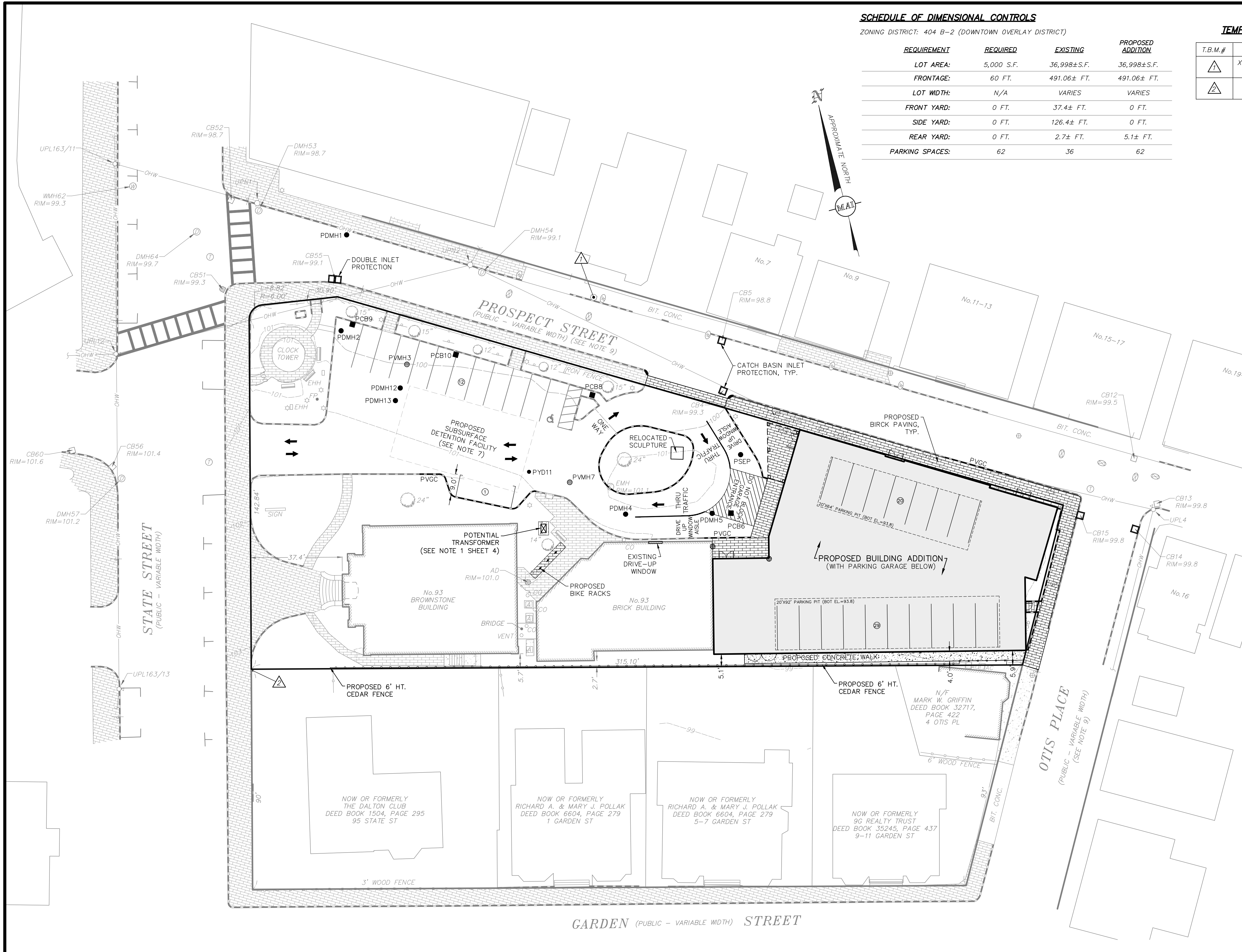
- ALL EXISTING STRUCTURES WITHIN THE LIMIT OF WORK TO BE REMOVED SHALL BE PROTECTED AND MAINTAINED UNTIL TIME OF REMOVAL/REPLACEMENT.
- EROSION CONTROL DEVICES SHALL BE CHECKED WEEKLY TO ENSURE PROPER FUNCTION.
- LOCATION OF TEMPORARY CONSTRUCTION ENTRANCE TO BE DETERMINED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.

**PROPOSED LEGEND**

- PROPOSED VERTICAL GRANITE CURB
- PROPOSED WOODEN FENCE
- PROPOSED CONCRETE WALK
- PROPOSED SUBSURFACE DETENTION FACILITY
- PROPOSED BRICK PAVING
- △ PROPOSED WHEELCHAIR RAMP
- △ PROPOSED DECORATIVE POLE LIGHT
- △ PROPOSED RECESSED LIGHT
- △ PROPOSED BIKE RACK
- PDMH PROPOSED DRAIN MANHOLE
- PVCB PROPOSED VORTECH CATCHBASIN
- PCB PROPOSED CATCHBASIN
- PVGC PROPOSED VERTICAL GRANITE CURB

**PARKING NOTES:**

- TOTAL NUMBER OF PARKING SPACES BASED ON USE OF CITY LOT 2600X6750 SUBTERRANEAN PARKING SYSTEM.



REVISIONS	DATE	DESCRIPTION	BY

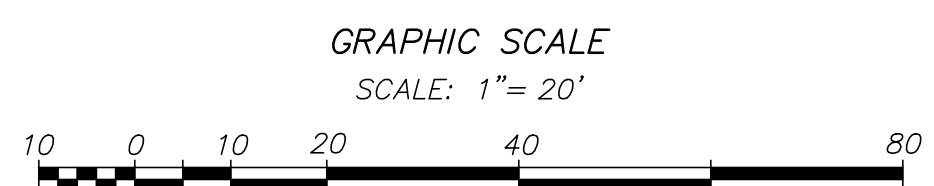


**93 STATE STREET**  
**SITE LAYOUT, GRADING & EROSION CONTROL PLAN**  
 LOCATED IN  
**NEWBURYPORT, MASSACHUSETTS**  
 (ESSEX COUNTY)  
 PREPARED FOR  
**INSTITUTION FOR SAVINGS**

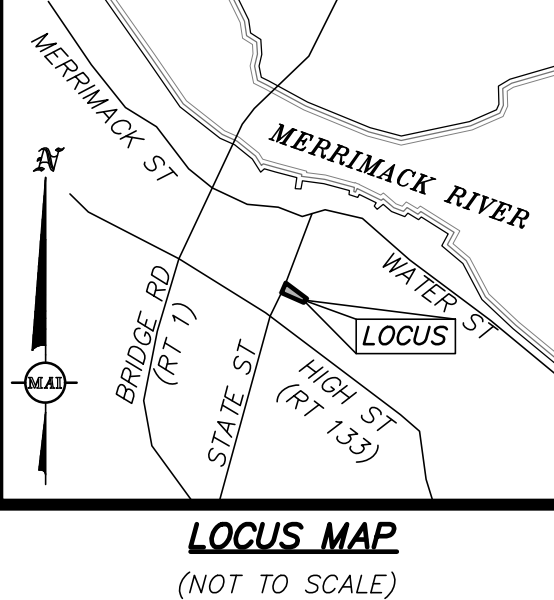
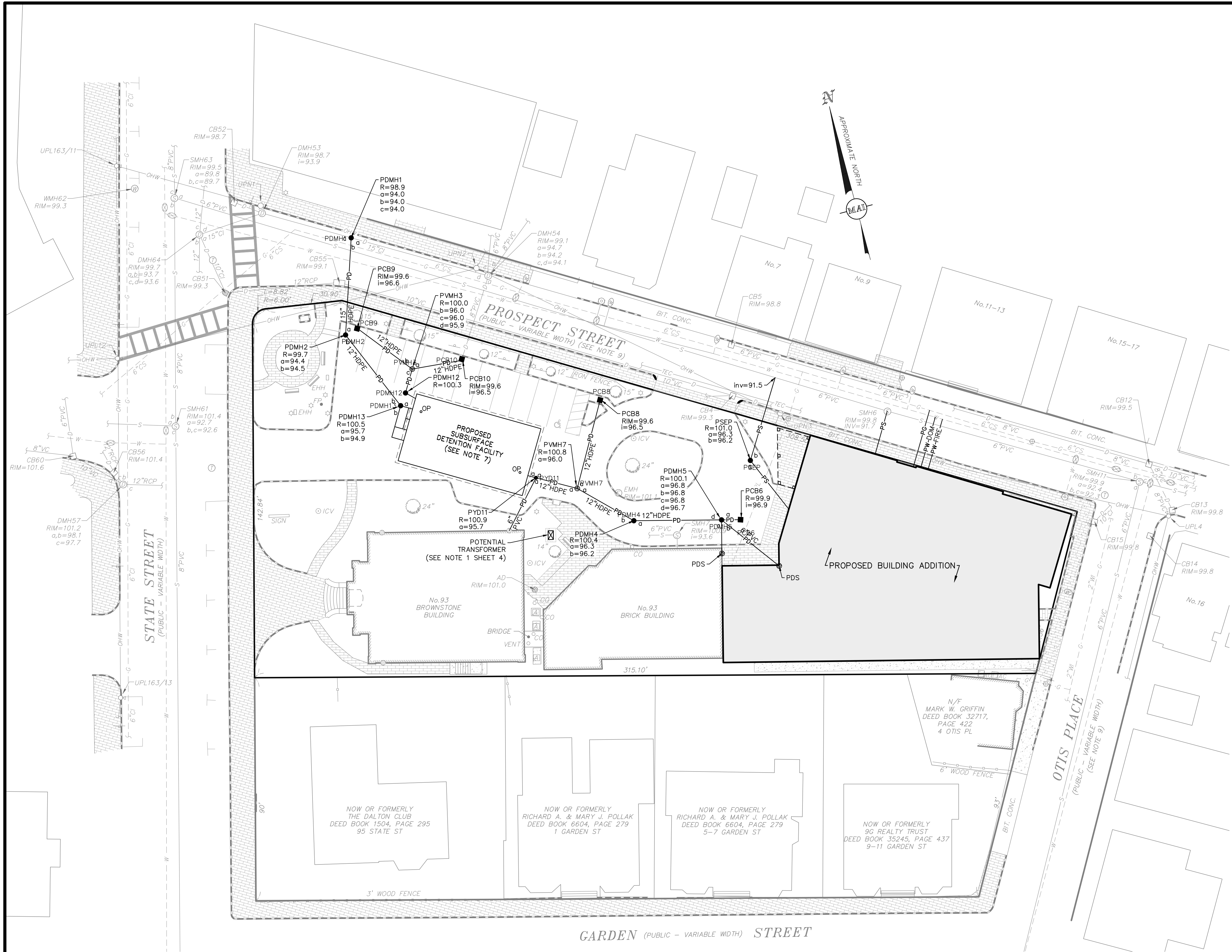
**MERIDIANS ASSOCIATES**  
 500 CUMMINGS CENTER, SUITE 5950  
 BEVERLY, MASSACHUSETTS 01915  
 TELEPHONE: (978) 299-0447  
 WWW.MERIDIANSASSOC.COM  
 DESIGNED BY: NAB  
 CHECKED BY: CEW

DATE: OCTOBER 14, 2020  
 SCALE: 1"=20'  
 SHEET No. 3 OF 7  
 PROJECT No. 6215

FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION

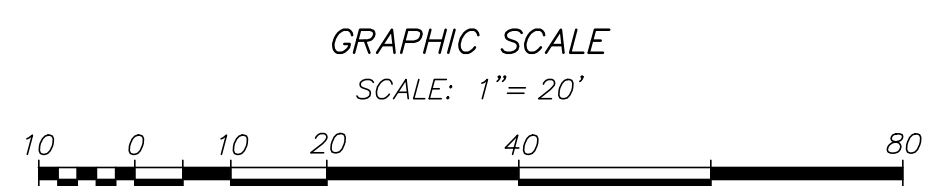


(XREF: 6215-REC)  
DWG. No. 6215\_SITE.DWG  
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- PROPOSED LEGEND:**
- PD — PROPOSED DRAIN LINE
  - PDMH PROPOSED DRAIN MANHOLE
  - ⊙ PDS PROPOSED DOWNSPOUT
  - ⊙ PVMH PROPOSED VORTEX MANHOLE
  - PS — PROPOSED SEWER LINE
  - PFD PROPOSED FLOOR DRAIN
  - PSEP PROPOSED OIL & GRIT SEPARATOR
  - PS — PROPOSED SEWER LINE
  - PW — PROPOSED WATER LINE
  - ⊙ PROPOSED HYDRANT
  - PG — PROPOSED GAS LINE
  - OP PROPOSED OBSERVATION PORT
  - R= RIM ELEVATION
  - a=/b=/i= INVERT ELEVATIONS

- PROPOSED UTILITY NOTES:**
- PROPOSED TRANSFORMER LOCATION IS APPROXIMATE AND MAY CHANGE PER REQUEST OF UTILITY COMPANY. ADDITIONAL UTILITY INFORMATION IS NEEDED TO VERIFY THE FINAL LOCATION.
  - COORDINATE UTILITY CONSTRUCTION WITH ALL TRADES AND CORRESPONDING DESIGN PLANS FOR CONNECTION TO PROPOSED BUILDING AND SITE UTILITIES.
  - PROPOSED ELECTRIC AND UTILITY CONNECTIONS DEPICTED HERON HAVE BEEN PROVIDED FOR SCHEMATIC PURPOSE ONLY. ACTUAL UTILITY CONFIGURATIONS SHALL BE DETERMINED BY RESPECTIVE UTILITY PROVIDERS, MEP SPECIFICATIONS AND ARCHITECTURAL PLANS.
  - LOCATION OF PROPOSED OIL AND GRIT SEPARATOR SHOWN FOR SCHEMATIC PURPOSES ONLY. ALL DESIGN CALCULATIONS AND DETAIL FOR SYSTEM SHALL BE SHOWN ON THE CONSTRUCTION PLANS WHICH WILL BE PROVIDED TO THE BOARD OF HEALTH FOR REVIEW AND APPROVAL.
  - INTERIOR FLOOR DRAIN SYSTEM SHALL BE DESIGNED BY MEP AND SUBMITTED TO THE DPS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
  - LOCATIONS OF ROOF DRAIN GUTTER DOWNSPOUTS TO BE COORDINATED WITH ARCHITECTURAL PLANS.
  - REFER TO SUBSURFACE DETENTION FACILITY DETAIL (SHEET 6) FOR ADDITIONAL INLET INFORMATION.



REVISIONS	DATE	DESCRIPTION	BY

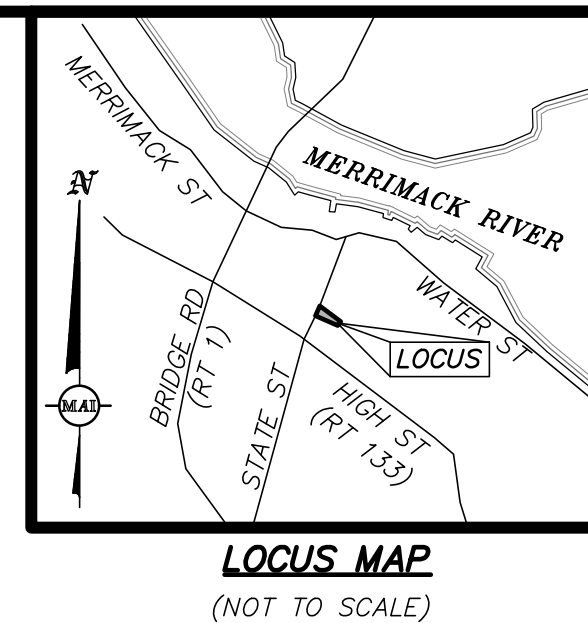
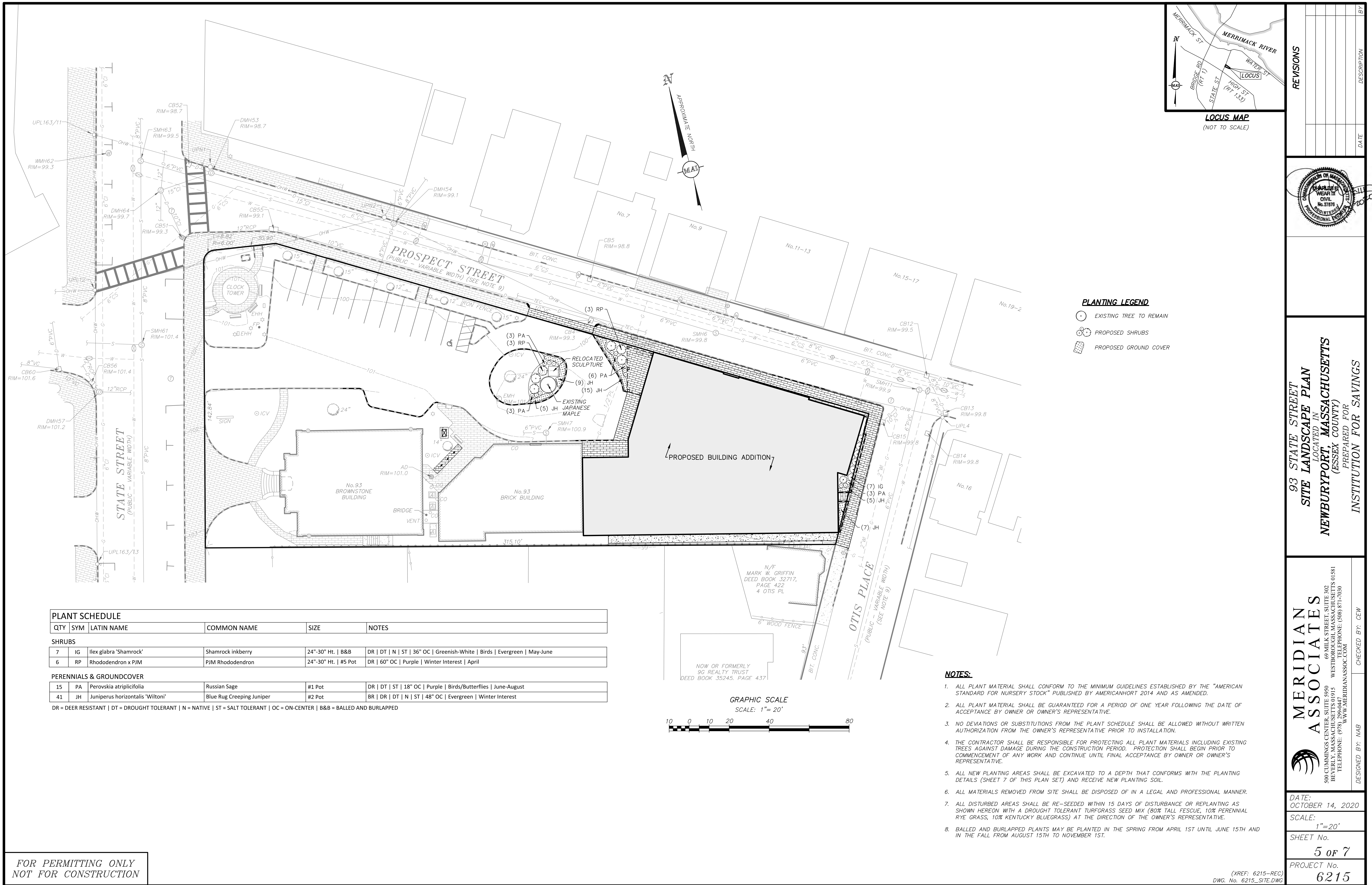


93 STATE STREET  
 SITE UTILITY PLAN  
 LOCATED IN  
 NEWBURYPORT, MASSACHUSETTS  
 (ESSEX COUNTY)  
 PREPARED FOR  
 INSTITUTION FOR SAVINGS

**MERIDIANS ASSOCIATES**  
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 TELEPHONE: (508) 871-7030  
 WWW.MERIDIANSASSOC.COM  
 DESIGNED BY: NAB/AF  
 CHECKED BY: CEW

DATE: OCTOBER 14, 2020  
 SCALE: 1" = 20'  
 SHEET No. 4 of 7  
 PROJECT No. 6215

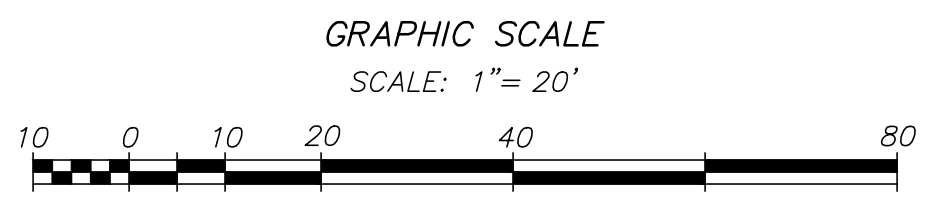
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NOT FOR CONSTRUCTION



- PLANTING LEGEND**
- EXISTING TREE TO REMAIN
  - ⊗ PROPOSED SHRUBS
  - ▨ PROPOSED GROUND COVER

PLANT SCHEDULE					
QTY	SYM	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>SHRUBS</b>					
7	IG	Ilex glabra 'Shamrock'	Shamrock inkberry	24"-30" Ht.   B&B	DR   DT   N   ST   36" OC   Greenish-White   Birds   Evergreen   May-June
6	RP	Rhododendron x PJM	PJM Rhododendron	24"-30" Ht.   #5 Pot	DR   60" OC   Purple   Winter Interest   April
<b>PERENNIALS &amp; GROUND COVER</b>					
15	PA	Perovskia atriplicifolia	Russian Sage	#1 Pot	DR   DT   ST   18" OC   Purple   Birds/Butterflies   June-August
41	JH	Juniperus horizontalis 'Wilton'	Blue Rug Creeping Juniper	#2 Pot	BR   DR   DT   N   ST   48" OC   Evergreen   Winter Interest

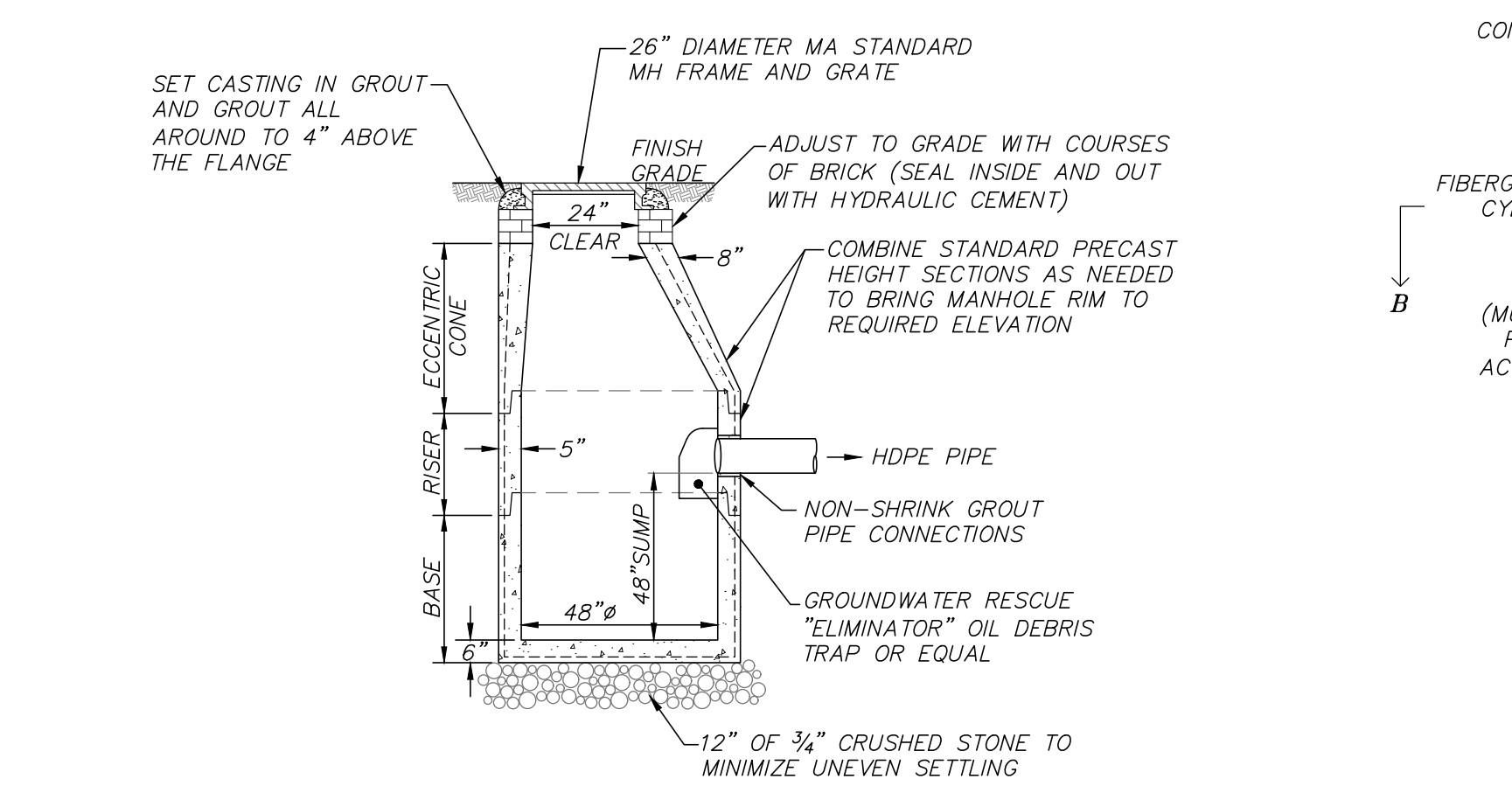
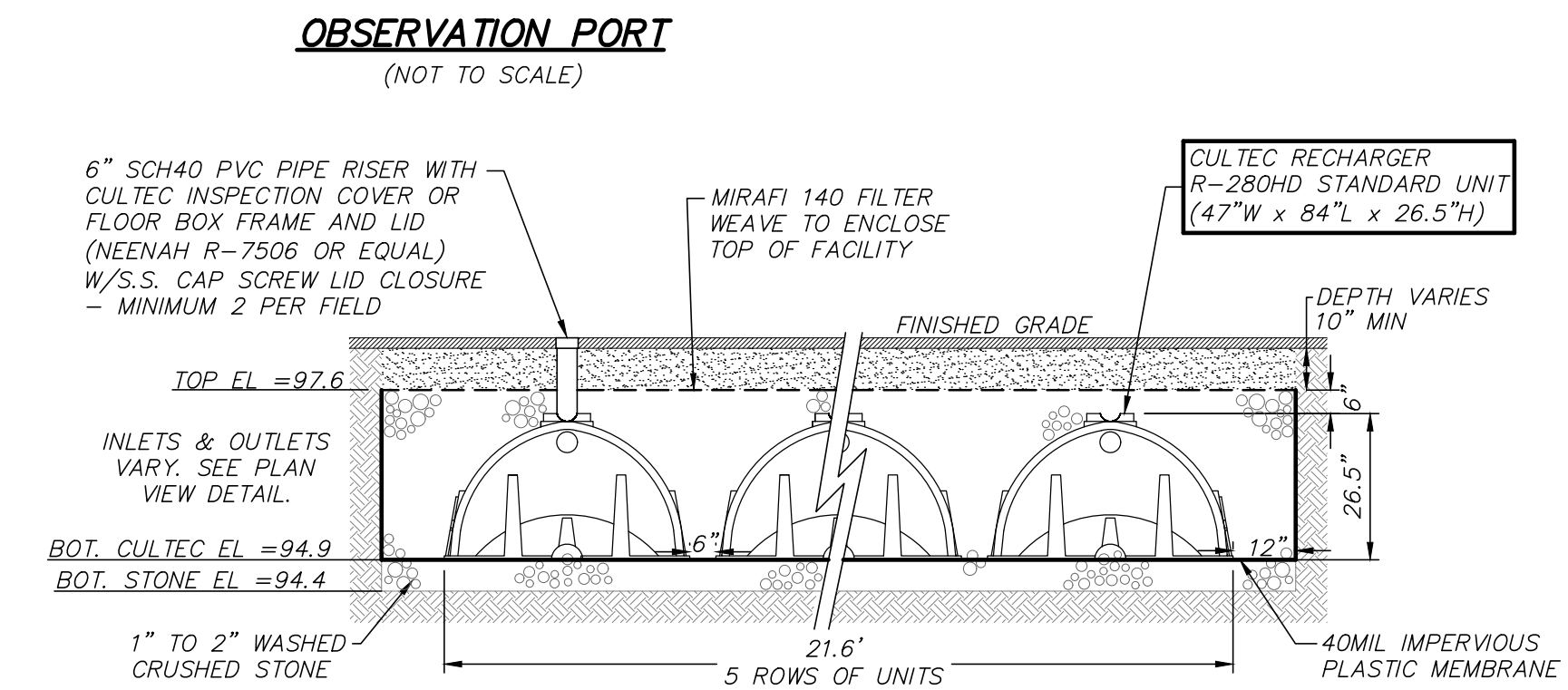
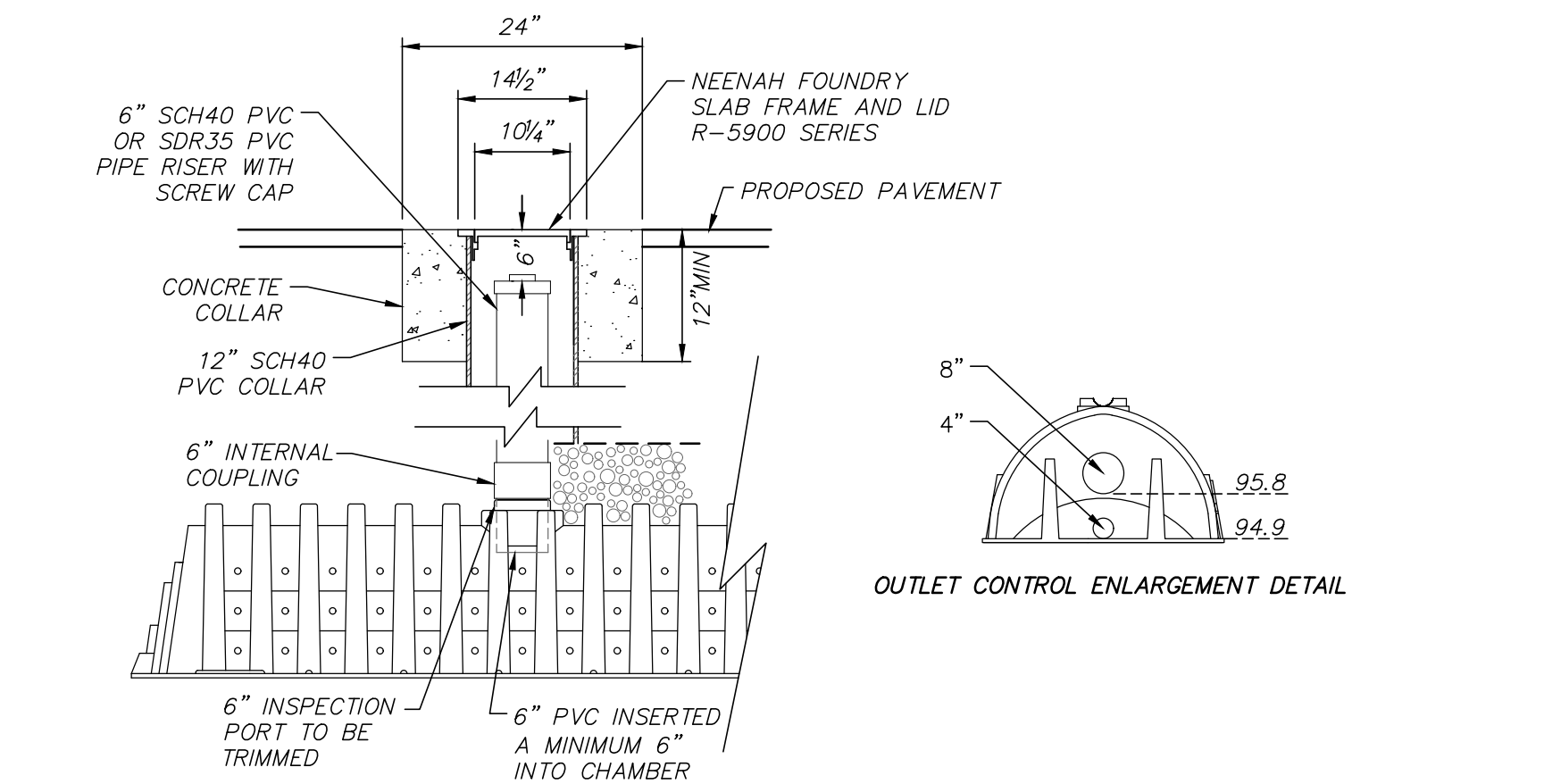
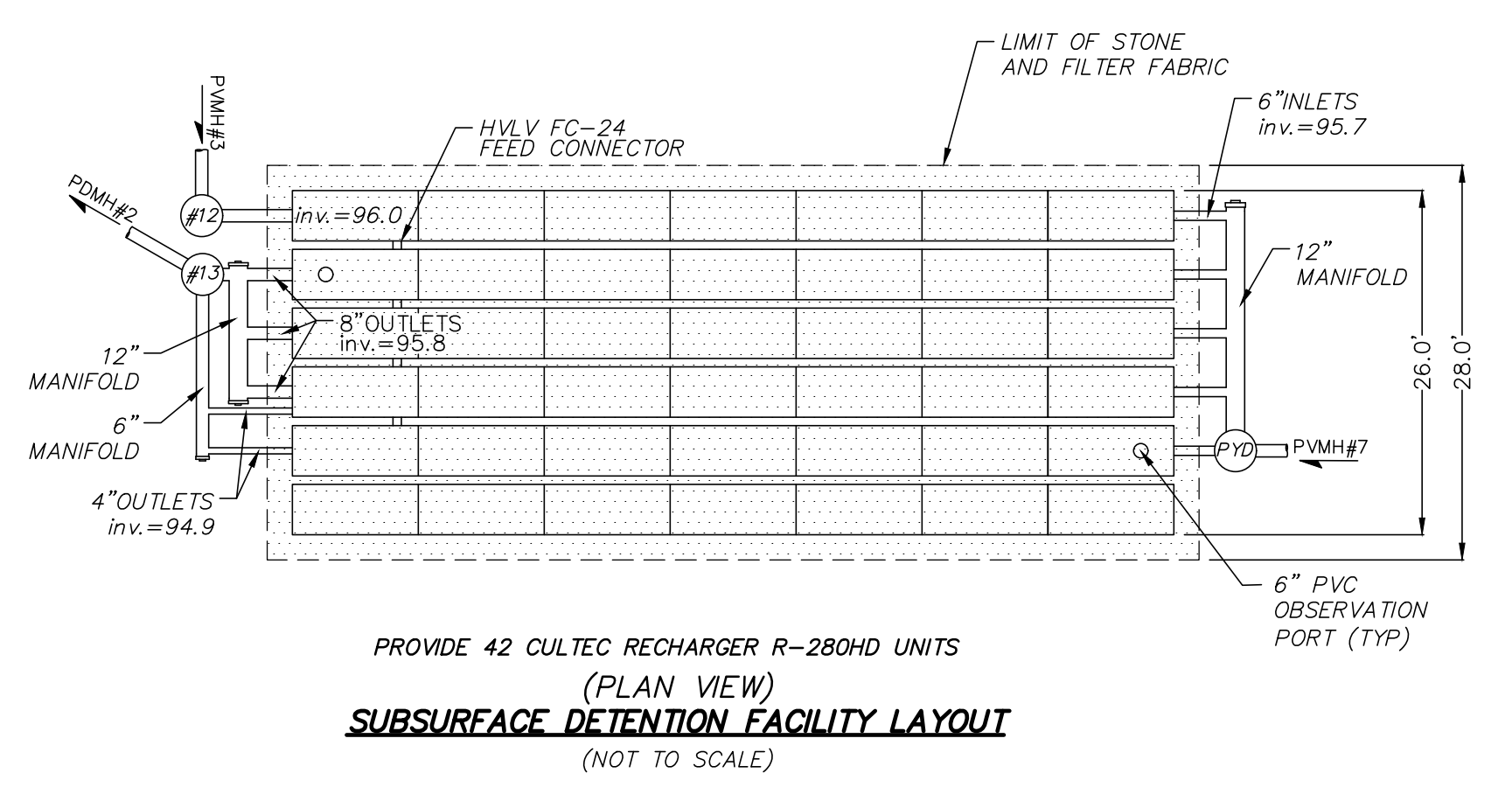
DR = DEER RESISTANT | DT = DROUGHT TOLERANT | N = NATIVE | ST = SALT TOLERANT | OC = ON-CENTER | B&B = BALLED AND BURLAPPED



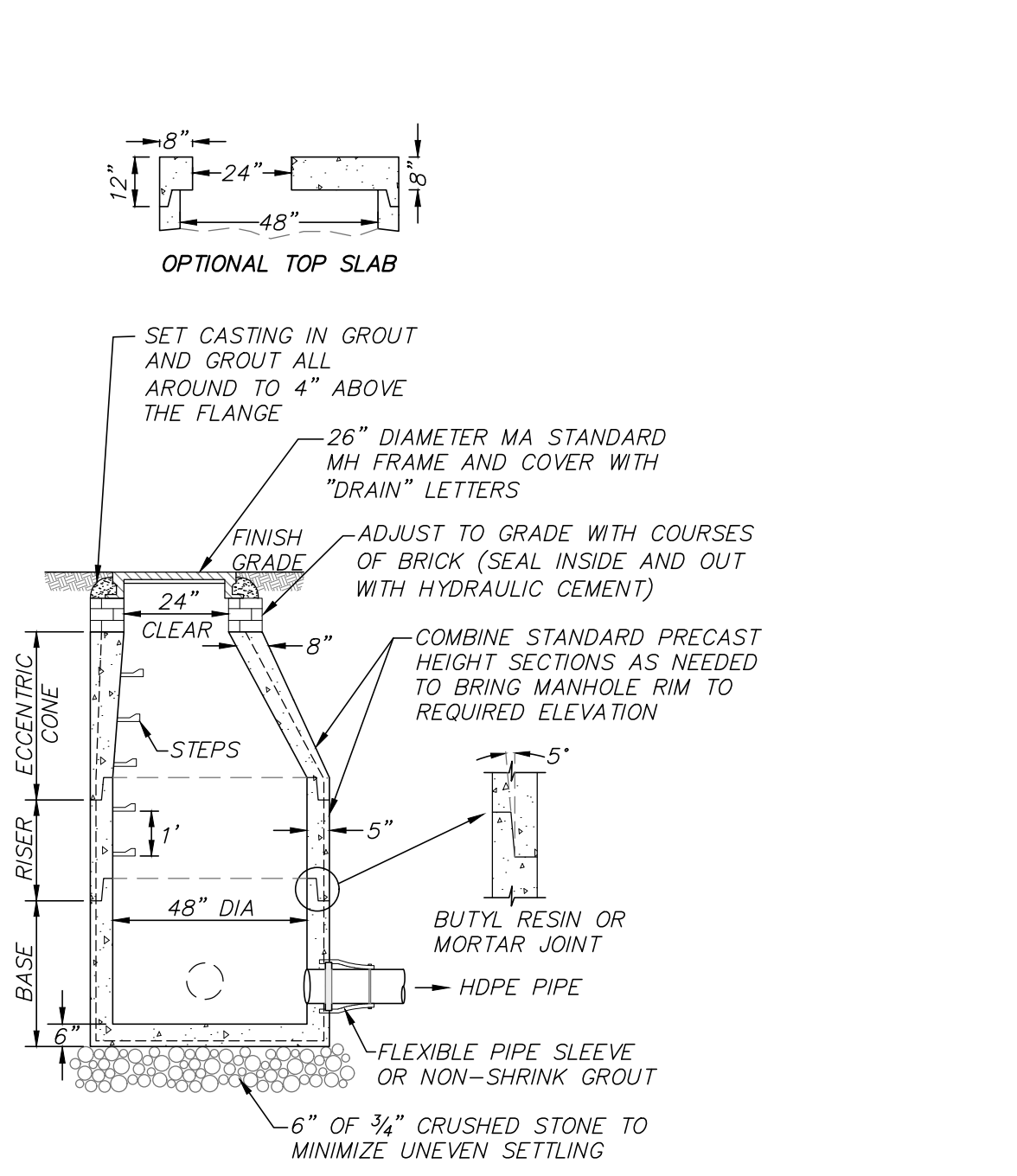
- NOTES:**
- ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AMERICANHORT 2014 AND AS AMENDED.
  - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
  - NO DEVIATIONS OR SUBSTITUTIONS FROM THE PLANT SCHEDULE SHALL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANT MATERIALS INCLUDING EXISTING TREES AGAINST DAMAGE DURING THE CONSTRUCTION PERIOD. PROTECTION SHALL BEGIN PRIOR TO COMMENCEMENT OF ANY WORK AND CONTINUE UNTIL FINAL ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
  - ALL NEW PLANTING AREAS SHALL BE EXCAVATED TO A DEPTH THAT CONFORMS WITH THE PLANTING DETAILS (SHEET 7 OF THIS PLAN SET) AND RECEIVE NEW PLANTING SOIL.
  - ALL MATERIALS REMOVED FROM SITE SHALL BE DISPOSED OF IN A LEGAL AND PROFESSIONAL MANNER.
  - ALL DISTURBED AREAS SHALL BE RE-SEEDING WITHIN 15 DAYS OF DISTURBANCE OR REPLANTING AS SHOWN HEREON WITH A DROUGHT TOLERANT TURFGRASS SEED MIX (80% TALL FESCUE, 10% PERENNIAL RYE GRASS, 10% KENTUCKY BLUEGRASS) AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
  - BALLED AND BURLAPPED PLANTS MAY BE PLANTED IN THE SPRING FROM APRIL 1ST UNTIL JUNE 15TH AND IN THE FALL FROM AUGUST 15TH TO NOVEMBER 1ST.

<p><b>REVISIONS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION										<p style="text-align: center;"><b>LOCUS MAP</b> (NOT TO SCALE)</p> <p style="text-align: center;"><b>PLANTING LEGEND</b></p> <p style="text-align: center;"><b>93 STATE STREET PLAN</b> <b>SITE LANDSCAPE PLAN</b> LOCATED IN <b>NEWBURYPORT, MASSACHUSETTS</b> (ESSEX COUNTY) PREPARED FOR <b>INSTITUTION FOR SAVINGS</b></p> <p style="text-align: center;"><b>MERIDIANS ASSOCIATES</b> 500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MASSACHUSETTS 01915 TELEPHONE: (978) 299-0447 WWW.MERIDIANSASSOC.COM</p> <p style="text-align: center;">DESIGNED BY: NAB CHECKED BY: CEW</p> <p>DATE: OCTOBER 14, 2020 SCALE: 1"=20' SHEET No. 5 of 7 PROJECT No. 6215</p>
NO.	DATE	DESCRIPTION											

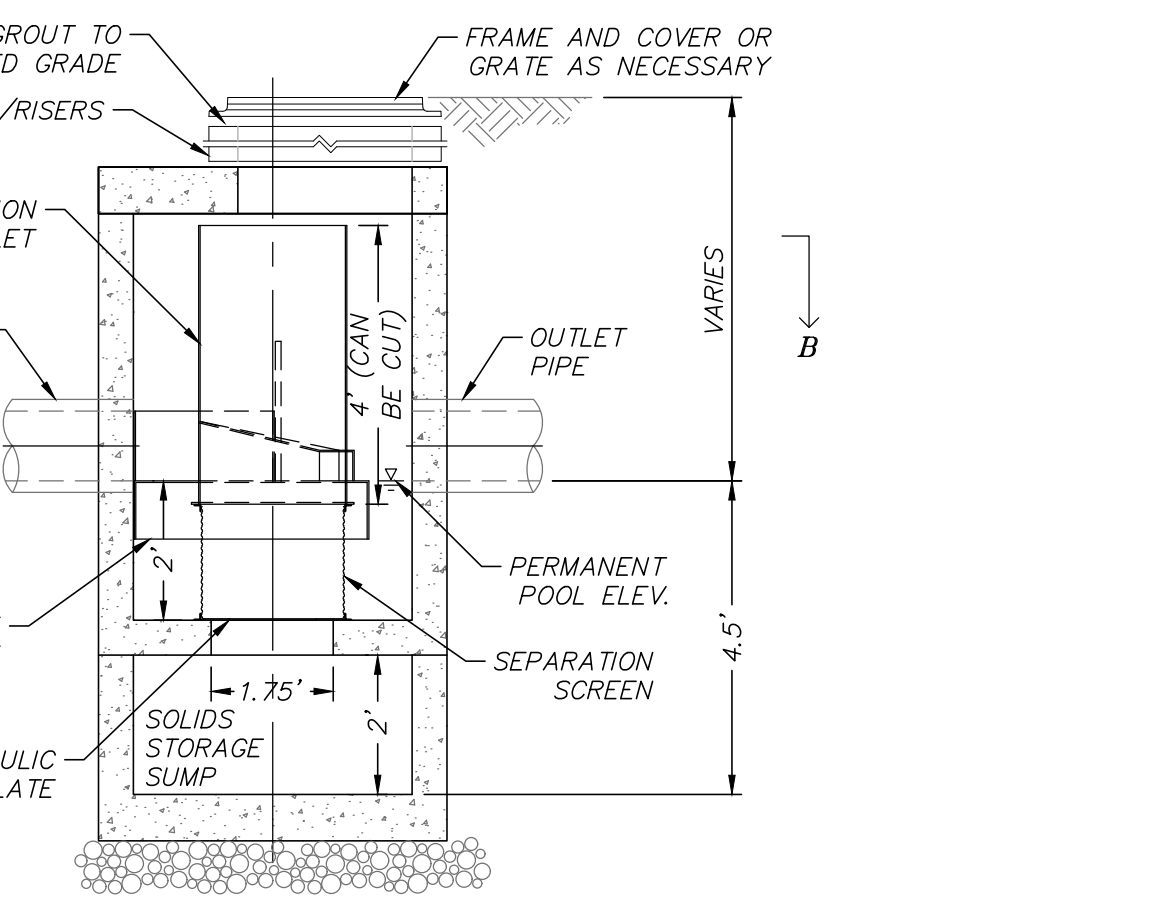
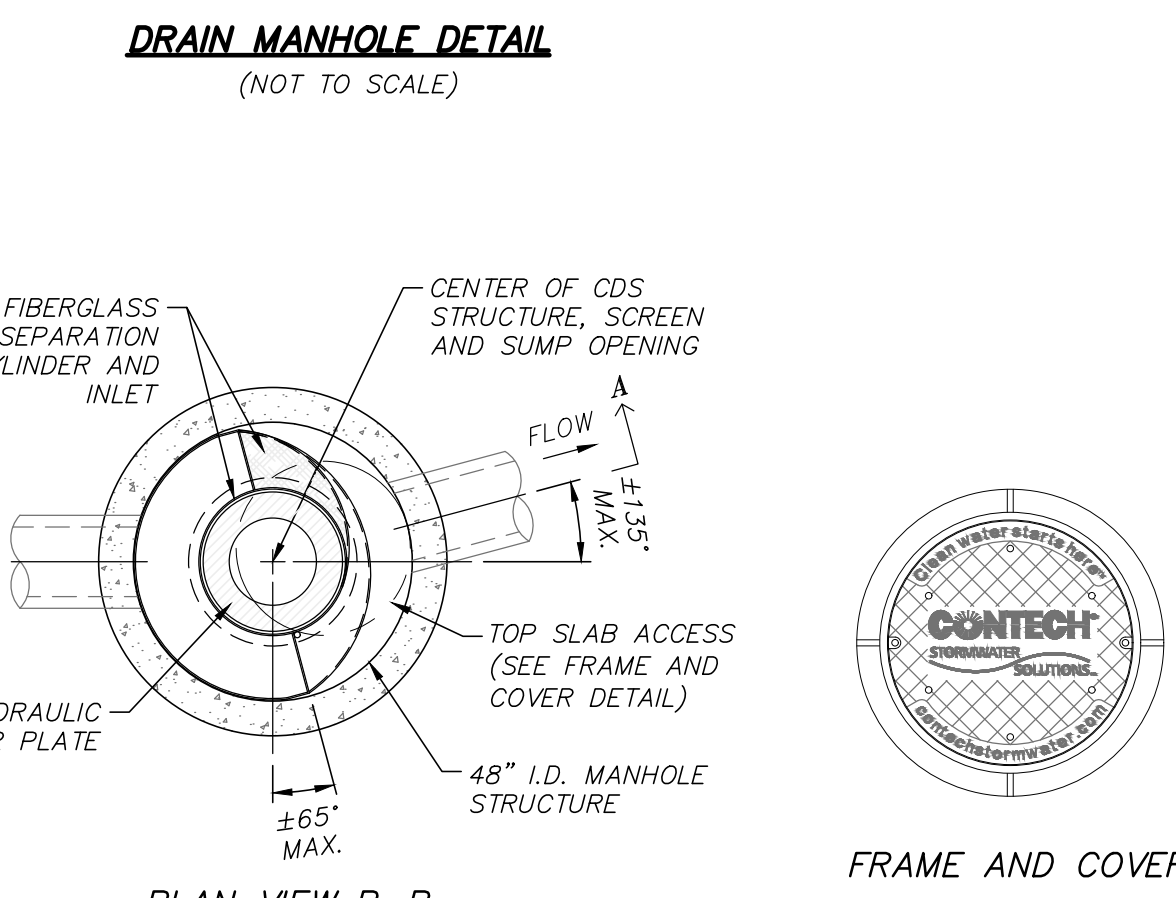
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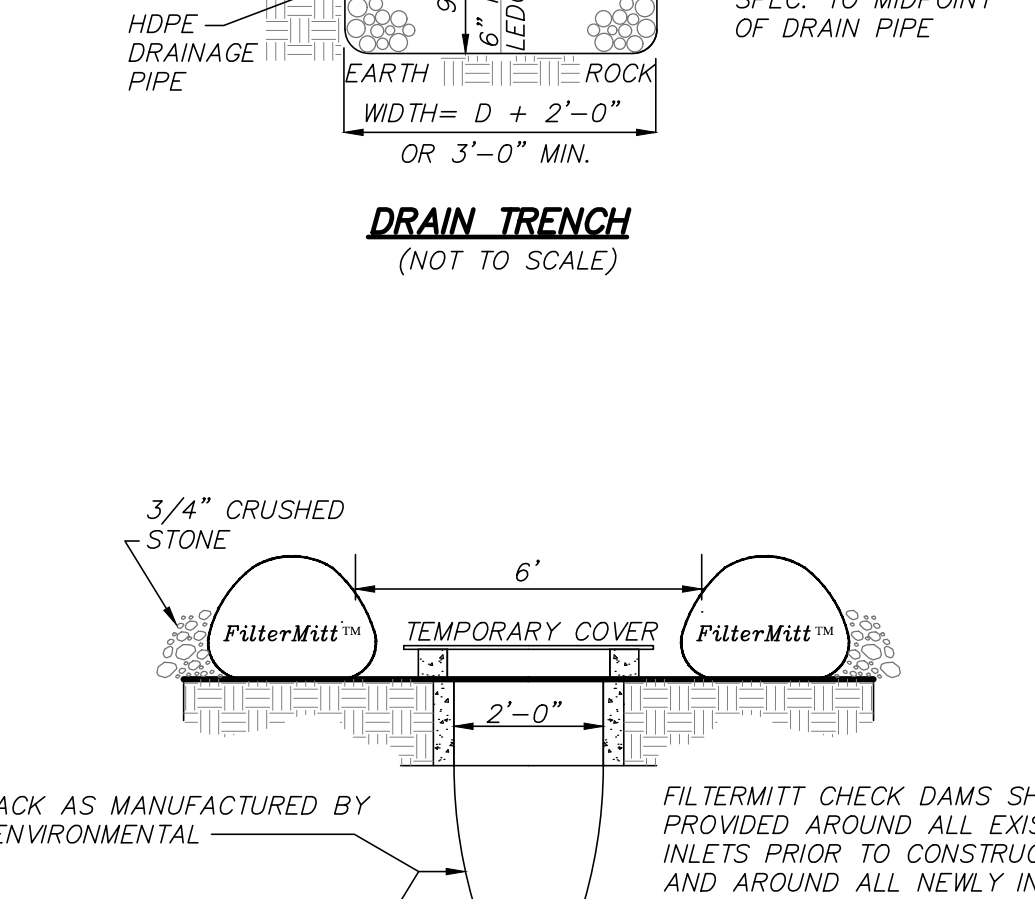
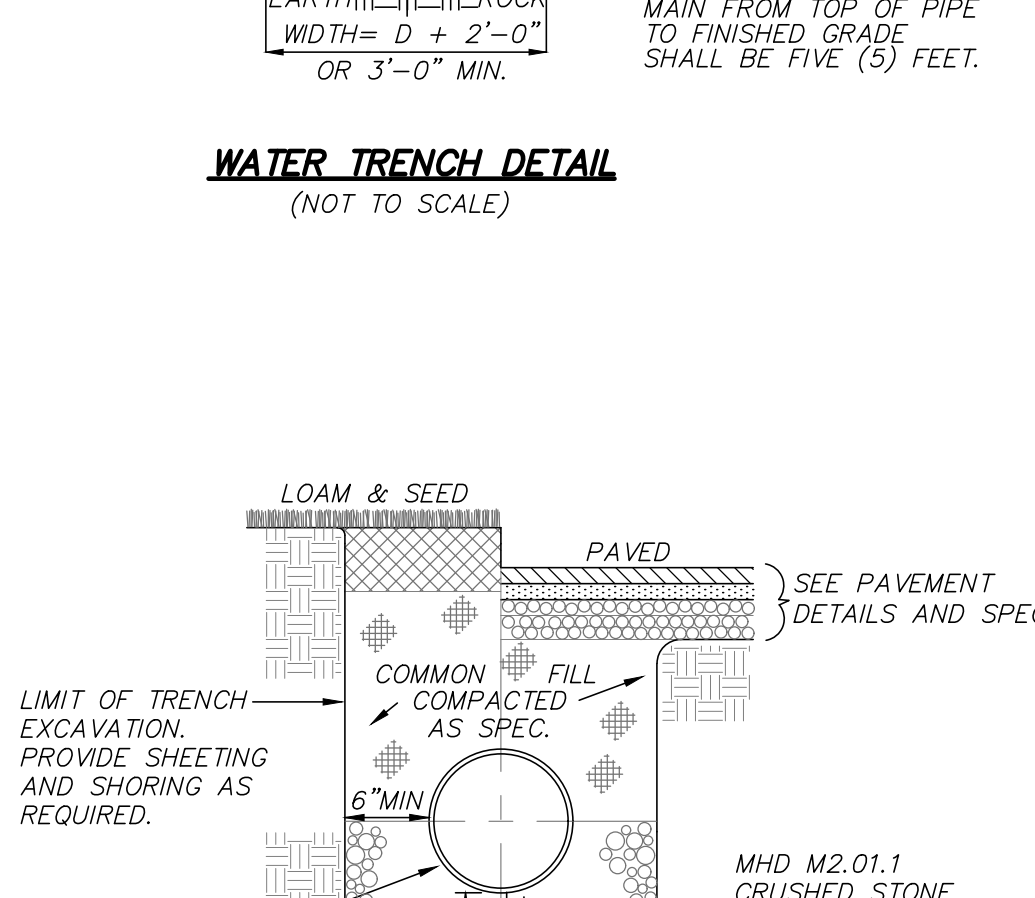
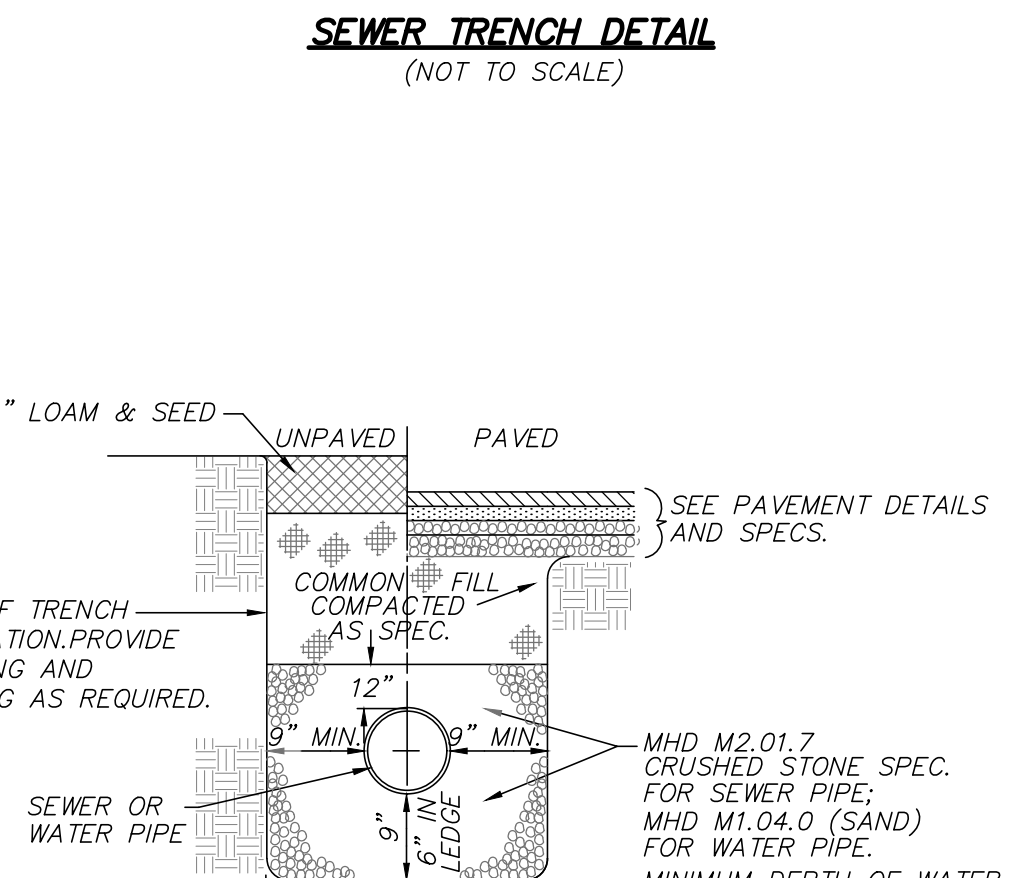
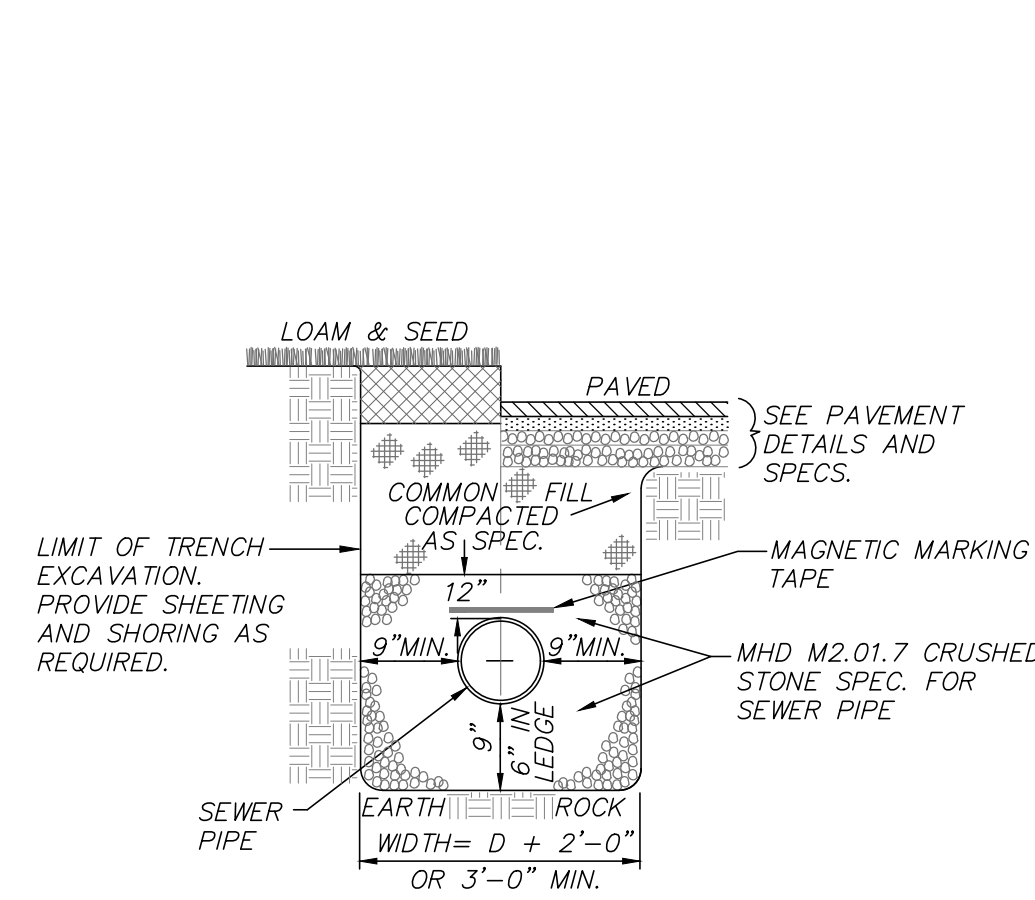
- NOTES:**
- 48" DIAMETER CATCHBASIN MANHOLE AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR EQUAL.
  - CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
  - REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ IN./LINEAL FT AND 0.12 SQ IN (BOTH WAYS) BASE BOTTOM.
  - H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
  - PROVIDE EXTERIOR DAMPPROOFING AS REQUIRED.



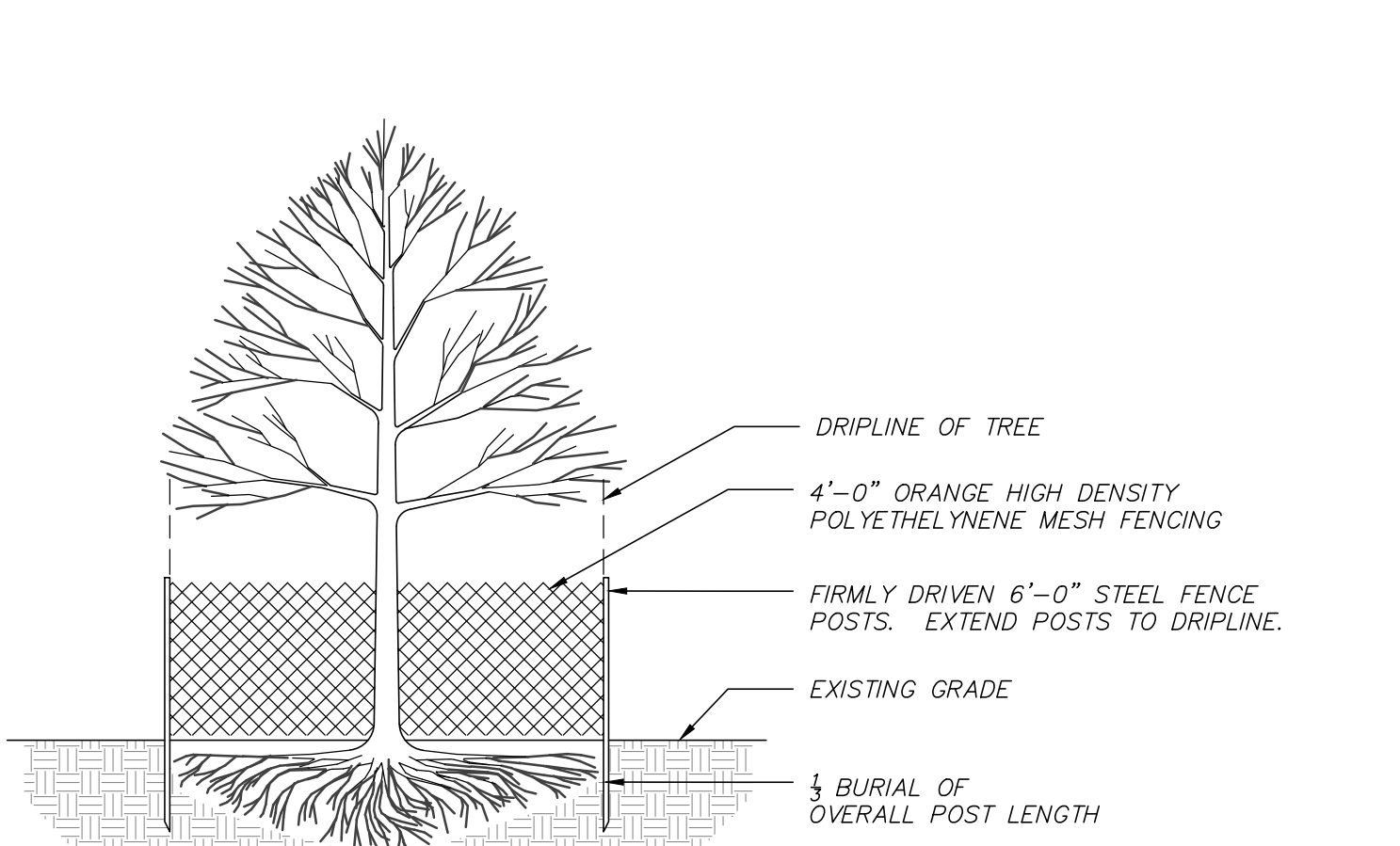
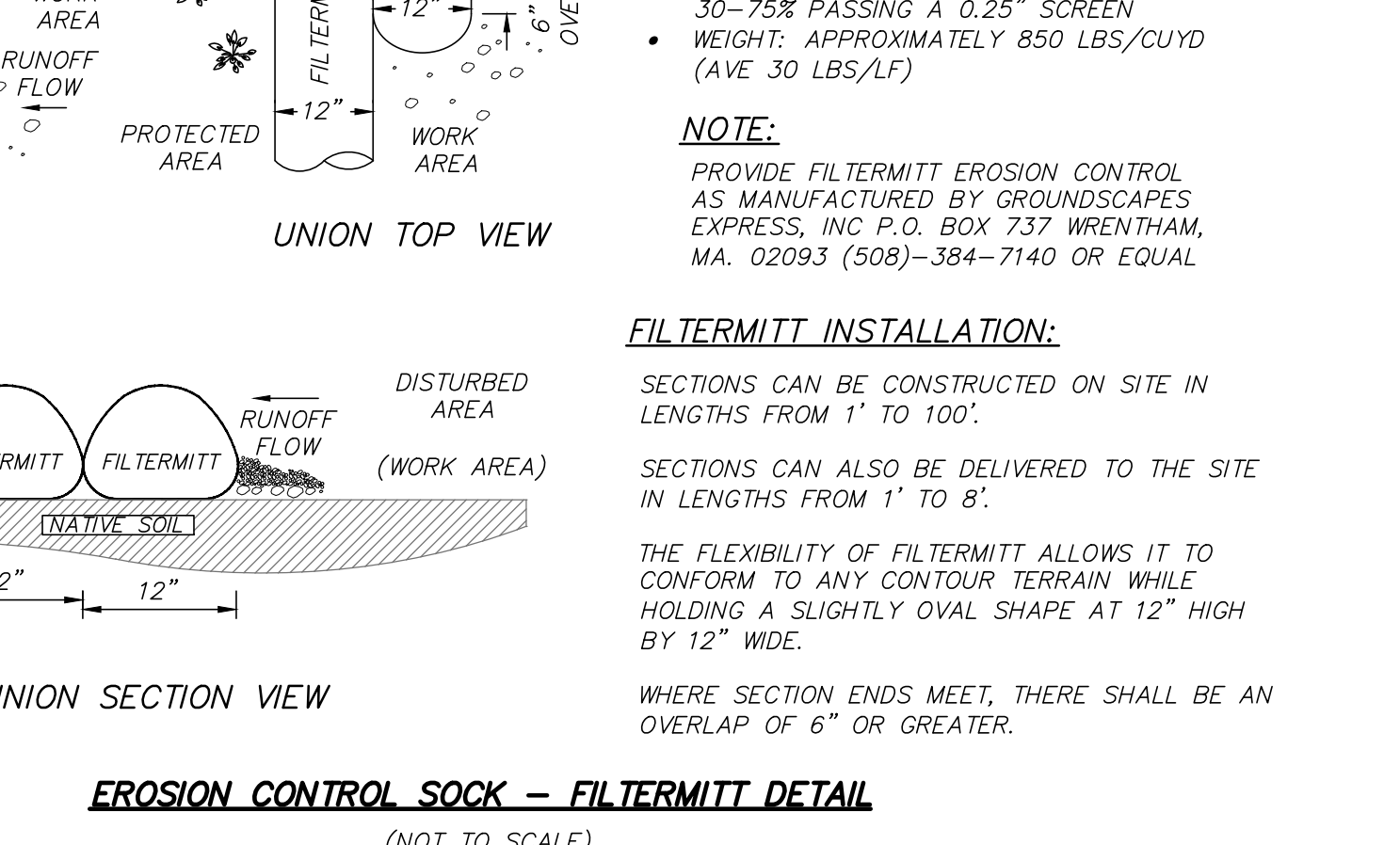
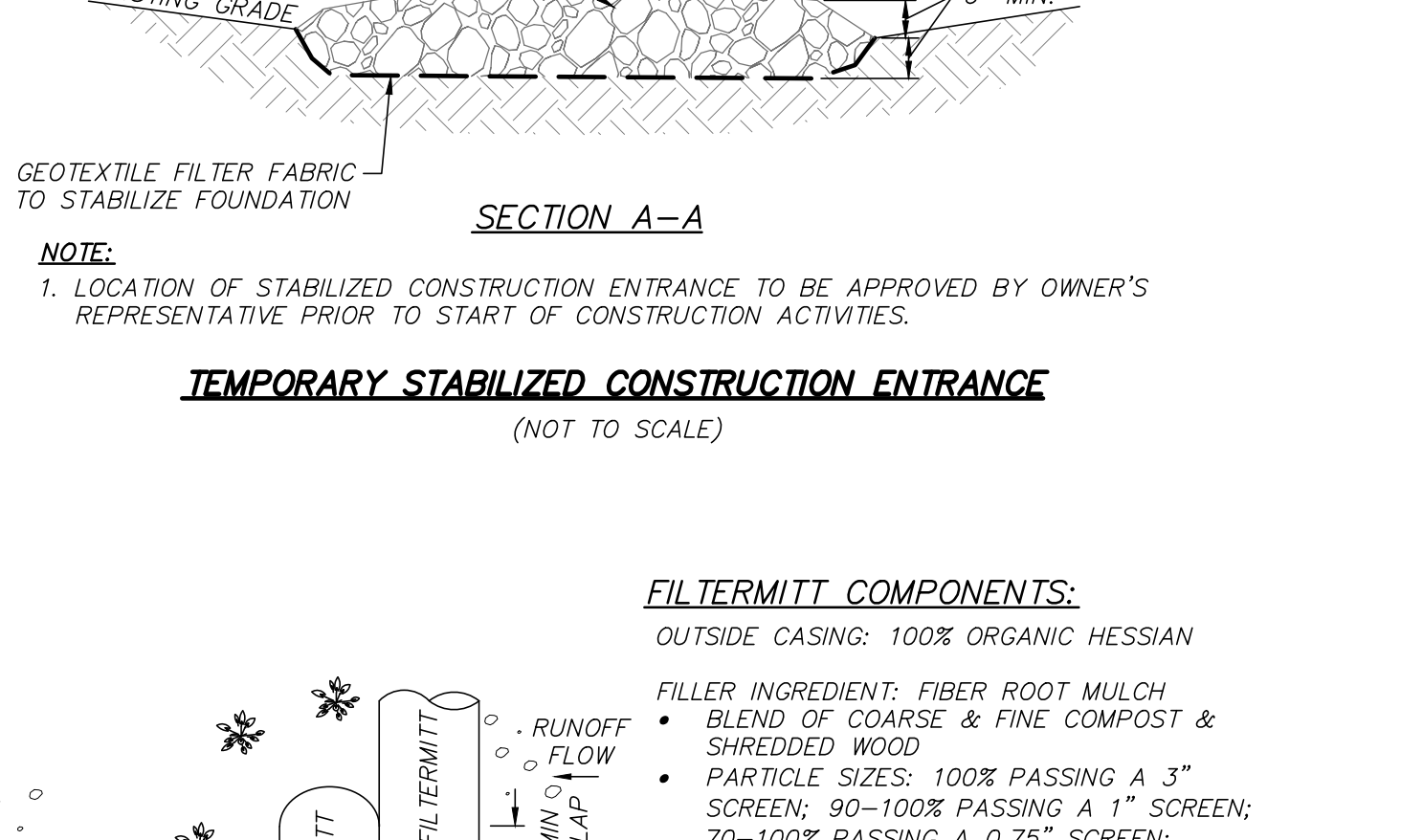
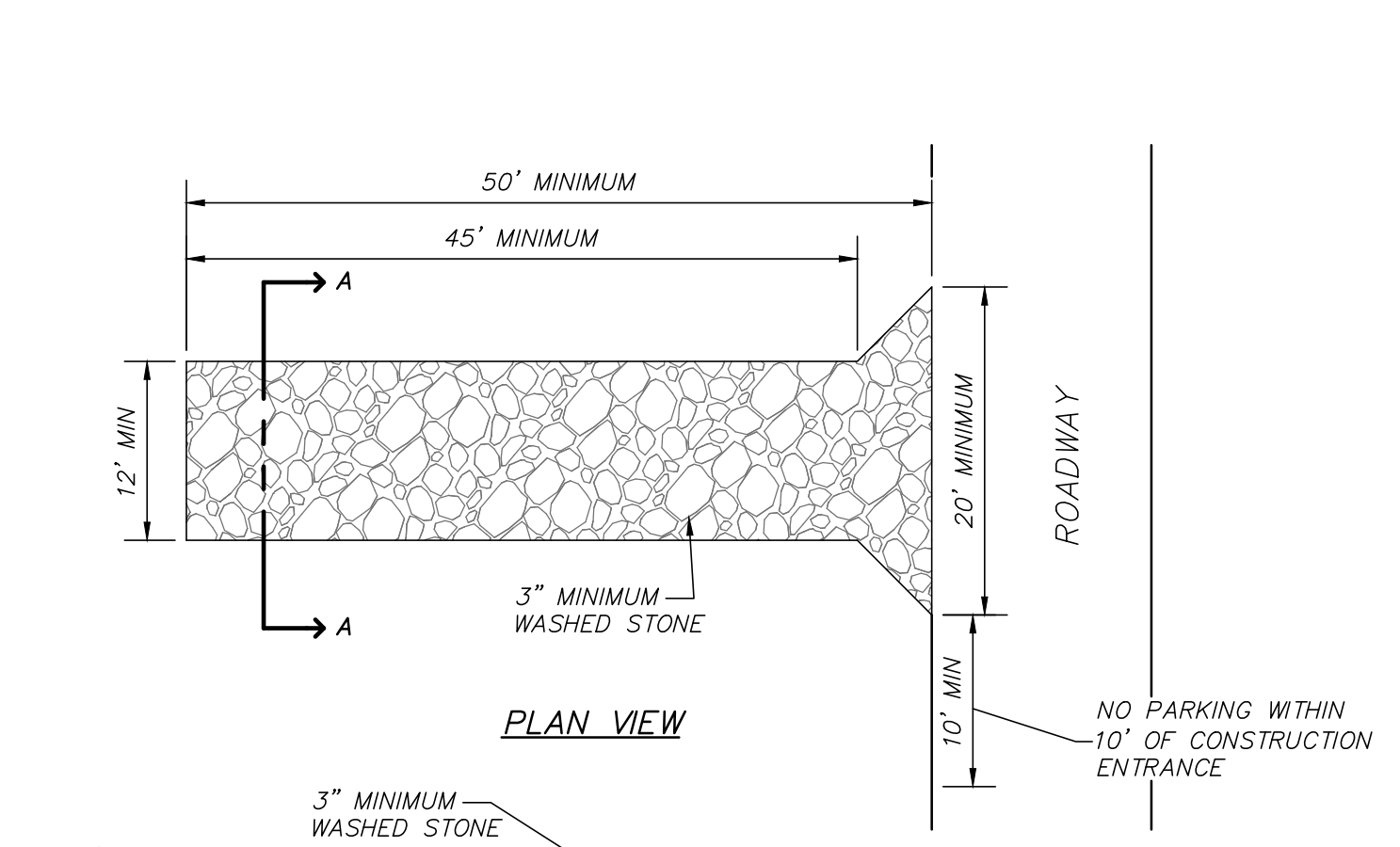
- NOTES:**
- 48" DIAMETER DRAIN MANHOLE AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR EQUAL.
  - CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
  - REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ IN./LINEAL FT AND 0.12 SQ IN (BOTH WAYS) BASE BOTTOM.
  - H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
  - BUTYL RESIN JOINT CONFORMS TO LATEST ASTM C990 SPEC.
  - STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.
  - PROVIDE EXTERIOR DAMPPROOFING AS REQUIRED.



- NOTES:**
- PROVIDE CDS 2015-4-C AS MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS OR EQUAL.
  - UNIT CAN BE CONFIGURED WITH GRATED COVER AS NECESSARY.



- NOTE:**
- CONTRACTOR TO VISUALLY INSPECT CATCH BASIN FILTERS WEEKLY AND AFTER ANY STORM EVENT TO ENSURE PROPER FUNCTION.



- NOTE:**
- ALL TREES >3" DBH WITHIN THE LIMIT OF WORK SHALL RECEIVE TREE PROTECTION PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.

REVISIONS	DATE	DESCRIPTION

93 STATE STREET  
SITE DETAILS  
LOCATED IN  
NEWBURYPORT, MASSACHUSETTS  
(ESSEX COUNTY)  
PREPARED FOR  
INSTITUTION FOR SAVINGS

DESIGNED BY: NAB  
CHECKED BY: CEW

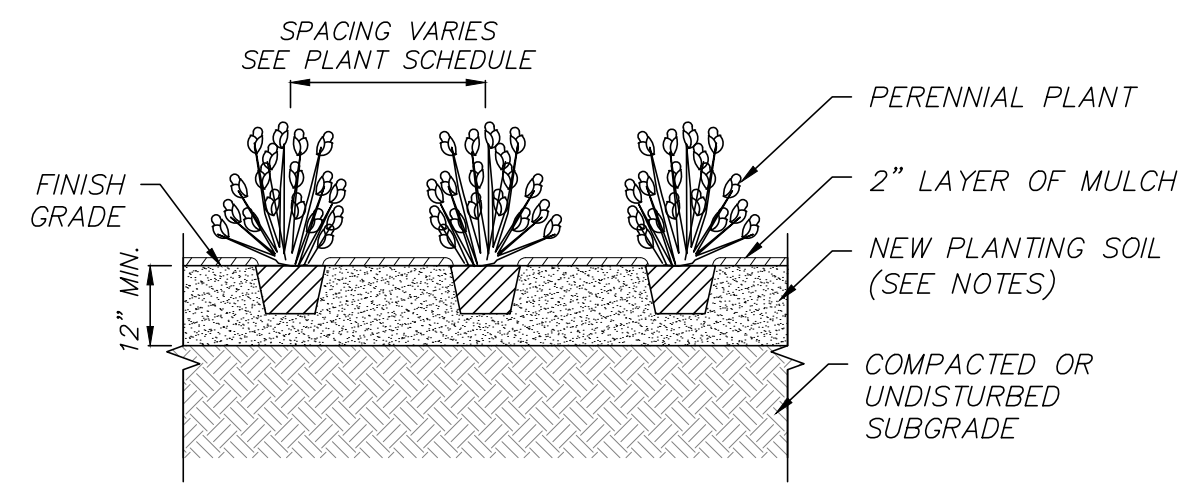
DATE: OCTOBER 14, 2020  
SCALE: AS NOTED  
SHEET No. 6 of 7  
PROJECT No. 6215

500 CUMMINGS CENTER, SUITE 5950  
BEVERLY, MASSACHUSETTS 01915  
TELEPHONE: (978) 299-0447  
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69 MILK STREET, SUITE 302  
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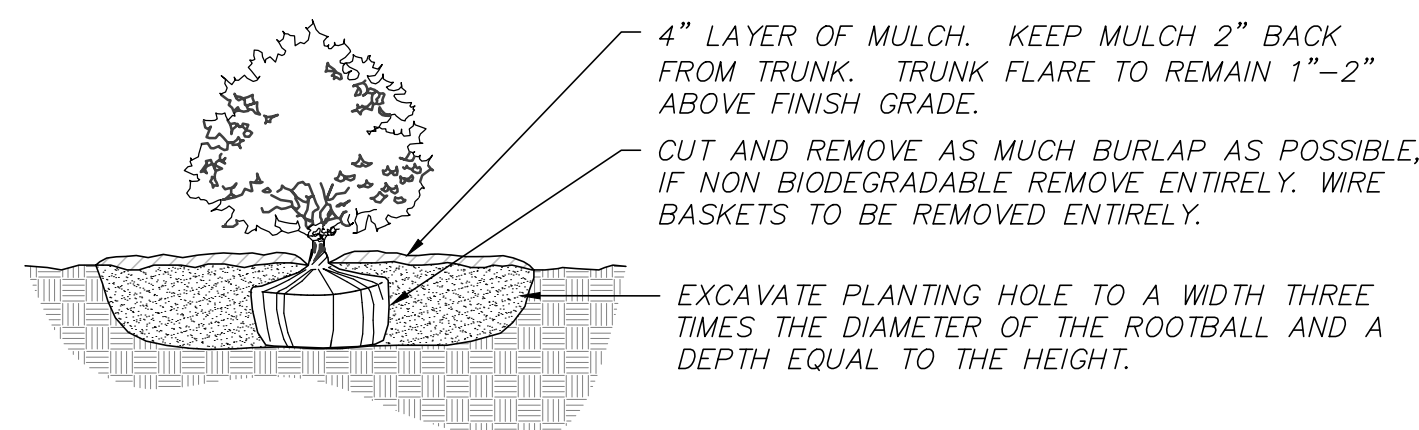
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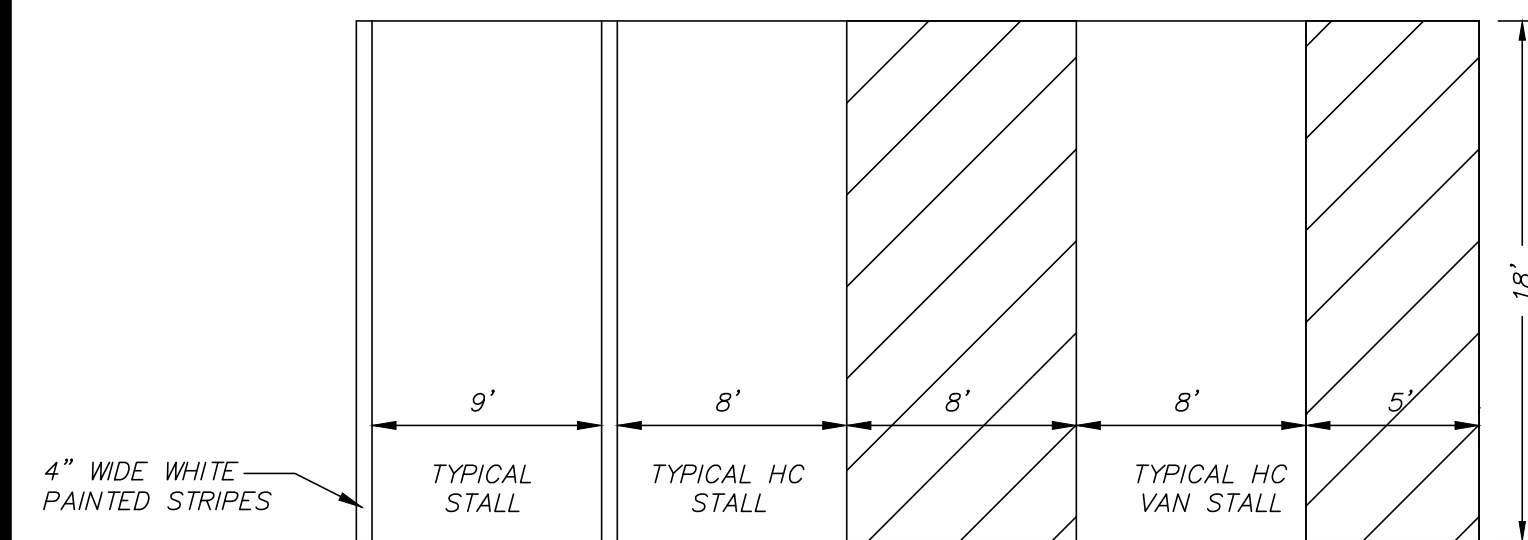
- NOTE:
- SEE LANDSCAPE NOTES FOR ADDITIONAL PLANTING REQUIREMENTS.
  - SPACE PLANTS EQUALLY TO PROVIDE CONSISTENT COVER OVER INDICATED PLANTING BED.
  - ALL ROOT BALLS TO BE SCARIFIED PRIOR TO BACKFILLING.

**GROUNDCOVER / ANNUAL / PERENNIAL PLANTING**  
(NOT TO SCALE)



- NOTES:
- BACKFILL PLANTING HOLE WITH NEW PLANTING SOIL.
  - BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.
  - IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.

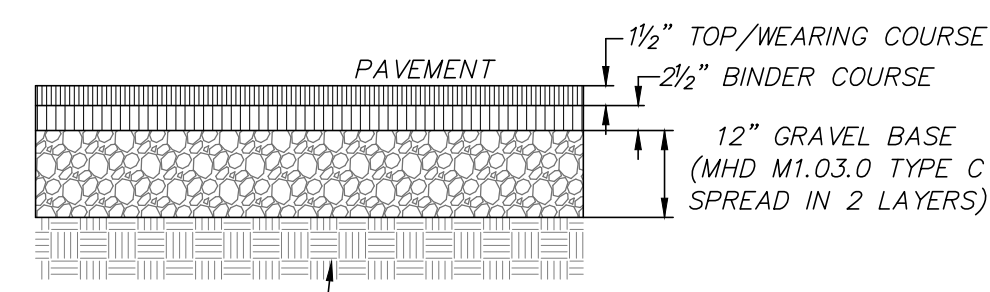
**SHRUB PLANTING**  
(NOT TO SCALE)



NOTE: FOR LOCATION AND DIMENSIONS OF ALL PAVEMENT STRIPING, SEE SITE PLAN

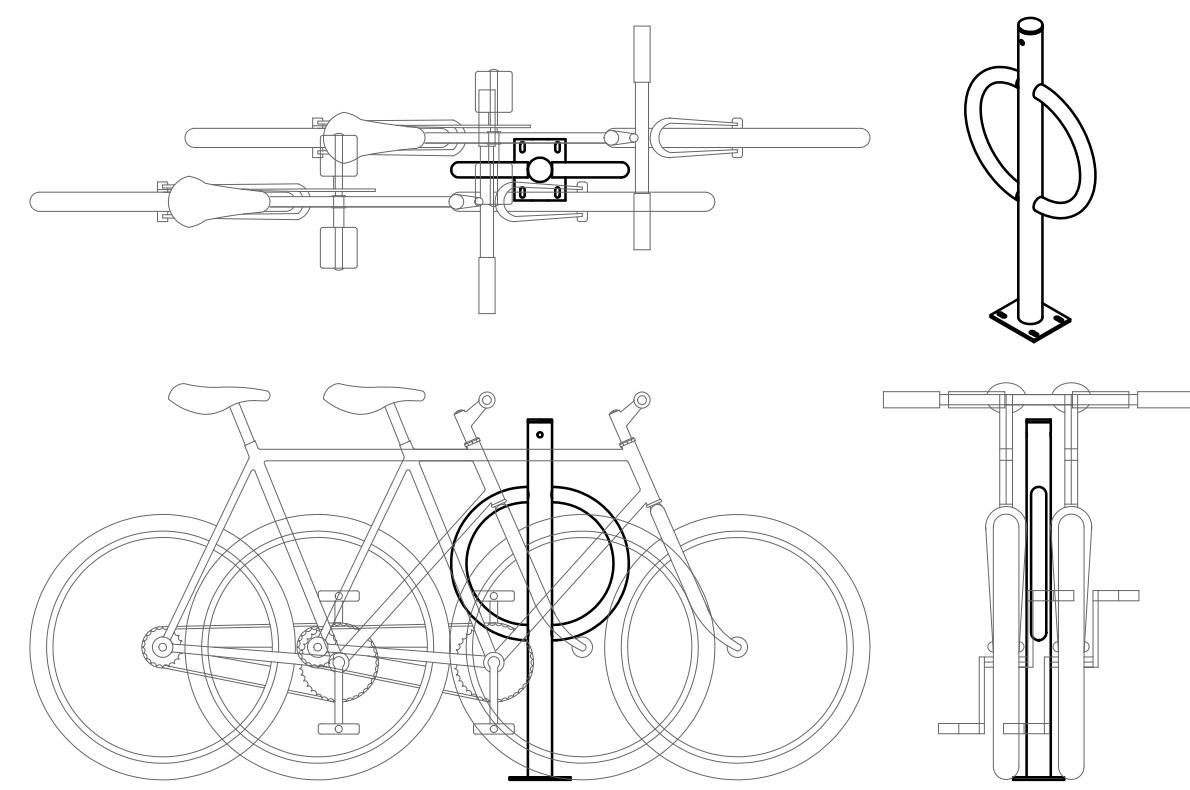
**PAVEMENT MARKING DETAIL**  
(NOT TO SCALE)

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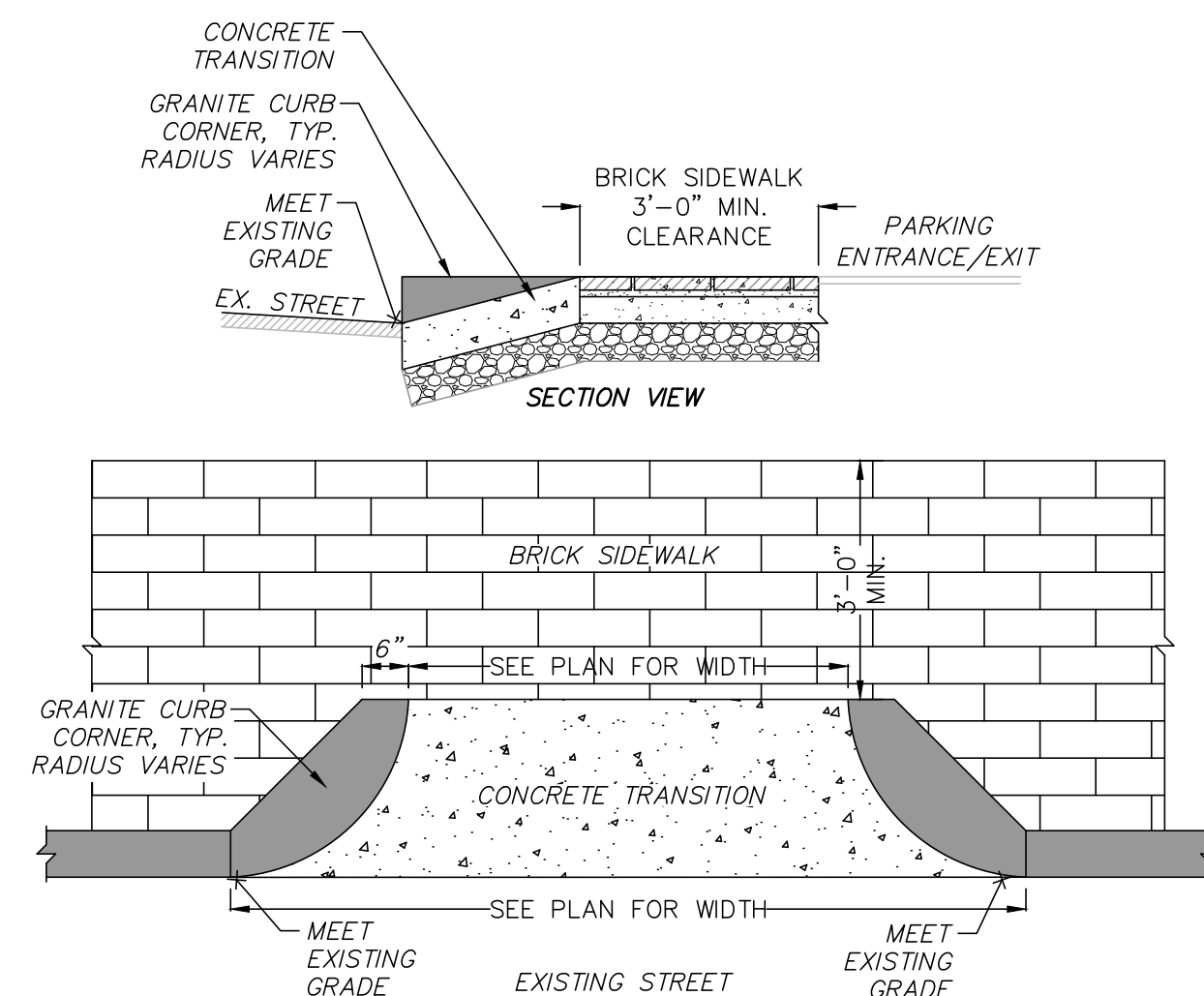
NOTE:  
THE WEARING AND BINDER COURSES SHALL CONSIST OF CLASS I TYPE I-1 BITUMINOUS CONCRETE (HOT MIX ASPHALT)

**BITUMINOUS CONCRETE PAVEMENT**  
(NOT TO SCALE)



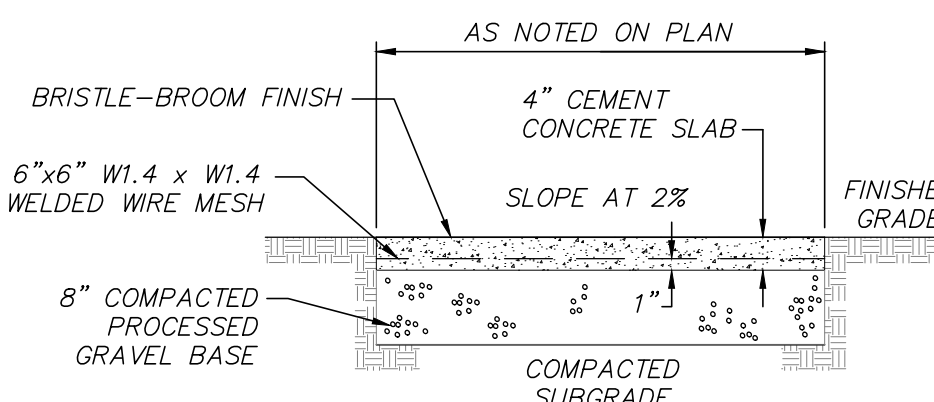
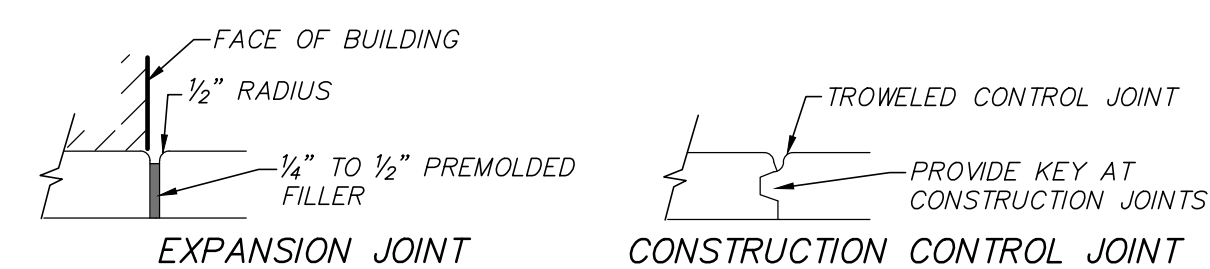
NOTE:  
MAKE AND MODEL TO BE APPROVED BY PROJECT OWNER PRIOR TO INSTALLATION. REFER TO MANUFACTURER'S SPECIFICATIONS FOR DETAILS.

**BICYCLE RACK**  
(NOT TO SCALE)



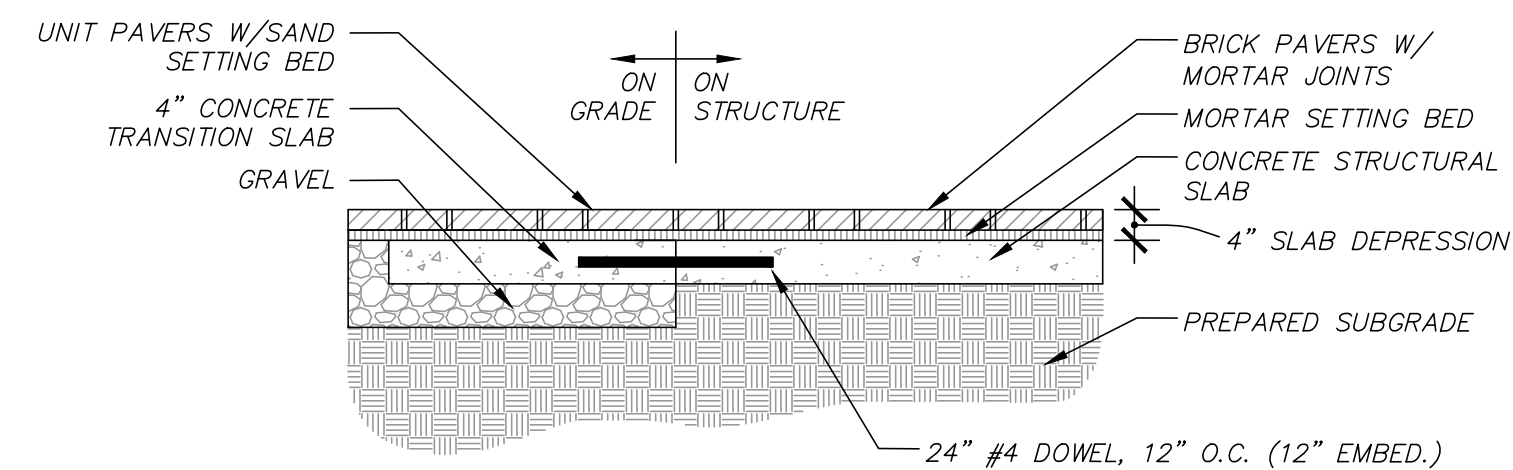
GRANITE CURB CORNER SHALL MEET THE REQUIREMENTS OF MASS. HIGHWAY STANDARD SPECIFICATIONS M9.04.6

**PARKING ENTRANCE/EXIT TRANSITION**  
(NOT TO SCALE)

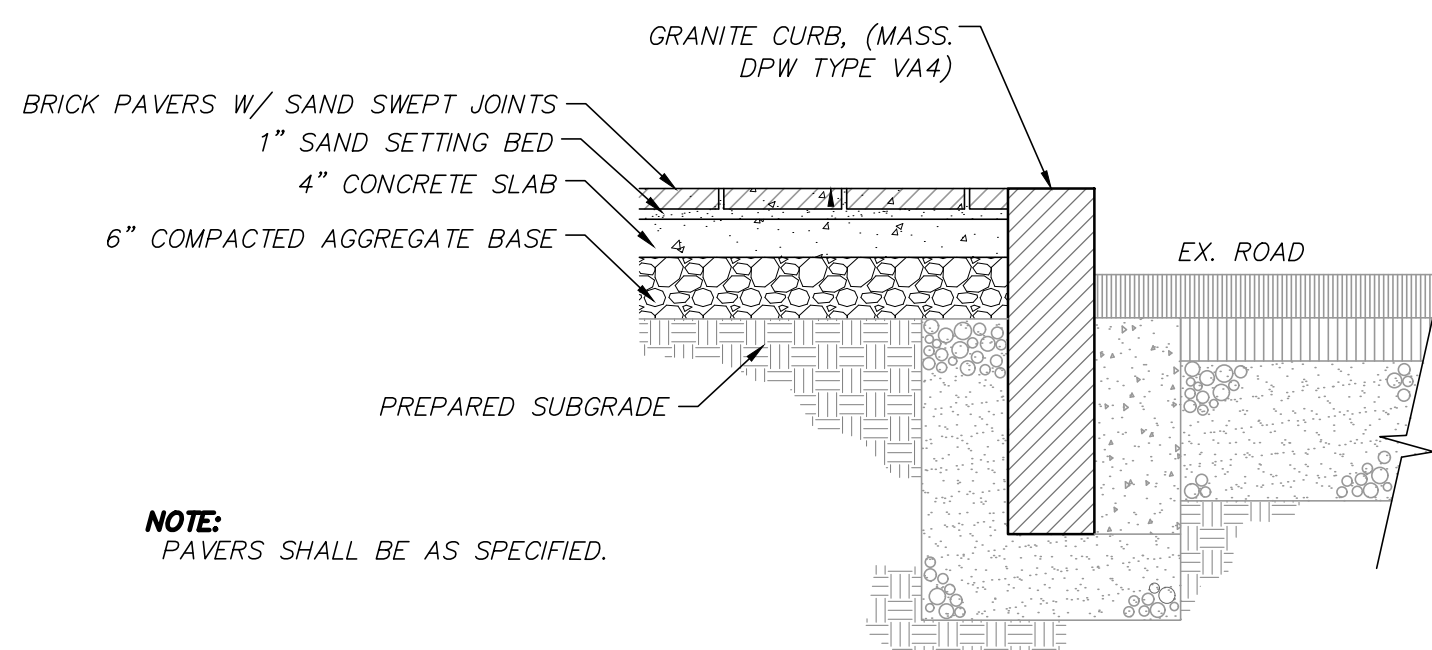


- NOTES:
- TYPICAL EXPANSION JOINT SPACING EVERY 20' O.C.
  - TYPICAL CONTROL JOINT SPACING EVERY 5' O.C.

**CONCRETE WALKWAY**  
(NOT TO SCALE)

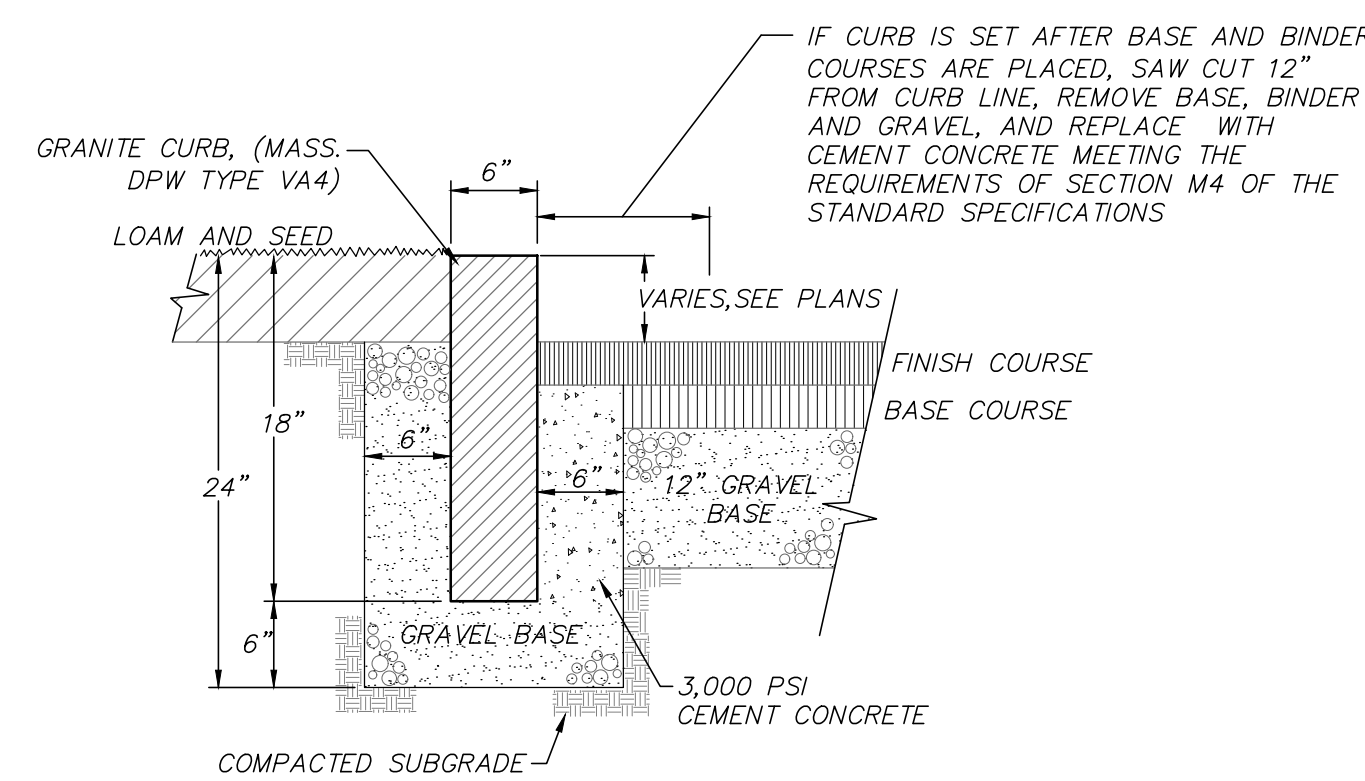


**BRICK PAVERS**  
(NOT TO SCALE)

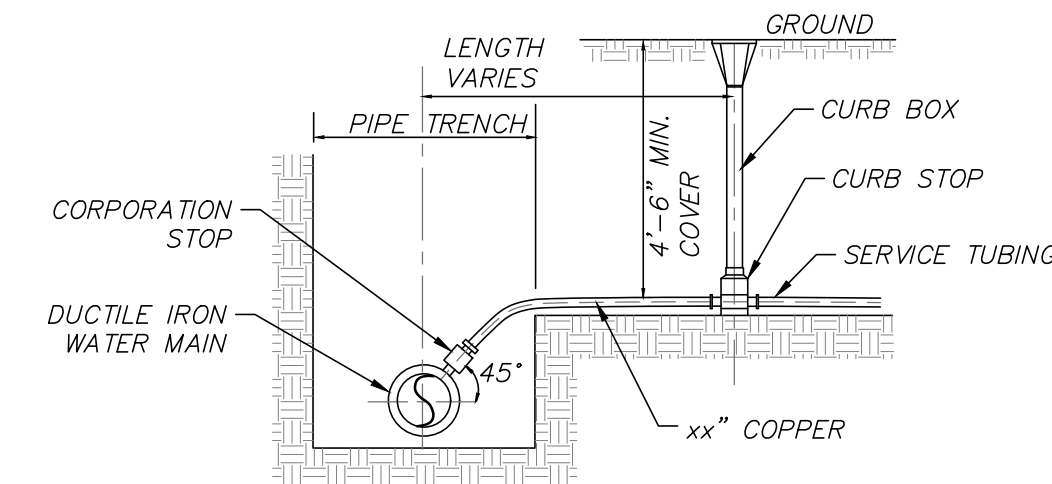


NOTE:  
PAVERS SHALL BE AS SPECIFIED.

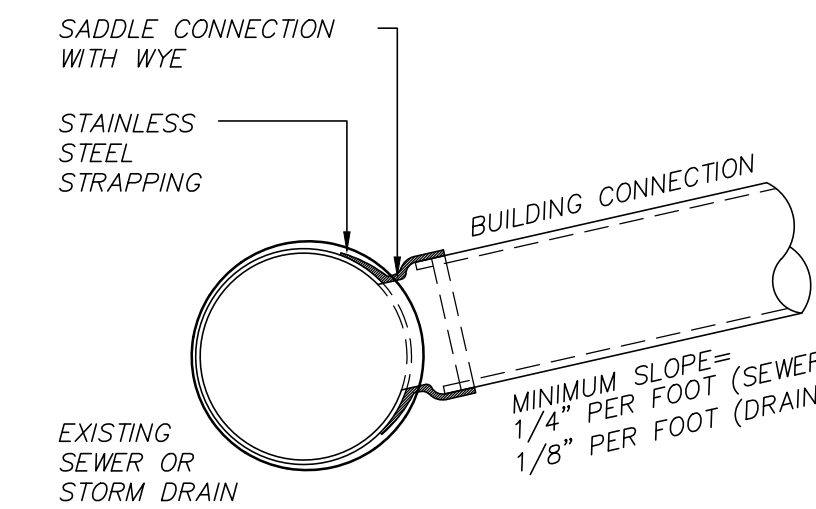
**BRICK PAVER SIDEWALK/CROSSWALK**  
(NOT TO SCALE)



**VERTICAL GRANITE CURB**  
(NOT TO SCALE)



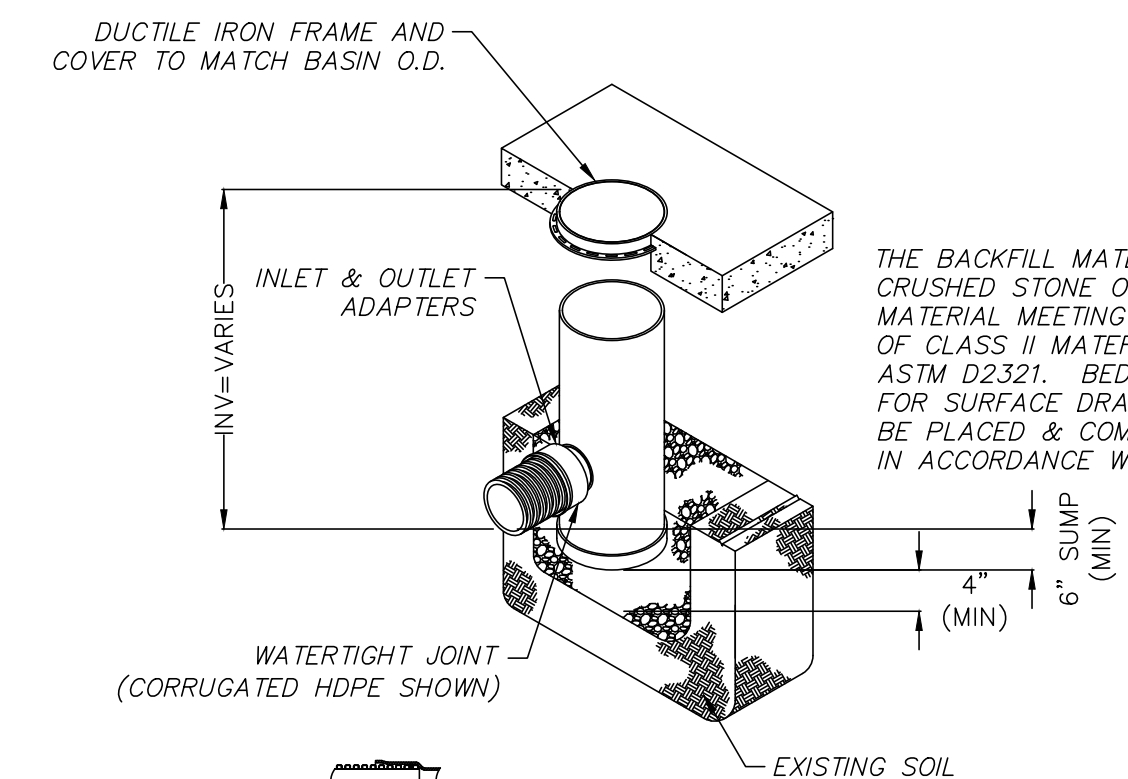
**TYPICAL WATER SERVICE**  
(NOT TO SCALE)



NOTES:

- FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE.
- SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
- FULL WYE CONNECTION FITTINGS MAY BE USED.
- PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
- CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR FULL WYE FITTING ARE NOT ALLOWED.
- BUILDING CONNECTIONS SHALL BE BEDDED IN 3/4" MIN CRUSHED STONE TO AT LEAST HALF THE PIPE DIAMETER.

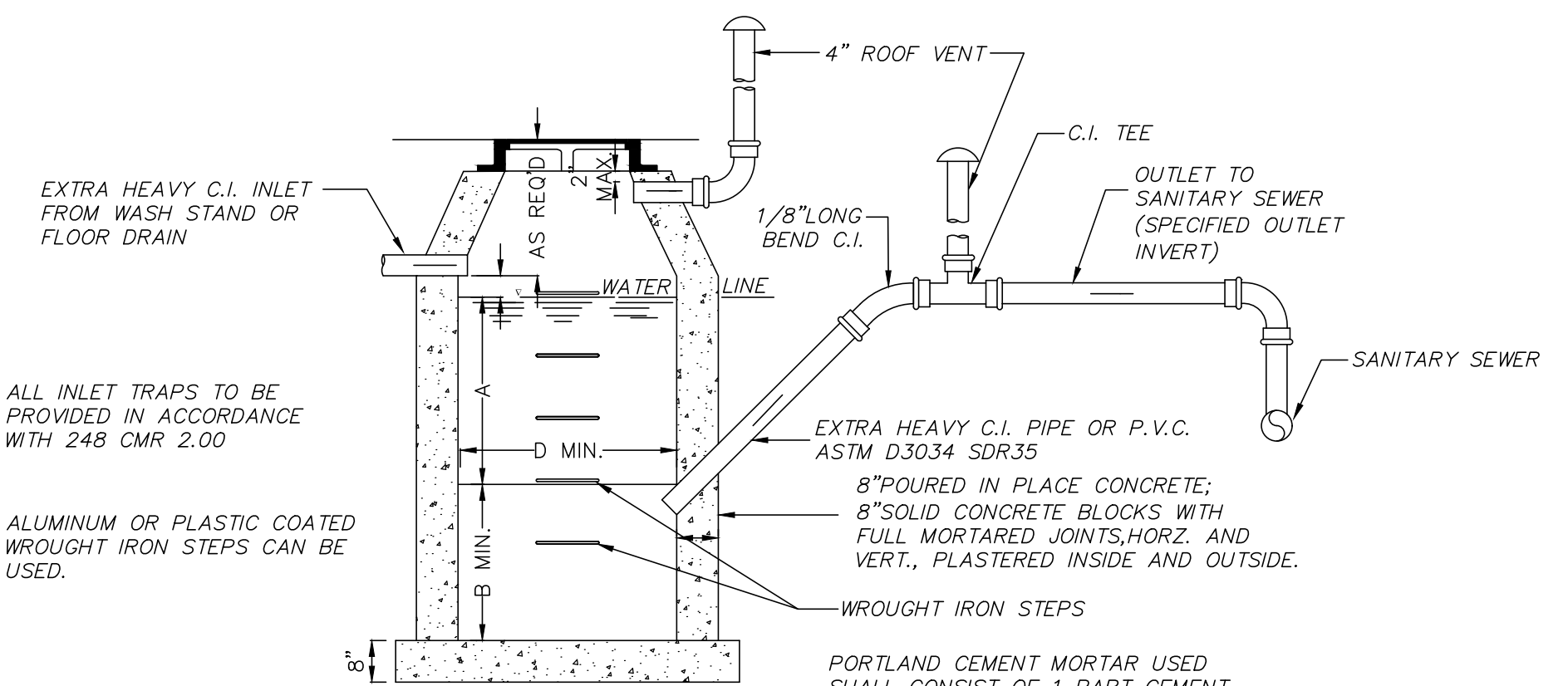
**SEWER CONNECTION DETAIL**  
(NOT TO SCALE)



NOTE:

- PROVIDE 24" NYLOPLAST DRAIN BASIN OR EQUAL. BASIN TO BE MANUFACTURED FROM PVC PIPE STOCK.
- FRAMES AND GRATES SHALL BE DUCTILE IRON AND COMPLY TO H-20 LOADING CAPACITY.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE.
- SEE SITE PLAN FOR RIM AND INVERTS.

**PROPOSED YARD DRAIN**  
(NOT TO SCALE)



ALL INLET TRAPS TO BE PROVIDED IN ACCORDANCE WITH 248 CMR 2.00

ALUMINUM OR PLASTIC COATED WROUGHT IRON STEPS CAN BE USED.

NOTES:

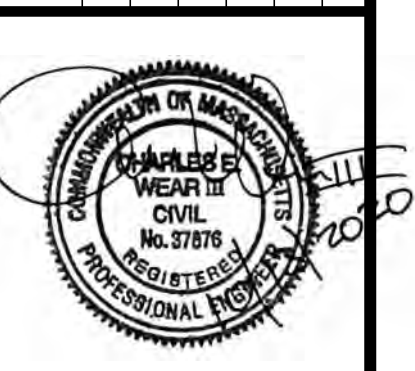
- FOR INLETS LARGER THAN 10" THE DESIGN AND DIMENSIONS WILL BE DETERMINED FOR EACH PARTICULAR CASE.
- PRE-CAST SEPARATORS ARE TO HAVE ALL SPECIFIED HOLES EITHER CORE-BORED OR CAST IN PLACE. REFER TO THE PLUMBING DRAWINGS FOR THE INSIDE DIMENSIONS OF THE OIL/WATER SEPARATOR.
- CEMENT BRICK, HOLLOW CONCRETE, OR CINDER BLOCK MASONRY MUST NOT BE USED.
- ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE BASIN, AND MUST NOT BE DISCHARGED INTO THE SEWER THROUGH OTHER FIXTURES.

**OIL/WATER SEPARATOR**  
(NOT TO SCALE)

NOTE:

THIS DETAIL IS FOR SCHEMATIC PURPOSES ONLY. THE OIL/WATER SEPARATOR SHALL BE DESIGNED BY THE PLUMBING ENGINEER.

REVISIONS	DATE	DESCRIPTION	BY



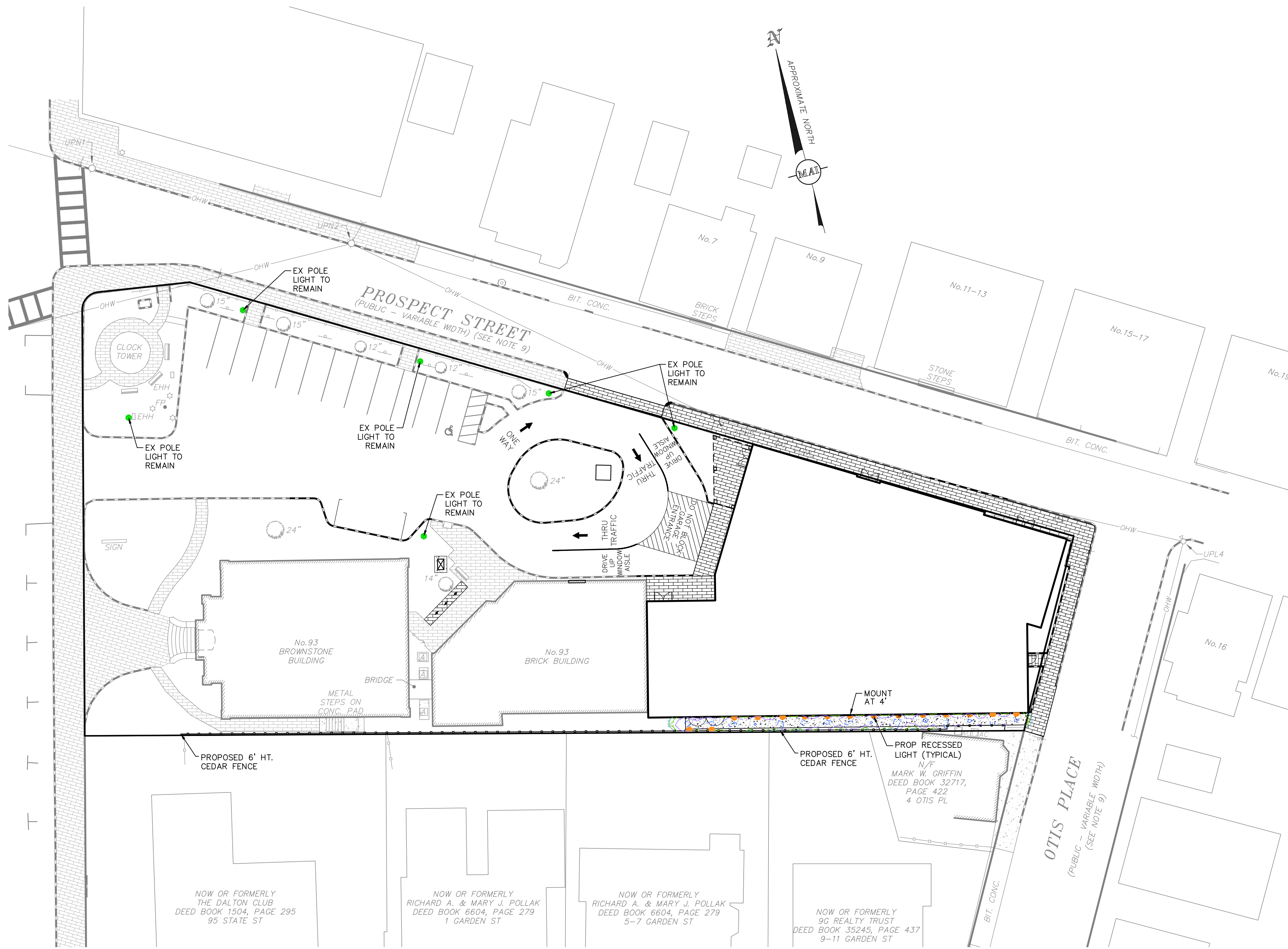
93 STATE STREET  
SITE DETAILS  
LOCATED IN  
NEWBURYPORT, MASSACHUSETTS  
(ESSEX COUNTY)  
PREPARED FOR  
INSTITUTION FOR SAVINGS

**MERIDIAN ASSOCIATES**  
500 CUMMINGS CENTER, SUITE 5950  
BEVERLY, MASSACHUSETTS 01915  
TELEPHONE: (978) 299-0447  
WWW.MERIDIANASSOC.COM

69 MILK STREET, SUITE 302  
WESTBOROUGH, MASSACHUSETTS 01581  
TELEPHONE: (508) 871-7030

CHECKED BY: CEW  
DESIGNED BY: VAB

DATE: OCTOBER 14, 2020  
SCALE: AS NOTED  
SHEET No. 7 OF 7  
PROJECT No. 6215



**LIGHTING NOTES:**

1. THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE PHOTOMETRICS OF THE PROPOSED BOLLARD LIGHTS ALONG THE PROPOSED SOUTHERN WALKWAY.
2. LIGHT SELECTION AND DETAIL PROVIDED BY THE ARCHITECT.
3. EXISTING POLE LIGHTS WITHIN THE EXISTING PARKING LOT SHALL REMAIN AS NOTED. ONE NEW POLE LIGHT IS PROPOSED AT THE ENTRY OF THE ADDITION AND SHALL MATCH THE EXISTING LIGHTING IN THE PARKING LOT. POLE LIGHT TO BE DETERMINED BY ARCHITECT.
4. RECESSED LIGHTING TO BE MOUNTED AT 4' HEIGHT UNLESS OTHERWISE SPECIFIED ON THE PLAN.

**PROPOSED LIGHTING LEGEND**

- EXISTING POLE LIGHT
- PROPOSED RECESSED LIGHT
- PROPOSED 2 FC CONTOUR
- PROPOSED 1 FC CONTOUR
- PROPOSED 0.5 FC CONTOUR
- PROPOSED 0.25 FC CONTOUR
- FC
- PROPOSED FOOTCANDLE

**PATHLIGHTS  
DOUBLE IMPACT**

Low glare path lights lead the way through the out of doors, as built-ins or from freestanding bollards.

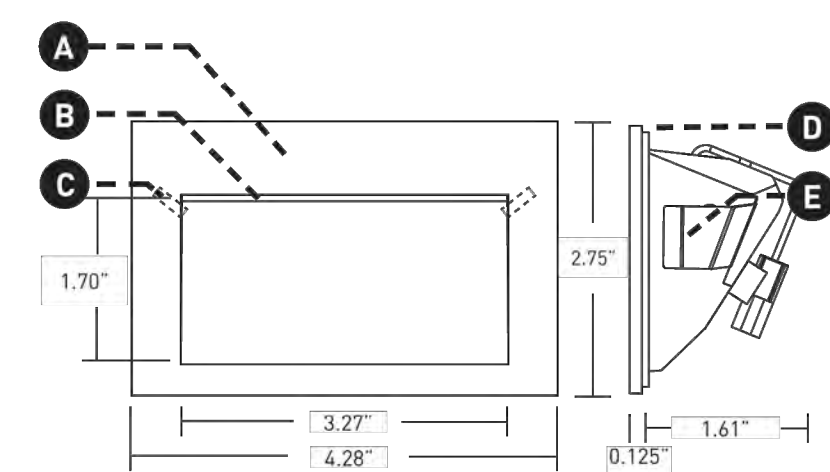
PROJECT NAME: TYPE:



**ORDERING INFORMATION AND DRAWINGS - FIXTURE**

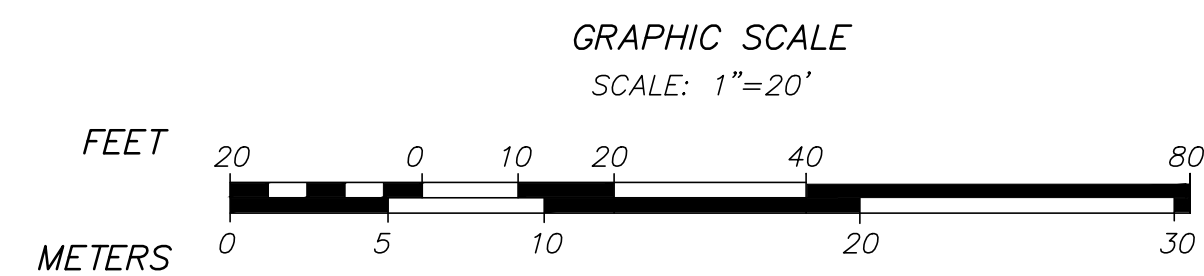
FIXTURE	RATING	FLANGE FINISH	LUMEN PACKAGE	CCT																																																																														
ISL2 Double Impact Sleight	1 Dry (Damp Non-Locking) 2 Wet (Locking)	<table border="1"> <tr> <th>POWDER COAT FINISH</th> <th>NATURAL FINISH</th> <th>PLATED FINISH</th> </tr> <tr> <td>WH White</td> <td>IG Industrial Gray</td> <td>CH Chrome</td> </tr> <tr> <td>BL Black</td> <td>BR Brushed Stainless Steel</td> <td>SS Stainless Steel</td> </tr> <tr> <td>AS Silver</td> <td>SB Brushed Bronze</td> <td>SB Brushed Stainless Steel</td> </tr> <tr> <td>AB Architectural Bronze</td> <td>NB Natural Bronze</td> <td>FB Flashed (3-Ribbed Bronze)</td> </tr> <tr> <td>CF Custom Finish (Virtual Factory)</td> <td></td> <td>MB Matte (3-Ribbed Bronze)</td> </tr> </table>	POWDER COAT FINISH	NATURAL FINISH	PLATED FINISH	WH White	IG Industrial Gray	CH Chrome	BL Black	BR Brushed Stainless Steel	SS Stainless Steel	AS Silver	SB Brushed Bronze	SB Brushed Stainless Steel	AB Architectural Bronze	NB Natural Bronze	FB Flashed (3-Ribbed Bronze)	CF Custom Finish (Virtual Factory)		MB Matte (3-Ribbed Bronze)	<table border="1"> <tr> <th>BOLLAB</th> <th>80-CR, 400 Source Lumens</th> <th>SL2</th> <th>Delivered Lumens - 150</th> </tr> <tr> <td>27</td> <td>2700K</td> <td>3000K</td> <td>3000K</td> </tr> <tr> <td>30</td> <td>3000K</td> <td>3000K</td> <td>3000K</td> </tr> <tr> <td>40</td> <td>4000K</td> <td>4000K</td> <td>4000K</td> </tr> <tr> <td>50</td> <td>5000K</td> <td>5000K</td> <td>5000K</td> </tr> <tr> <td>60</td> <td>6000K</td> <td>6000K</td> <td>6000K</td> </tr> <tr> <td>70</td> <td>7000K</td> <td>7000K</td> <td>7000K</td> </tr> <tr> <td>80</td> <td>8000K</td> <td>8000K</td> <td>8000K</td> </tr> <tr> <td>90</td> <td>9000K</td> <td>9000K</td> <td>9000K</td> </tr> <tr> <td>100</td> <td>10000K</td> <td>10000K</td> <td>10000K</td> </tr> </table>	BOLLAB	80-CR, 400 Source Lumens	SL2	Delivered Lumens - 150	27	2700K	3000K	3000K	30	3000K	3000K	3000K	40	4000K	4000K	4000K	50	5000K	5000K	5000K	60	6000K	6000K	6000K	70	7000K	7000K	7000K	80	8000K	8000K	8000K	90	9000K	9000K	9000K	100	10000K	10000K	10000K	<table border="1"> <tr> <th>Color Temp</th> <th>Custom Color (ip65)</th> </tr> <tr> <td>2700K</td> <td>2700K</td> </tr> <tr> <td>3000K</td> <td>3000K</td> </tr> <tr> <td>4000K</td> <td>4000K</td> </tr> <tr> <td>5000K</td> <td>5000K</td> </tr> <tr> <td>6000K</td> <td>6000K</td> </tr> <tr> <td>7000K</td> <td>7000K</td> </tr> <tr> <td>8000K</td> <td>8000K</td> </tr> <tr> <td>9000K</td> <td>9000K</td> </tr> <tr> <td>10000K</td> <td>10000K</td> </tr> </table>	Color Temp	Custom Color (ip65)	2700K	2700K	3000K	3000K	4000K	4000K	5000K	5000K	6000K	6000K	7000K	7000K	8000K	8000K	9000K	9000K	10000K	10000K
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- **LED**  
Regressed LED with slot aperture for glare-free, energy-efficient path and step lighting; suitable for dry / damp or wet applications. 5.5W DC LED (dimming by power supply).
  - **EFFECTS DEVICES**  
Provided with sealed polycarbonate linear diffusion lens; consult factory for availability of color gels, which may achieve custom color temperatures.
  - **LOCKING**  
Discreetly hidden tamper-resistant set screws. Included with IP65 Wet location luminaire.
  - **GASKET**  
Foam gasket provided. Required for IP65 wet location applications only.
  - **RETENTION**  
Tension spring clips secure fixture into back box, mounting plate, or appropriately sized cut-out.
- Available with Bollard mounting, please visit WEBSITE for additional information.
  - Stealth SSL1 and Impact ISL1 pathlights available, please visit WEBSITE for additional information.



**RECORD OWNER:**

INSTITUTION FOR SAVINGS IN  
NEWBURYPORT AND ITS VICINITY  
93 STATE STREET  
NEWBURYPORT, MASSACHUSETTS 01950



**LUCIFER**  
LIGHTING COMPANY  
(DATE OF REV: 100191)

luciferlighting.com

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As part of its policy of continuous research and product development, the company reserves the right to change or withdraw specifications without prior notice.

[PH] 1-210-227-7329 pg. 1  
[FAX] 1-210-227-4967

**MERIDIAN ASSOCIATES**  
500 CUMMINGS CENTER, SUITE 5950  
BEVERLY, MASSACHUSETTS 01915  
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**93 STATE STREET  
BOLLARD PHOTOMETRIC PLAN**  
LOCATED IN  
**NEWBURYPORT, MASSACHUSETTS**  
(ESSEX COUNTY)  
PREPARED FOR  
**INSTITUTION FOR SAVINGS**

DATE: OCTOBER 14, 2020

SCALE: 1" = 20'

SHEET No. 1 OF 1

PROJECT No. 6215

(XREF: 6215\_REC/6215\_SITE)  
DWG. No. 6215\_PHOTOMETRIC.DWG

REVISIONS	DATE	DESCRIPTION	BY

DESIGNED BY: CHECKED BY: