



NORTH

NANTASKET AVE. (ROUTE 228)
(PUBLIC) VARIABLE WIDTH
(BASED ON PLAN BK 30 PG. 134)

WHARF AVENUE

PROPERTY ID: 37-009-A
N/F
MASSACHUSETTS DEPARTMENT OF
CONSERVATION AND RECREATION

PROPERTY ID: 37-009
N/F
MASSACHUSETTS DEPARTMENT OF
CONSERVATION AND RECREATION

COMMERCIAL AREA

RESIDENTIAL LOBBY AREA

COMMERCIAL AREA

COMMERCIAL AREA

MIXED-USE BUILDING

PROPERTY ID: 38-100
N/F
HORIZONS CONDO ASSOCIATION
LOT A-1
PHASE 1
THE HORIZONS AT PARAGON PARK
CONDOMINIUM
PLAN BK. 30, PG. 134

SEE DETAIL, SHEET C800
GEORGE WASHINGTON BOULEVARD
(PUBLIC - STATE LAYOUT No. 4830)

SEE DETAIL, SHEET C800

SEE DETAIL, SHEET C800

PROPERTY ID: 38-100
N/F
HORIZONS CONDO ASSOCIATION
LOT A-1
PHASE 1
THE HORIZONS AT PARAGON PARK
CONDOMINIUM
PLAN BK. 30, PG. 134

PROPERTY ID: 38-048
N/F
MING & LYNN WOO
LOT 1-A
PLAN OF SUBDIVISION
PLAN BK. 37, PG. 1035

PROPERTY ID: 38-060
N/F
MASSACHUSETTS DEPARTMENT OF
CONSERVATION AND RECREATION
BOOK 26826 PG. 201

PROPERTY ID: 38-048
N/F
MING & LYNN WOO
LOT 1-B
PLAN OF SUBDIVISION
PLAN BK. 37, PG. 1035

EXISTING LIGHT POLE (TYP.)

GEORGE WASHINGTON BOULEVARD
(PUBLIC - STATE LAYOUT No. 4830)

ROCKLAND CIRCLE

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
○	A		14	Lithonia Lighting	OLCPM 15 DDB	GENERAL PURPOSE LED CAST FLUSH MOUNT WITH DARK BRONZE FINISH MOUNTING HEIGHT : 12"	1	1042	1	16.6	
●	B		17	Lithonia Lighting	ESX1 LED P2 40K R3 HS	ESX Area Luminaire Size 1 P2 Lumen Package 4000K CCT Type R3 Distribution with House-side shroud MOUNTING HEIGHT : 15"	1	11398	1	97.5852	
◡	C		15	Lithonia Lighting	WPX2 LED 40K Hvot	WPX2 LED Wallpack 6000lm 4000K color temperature 120-277 Volt MOUNTING HEIGHT : 15"	1	5896	1	47.77	
⊠	D		9	Lithonia Lighting	WDGE1 LED P0 40K 90CR1 VV	WDGE1 LED WITH P0 - PERFORMANCE PACKAGE, 4000K, 90CR1 VISUAL COMFORT WIDE OPTIC MOUNTING HEIGHT : 12"	1	673	1	6.7947	

LEGEND

	EXISTING SUBJECT PROPERTY LINE		PROPOSED CURB & GUTTER
	ADJACENT PROPERTY LINE		PROPOSED EDGE OF PAVED DRIVE
	EXISTING EASEMENT		PROPOSED PAVEMENT SHOULDER
	EXISTING RIGHT-OF-WAY		PROPOSED PAVEMENT
	EXISTING INDEX (MAJOR) CONTOUR		PROPOSED CONCRETE
	EXISTING INTERMEDIATE (MINOR) CONTOUR		PROPOSED PAVERS
	EXISTING BARRIER BEACH		PROPOSED STRIPING
	EXISTING TIDAL FLAT		PROPOSED EASEMENT
	EXISTING COASTAL BARRIER BEACH		PROPOSED BUILDING
	EXISTING COASTAL BEACH		PROPOSED BUILDING OVERHANG
	100' BUFFER ZONE TO REGULATED RESOURCE AREA		PROPOSED FENCE
	HISTORIC HIGH WATER		PROPOSED GUIDE RAIL
	FEMA FLOOD ZONE BOUNDARY		PROPOSED SIGN
	COASTAL BANK		PROPOSED ENTRANCE
	LIMIT OF BARRIER BEACH		PROPOSED OVERHEAD DOOR
	EXISTING CHAIN LINK FENCE LINE		BC BOTTOM OF CURB
	EXISTING FENCE LINE		BIT BITUMINOUS
	EXISTING ROADWAY CENTERLINE		BW BOTTOM OF WALL
	EXISTING CURB		CC CONCRETE CURB
	EXISTING EDGE OF PAVEMENT		CLF CHAIN LINK FENCE
	EXISTING ASPHALT PAVEMENT		CNC CONCRETE
	EXISTING STRUCTURE		ENT ENTRANCE
	EXISTING GUIDE RAIL		
	EXISTING FIRE HYDRANT		
	EXISTING GAS SHUT OFF/GAS GATE		
	EXISTING UTILITY POLE		
	EXISTING BORING LOCATION		
	EXISTING SIGN		
	EXISTING GAS METER		
	EXISTING AIR CONDITIONING UNIT		
	EXISTING ELECTRIC METER		
	EXISTING DECIDUOUS TREE		
	EXISTING CONIFEROUS TREE		
	HISTORICAL TEST PITS		
	CEC TEST PITS		

NOTES

- TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC AND IS DEPICTED ON AN EXISTING CONDITIONS PLAN ENTITLED "EXISTING CONDITIONS PLAN" DATED OCTOBER 10, 2023. CEC IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.
- THE ELEVATIONS SHOWN HEREIN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- ORTHOGRAPHIC AERIAL IMAGERY, ADDITIONAL TAX PARCEL DATA, AND WETLAND RESOURCE AREAS ARE BASED ON GIS DATA OBTAINED FROM THE BUREAU OF GEOGRAPHIC INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF TECHNOLOGY AND SECURITY SERVICES.
- PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE MAP (FIRM) No. 250230003S, THE SITE AND SURROUNDING AREA ARE LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS (SFHA) DESIGNATED AS ZONE AE (ELEVATION 10.0) AND ADJACENT AREAS ARE IDENTIFIED AS LAND SUBJECT TO COASTAL STORM FLOWAGE (LSCSF) PER THE WETLANDS PROTECTION ACT.

GENERAL NOTES

- ALL LIGHTING FIXTURES SHOWN IN SCHEDULE ARE "OR APPROVED EQUAL".
- EXACT LOCATIONS MAY BE ADJUSTED IN FIELD AS NECESSARY WITH APPROVAL FROM OWNERS REPRESENTATIVE.
- SUBSTITUTIONS MAY BE REQUIRED DEPENDING ON AVAILABILITY WITH APPROVAL FROM OWNERS REPRESENTATIVE.
- REFER TO ARCHITECTURAL PLANS FOR EXTERIOR BUILDING LIGHTING ASSOCIATED WITH EGRESS DOORS, ENTRANCES, CANOPIES, OVERHANGS, BALCONY, AND PATIO LIGHTING.
- REFER TO LANDSCAPING PLANS FOR LOW LEVEL LIGHTING AT LANDSCAPING FEATURES AND STRUCTURES.

LIGHTING NOTES

- COORDINATE FINAL LOCATION OF POLES WITH ELECTRICAL PLANS.
- ALL LIGHTING CALCULATIONS DEPICTED ON THIS PLAN ARE SHOWN IN FOOTCANDLES, AND ARE FOR PLANNING PURPOSES ONLY.
- FOOTCANDLE CALCULATIONS ARE SHOWN IN GRID AT 10' X 10' SPACING.
- PER THE ZONING CODE, "OUTDOOR LIGHTING, INCLUDING LIGHTING ON THE EXTERIOR OF A BUILDING AND/OR STRUCTURE, OR LIGHTING IN PARKING AREAS, SHALL BE ARRANGED TO MINIMIZE GLARE AND LIGHT SPILLOVER TO NEIGHBORING PROPERTIES."
- FOOTCANDLE CALCULATIONS SHOWN TO 10' OUTSIDE PROPERTY BOUNDARY.
- PARKING LIGHT LIGHTING CONTAINS REAR CUT-OFF SHIELD.
- WALLPACK LIGHTS ALONG SIDE AND REAR OF BUILDING ARE SHOWN MOUNTED AT A HEIGHT OF 15' FROM BASE OF BUILDING.
- ALL POLE MOUNT LUMINAIRES ARE TO BE MOUNTED AT A HEIGHT OF, AND NOT TO EXCEED, 15' FROM BASE OF POLE.
- PROVIDE ADEQUATE DISTANCE FROM BACK OF CURB TO MOUNTING POLES TO AVOID CONFLICT WITH STORM INFRASTRUCTURE.
- SEE LIGHTPOLE FOUNDATION DETAIL, SHEET C800.
- THIS PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO MEET THE AUTHORITY HAVING JURISDICTION PLANNING REQUIREMENTS. THIS DRAWING IS NOT FOR CONSTRUCTION.
- FINAL LIGHTING DESIGN PLANS SHOULD USE THIS INFORMATION AS A GUIDE FOR CONSTRUCTION DRAWINGS.

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION

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**PARAGON DUNES
 MIXED-USE REDEVELOPMENT
 189 & 193 NANTASKET AVENUE &
 0 GEORGE WASHINGTON BOULEVARD
 HULL, MASSACHUSETTS**

SITE LIGHTING & PHOTOMETRIC PLAN

DRAWING NO. **SL-01**

SHEET 1 OF 1

DATE: FEBRUARY 6, 2024
 DWG SCALE: AS SHOWN
 DRAWN BY: ZAC
 CHECKED BY: NHK
 PROJECT NO: 334-762
 APPROVED BY: JUC



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