

292 & 294 BAKER AVENUE

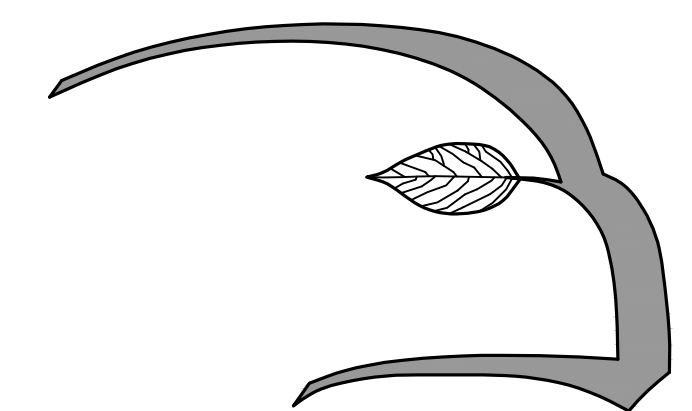
CONCORD, MASSACHUSETTS

ZONING BOARD SUBMISSION PLAN SET

LIST OF DRAWINGS:

		SET DATE
L1.1	SITE MASTER PLAN	12/15/23
L1.2	292 BAKER AVENUE TYPICAL PLANTING PLAN	12/15/23
L1.3	POND RESTORATION PLANTING PLAN	12/15/23
L2.1	SITE LIGHTING PLAN	12/15/23
L2.2	SITE LIGHTING SPECIFICATIONS	12/15/23
L3.1	CONCEPTUAL AMENITY AREA SKETCHES	12/15/23
L3.2	CONCEPTUAL AMENITY AREA SKETCHES	12/15/23
-	SITE SECTION A-A, 292 BAKER AVENUE	7/31/23
-	SITE SECTION B-B, 294 BAKER AVENUE	7/31/23
-	SITE SECTION C-C, 294/300 BAKER AVENUE	12/11/23

PREPARED BY:



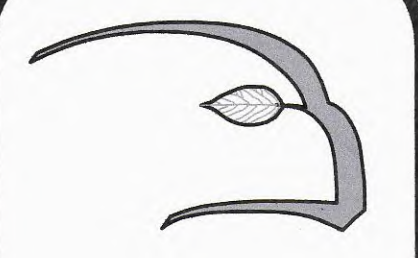
Hawk Design, Inc.

Landscape Architecture
Land Planning

Sagamore, MA

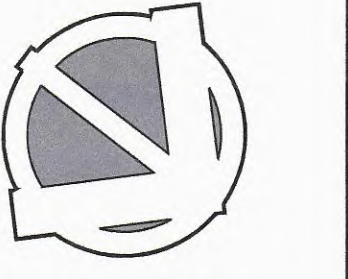
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Date: 11/21/23

Revisions:

Num.	Date	Description
1.	12-5-23	Lighting Revisions & Bollards
2.	12-11-23	Lighting Photometric
3.	12-18-23	ZBA Submittal



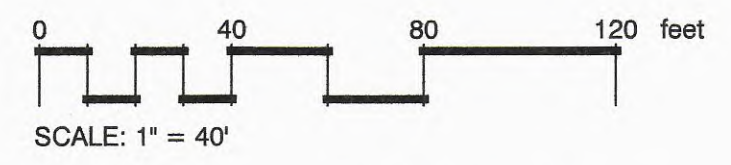
294 & 292 Baker Avenue
 Concord, Massachusetts

Drawn By: ND | Checked By: TM

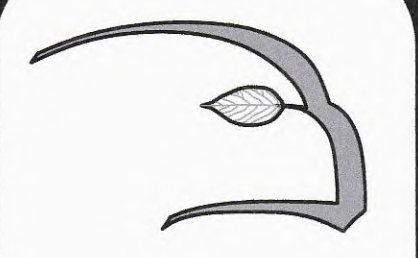
Site Master Plan

Scale: 1" = 10'-0"

Sheet: **L1.1**



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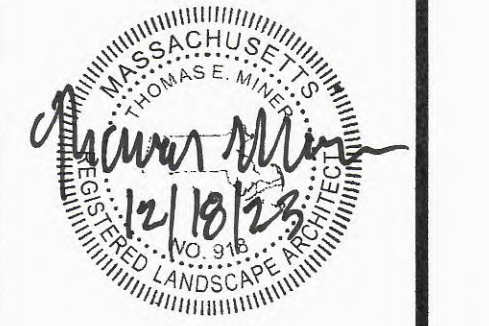
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294 & 292 Baker Avenue
 Concord, Massachusetts

Drawn By: ND | Checked By: TM

292 Baker Avenue Typical Planting Plan

Scale: 1" = 10'-0"

Sheet: **L1.2**

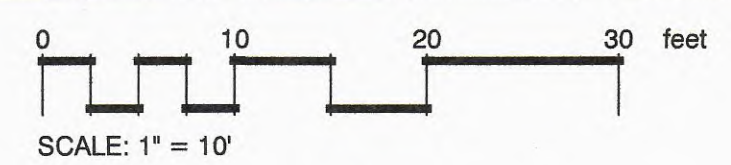
292 Baker Avenue

First Floor = 135.67
 Podium Level = 125.0

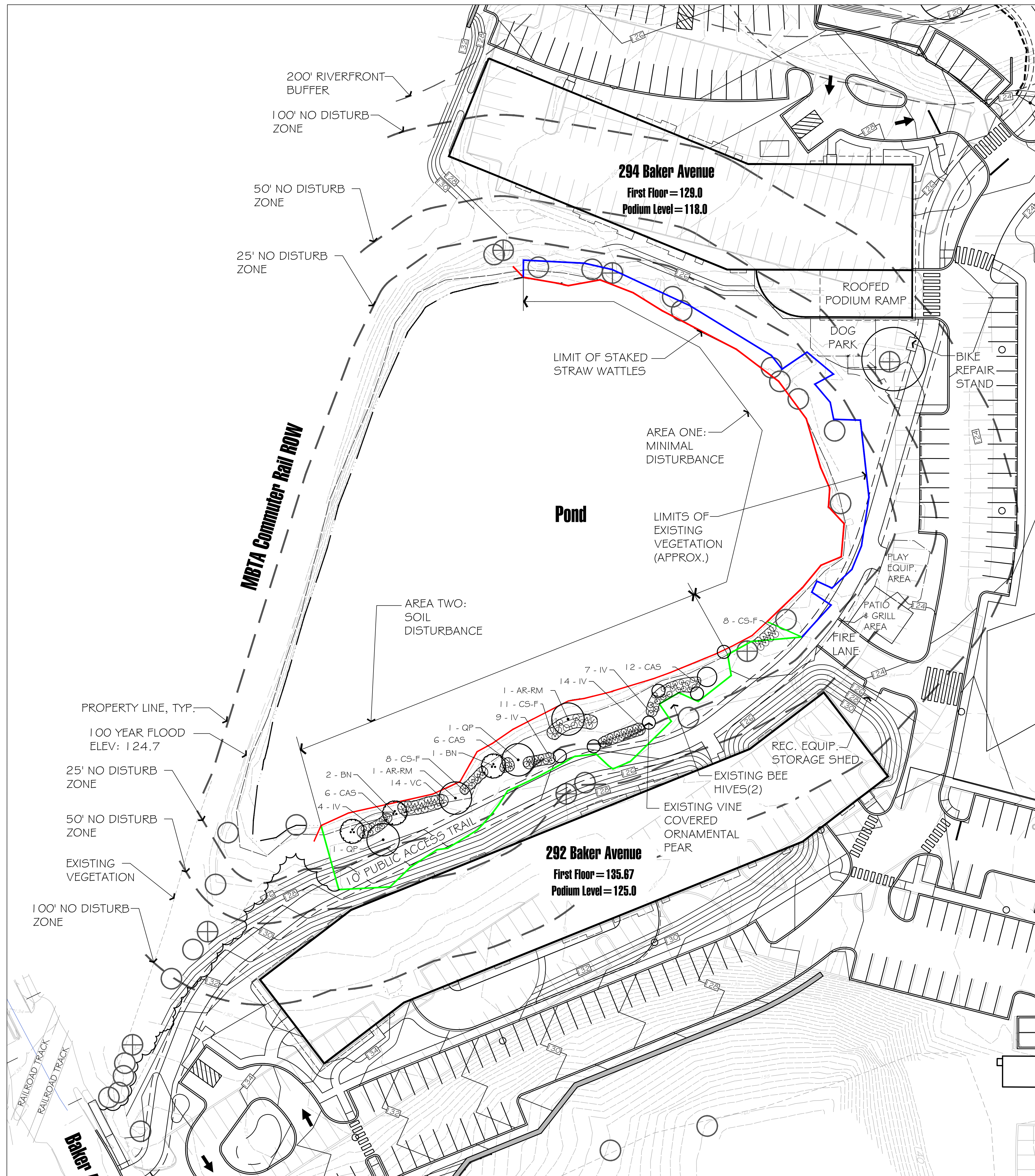


PLANT SCHEDULE 292 TYPICAL PLANTING

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE	
TREES							
AR-OG	2	Acer rubrum 'October Glory'	October Glory Maple	B & B		2.5-3" CAL.	
QR	4	Quercus rubra	Red Oak	B & B		2.5-3" CAL.	
UA-VF	3	Ulmus americana 'Valley Forge'	Valley Forge American Elm	B & B		2.5-3" CAL.	
EVERGREEN TREES							
PG	3	Picea glauca	White Spruce	B & B			12-14' HT.
SHRUBS							
CS-AF	33	Cornus sanguinea 'Arctic Fire'	Arctic Fire Dogwood	B & B			2-3' HT
HQ-QH	1	Hydrangea quercifolia 'Queen of Hearts'	Queen of Hearts Oakleaf Hydrangea	B & B			3-4' HT
HS-L	4	Hibiscus syriacus 'Lucy'	Lucy Rose of Sharon	B & B			3-4' HT
IG-S	25	Ilex glabra 'Shamrock'	Inkberry	B & B			2-2.5' HT.
IV-MB	8	Ilex verticillata 'Maryland Beauty'	Maryland Beauty Winterberry	B & B			2-3' HT
JH-BC	42	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	Cont.			18-24" SPD
JV-C	2	Juniperus virginiana 'Canaert'	Canaert Eastern Redcedar	B & B			8-10' HT.
LF-SR	21	Leucothoe fontanesiana 'Silver Run'	Silver Run Drooping Leucothoe	Cont.			18-24" SPD
PQ-VC	4	Parthenocissus quinquefolia	Virginia Creeper	1 GAL			6' O.C.
R-BDN	3	Rhododendron x 'Boule De Neige'	Boule De Neige Rhododendron	B & B			3-3.5' HT.
R-PJM	17	Rhododendron 'PJM'	PJM Rhododendron	B & B			2-2.5' HT.
VD-BM	6	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood	B & B			3-4' HT
GROUND COVERS							
A	18	Annuals	Season Color	1 gal			18" o.c.
AR-BG	334	Ajuga reptans 'Burgundy Glow'	Burgundy Glow Carpet Bugle	4" Pots			24" o.c.
CP-PS	25	Carex pensylvanica	Pennsylvania Sedge	2 Qt.			24" o.c.
H-HR	85	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	2 Qt.			24" o.c.
PV-C	28	Panicum virgatum 'Cheyenne'	Cheyenne Switch Grass	2 GAL.			18" o.c.



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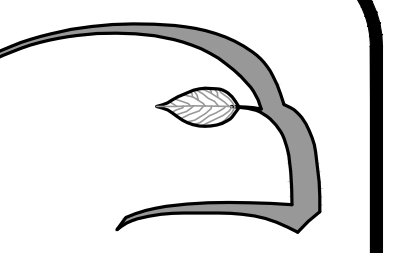


PLANT SCHEDULE POND RESTORATION

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE
TREES						
AR-RM	2	Acer rubrum	Red Maple	B & B	1.5-2" Cal.	
BN	3	Betula nigra	Clump River Birch	B & B		8-10' HT.
QP	2	Quercus palustris	Pin Oak	B & B	1.5-2" Cal.	
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
SHRUBS						
CAS	24	Clethra alnifolia	Summersweet	Cont.		18-24" HT.
CS-F	27	Cornus sericea	Red Osier Dogwood	Cont.		18-24" HT.
IV	34	Ilex verticillata	Winterberry	Cont.		18-24" HT.
VC	14	Vaccinium corymbosum	Highbush Blueberry	Cont.		18-24" HT.

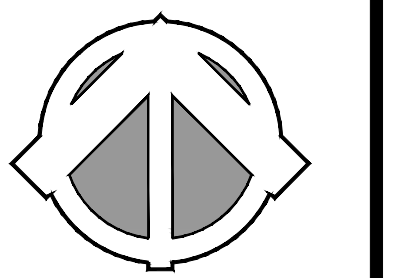
RESTORATION NOTES:

- AREA ONE: MINIMAL DISTURBANCE
 - REMOVE INVASIVE AND UNDESIRABLE PLANT MATERIAL. RETAIN NATIVES IN HEALTHY CONDITION. UPON COMPLETION OF INVASIVE PLANTS REMOVAL, VISUALLY INSPECT POND BORDER FOR POTENTIAL AREAS TO PLANT SMALL CALIPER NATIVE TREES TO SUPPLEMENT EXISTING, WHILE MAINTAINING PARK LIKE AESTHETIC.
- AREA TWO: SOIL DISTURBANCE
 - REMOVE DENSE MASS OF INVASIVE AND UNDESIRABLE PLANT MATERIAL. RETAIN NATIVES IN HEALTHY CONDITION WHERE PROPOSED TRAIL CONSTRUCTION & INVASIVE ROOT REMOVAL ALLOWS.
- LIMITS OF INVASIVE PLANTS SHOWN IN AREAS 1 & 2 APPROXIMATE ONLY BASED ON SITE WALK PERFORMED ON DECEMBER 11, 2023.
- APPROXIMATELY THREE GROWING SEASONS WILL BE REQUIRED TO CONTROL AND/OR ERADICATE INVASIVE PLANT SPECIES AFTER WHICH, ONGOING MONITORING AND MINIMAL MAINTENANCE WILL BE REQUIRED.
- EROSION CONTROL METHODS REQUIRED AT POND EDGE IN AREAS OF DISTURBANCE. STAKED STRAW WATTLES IS THE PREFERRED METHOD AT THE WATERS EDGE AS SHOWN ON PLAN.
- ALL DISTURBED AREAS BETWEEN POND AND PROPOSED TRAIL TO BE FINE GRADED AND SEEDED WITH NEW ENGLAND CONSERVATION/WILDLIFE MIX BY NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA.



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Date: 11/21/23

Revisions:

Num	Date	Description
1.	12-14-23	Pond Restoration Planting & Notes
2.	12-18-23	ZBA Submittal



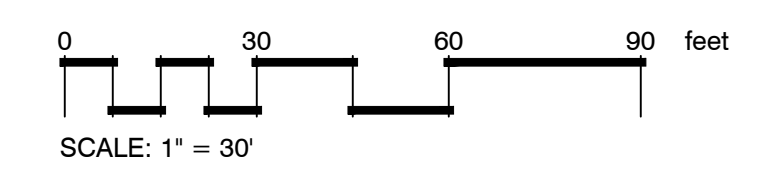
292 & 294 Baker Avenue
Concord, Massachusetts

Drawn By: ND Checked By: TM

Pond Restoration Plan

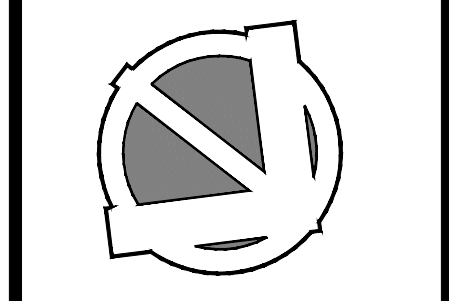
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Sheet: **L1.3**



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Date: 11/21/23

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|------|----------|-------------------------------|
| 1. | 12-5-23 | Lighting Revisions & Bollards |
| 2. | 12-11-23 | Lighting Photometric |
| 3. | 12-18-23 | ZBA Submittal |



294 & 292 Baker Avenue
Concord, Massachusetts

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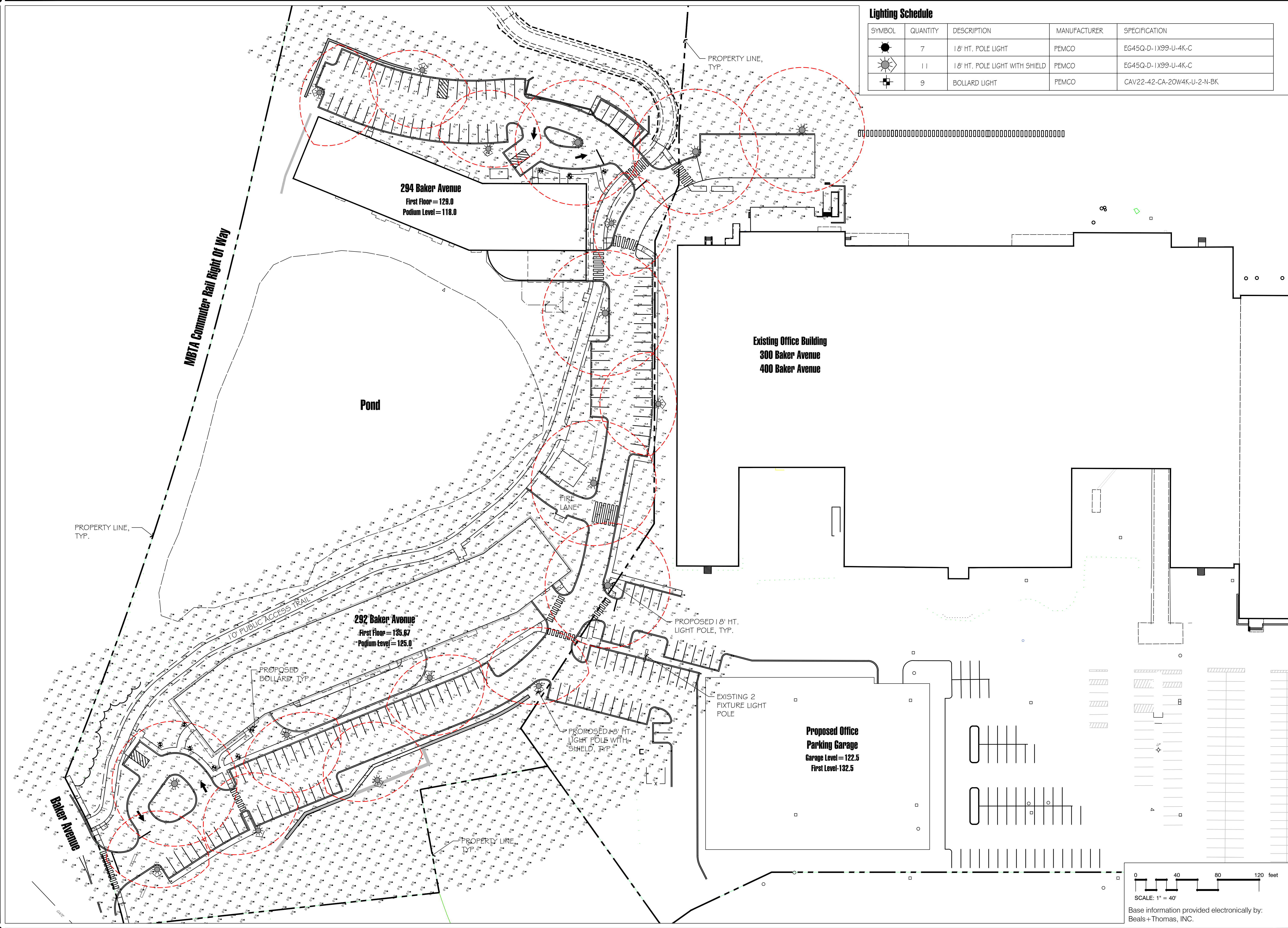
Site Lighting Plan

Scale: 1" = 40'-0"

Sheet: **L2**

Lighting Schedule

SYMBOL	QUANTITY	DESCRIPTION	MANUFACTURER	SPECIFICATION
	7	18' HT. POLE LIGHT	PEMCO	EG45Q-D-1X99-U-4K-C
	11	18' HT. POLE LIGHT WITH SHIELD	PEMCO	EG45Q-D-1X99-U-4K-C
	9	BOLLARD LIGHT	PEMCO	CAV22-42-CA-20W4K-U-2-N-BK



0 40 80 120 feet
SCALE: 1" = 40'
Base information provided electronically by:
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EAGLE 45



AREA, WALL & FLOOD

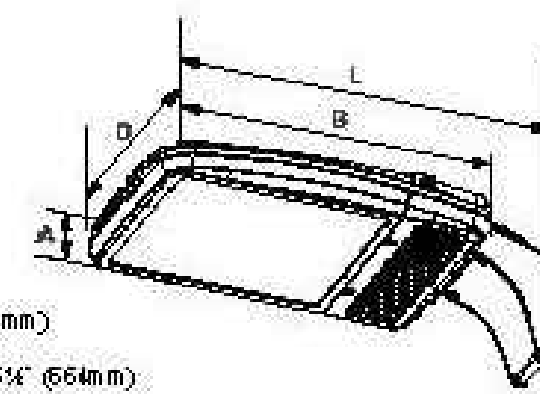
L70
25°C 290,000 Hours



Dimensions

Width (D)	15 5/8" (400mm)
Length (B)	22" (559mm)
Height (A)	4" (102mm)

Length with Mount (L)	IGHy Hawk Arm (KA): 27 1/2" (699mm) Slipfitter (SP): 29 1/2" (743mm) Mounting Arm Adaptor (MA): 26 1/4" (664mm) Yoke (Y): 26 1/4" (667mm) Bracket (BR): 25 1/4" (644mm) Wall Mount Bracket (WM): 23 1/4" (605mm)
-----------------------	---



NEW
EXPANDED Wattages
OPTIMIZED OPTICS
Auto Dealership Rotated Optics

The Pemco EG45Q LED area, site, wall and flood luminaire combines optical performance, energy efficiency and long term reliability using a market proven contemporary design. Utilizing the latest LED technology, the EG45Q luminaire delivers unparalleled uniformity resulting in greater pole spacing. The fixture is available in multiple wattages with a wide choice of mounting configurations and optical distributions to serve the needs of lighting designers for varying project light level requirements. Applications include general area, parking, flood, security, and accent lighting for retail centers, automotive dealerships, industrial parks, schools and universities, public transit and airports, office buildings and medical facilities.

Specifications and Features:

Housing: Die Cast Aluminum Housing and Front Frame, Integral Heat Sinking and Driver Compartment. Photocell Adaptable. Nickel-Plated Stainless Steel Hardware.

Listing & Ratings: CSA: Listed for Wet Locations, ANSUL 1598, 8750; IP66 Sealed LED Compartment.

Finish: Textured Architectural Bronze Powdercoat Finish Over a Chromate Conversion Coating. Custom Colors Available Upon Request.

Lens: Tempered Clear Flat or SoftLED Flat Glass, or Tempered Clear Flat Prismatic Glass Lens.

Mounting Options: Mounts with Kitty Hawk Arm, Adjustable Slipfitter, 2 1/2" Diameter Mounting Arm Adapter, Yoke, Two-Piece Bracket or Wall Mount Bracket. (Factory Installed)

EasyLED LED: Aluminum Boards

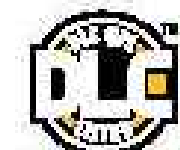
Wattages: Multiple Wattages Available: 90w, 111w, 133w, 138w, 167w, 183w, 199w, 225w, 266w

Driver: Electronic Driver, 120-277V, 50/60Hz or 347-480V, 50/60Hz; Less Than 20% THD and PF>0.90. Standard Internal Surge Protection 6kV, 0-10V Dimming Standard for a Dimming Range of 100% to 10%; Dimming Source Current is 150 Microamps.

Controls: Fixtures Ordered with Factory-Installed Photocell or Motion Sensor Controls are Internally Wired for Switching and/or 1-10V Dimming Within the Housing. Remote Direct Wired Interface of 1-10V Dimming is Not Implied and May Not Be Available. Please Consult Factory. Fixtures are Tested with Pemco Controls and May Not Function Properly With Controls Supplied by Others. Fixtures are NOT Designed for Use with Line Voltage Dimmers.

Warranty: 5-Year Warranty for -40°C to +50°C Environment.

See Page 6 for Projected Lumen Maintenance Table.



SoftLED

Contact Factory for DLC Part Number

Cavalier 22
Square Bollard



BOLLARD LIGHTING



Specifications and Features:

Radiant™ LED

- Conformal Coating LED light engine
- CCT: Amber, LPS (1800K), 2200K, 2700K, 3000K, 4000K, 5000K
- Static Colors Available - Contact Factory

Optical

- Types II, III, IV, & V

Electrical

- Electronic Driver, 120-277V, 50/60Hz or 347/480V, 50/60Hz
- 0-10v Dimmable Driver
- Standard Surge Protection included (6kV line-line; 10k-V line-earth)

Controls (Optional)

- Button Eye Photo Control (PC)
- House Side Shield (H)

Housing

Formed aluminum housing with 4 open window panels. Tamper-proof stainless steel hardware.

Finish

- Super durable polyester powder coat finish.
- Custom finishes available, including patinas and all RAL colors

Listing & Ratings

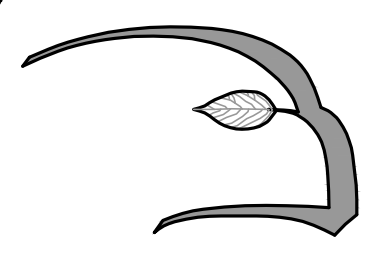
- ETL listed to UL 1598 standard for wet location
- LED is IP66 Rated

Warranty

- 5 year limited warranty

Order Information Example: CAV2242CA20W4KU5PCBK

Model	Height	Globe/Lens	LED Module	Voltage	Distribution	Options	Finish (Standard Colors)
CAV22=Cavalier 22 Square Bollard	42-42"	CA=Clear Acrylic FA=Frosted Acrylic	See Chart on Page 2	U=120-277V H=347/480V	2=Type II 3=Type III 4=Type IV 5=Type V	N=None PC=Button Eye Photo Control H=House Side Shield USB=Dual USB Port* GFC=GF I in-use cover, cast aluminum* GFP=GF I in-use cover, plastic* *Indicate location	BK=Black BZ=Bronze DBZ=Dark Bronze WH=White GR=Green SM=Silver Metallic GY=Light Gray TBK=Textured Black CC=Custom Color (Consult Factory)



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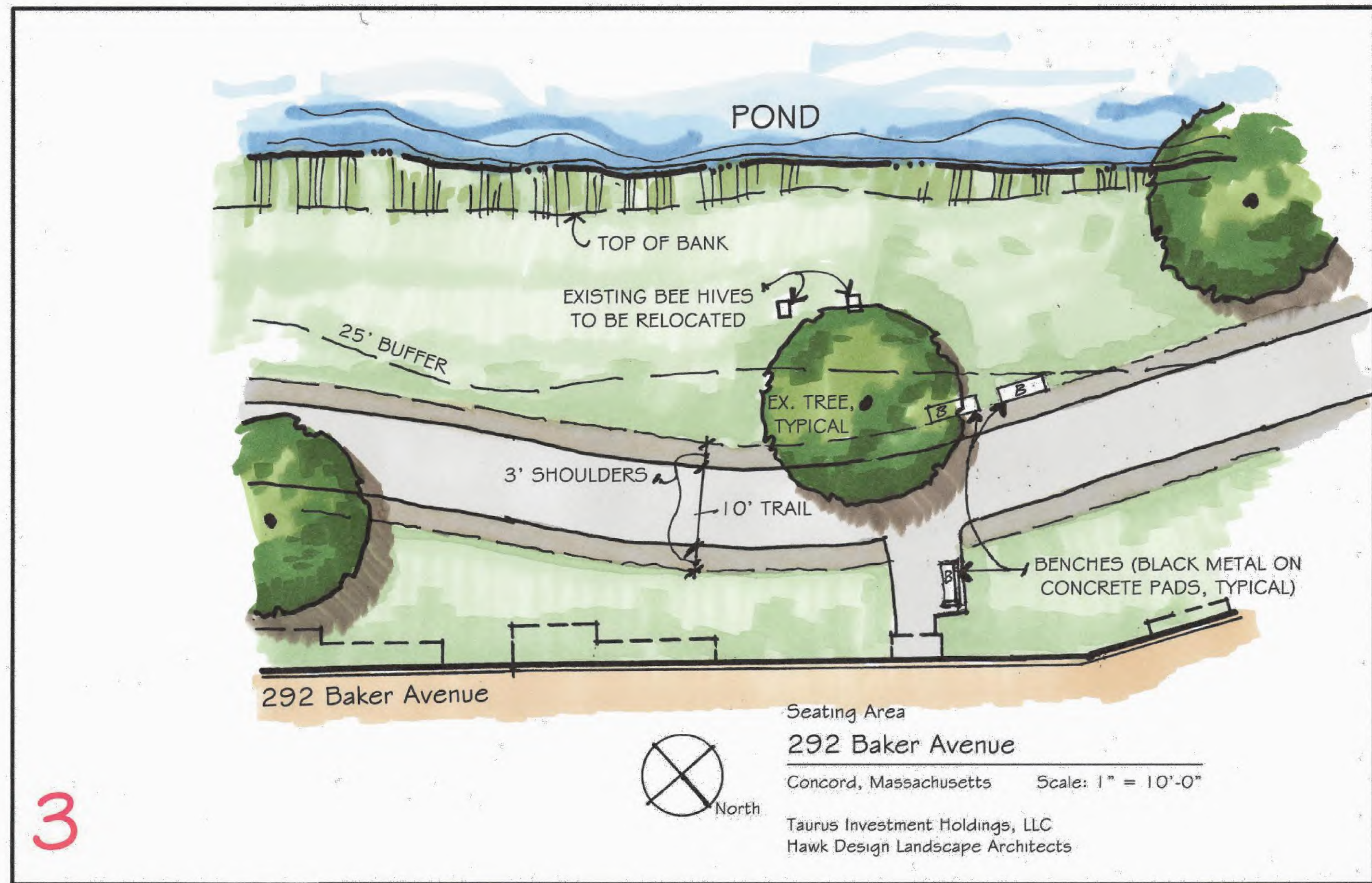
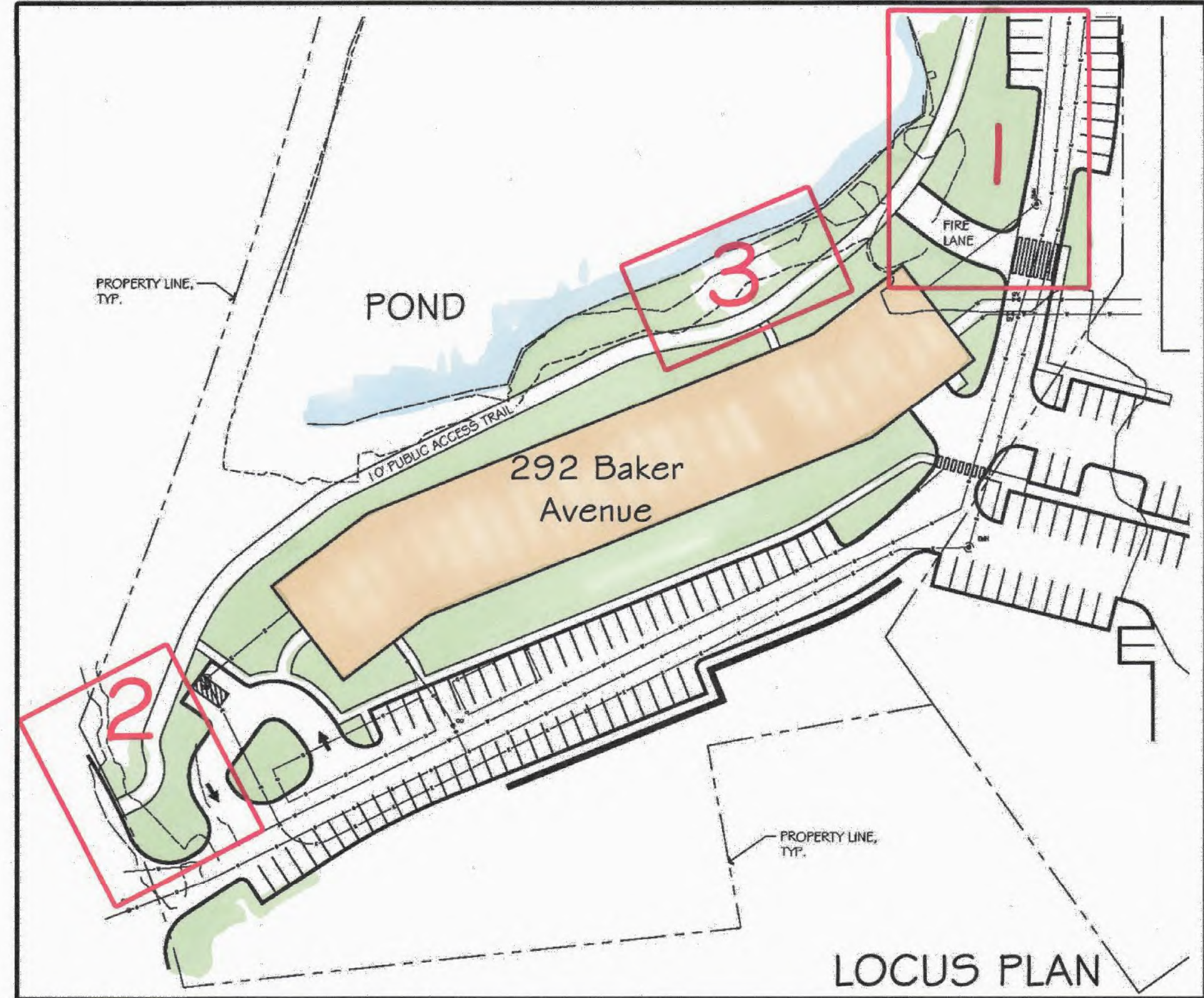
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Site Lighting Specifications

Scale: N/A

Sheet: **L2.2**



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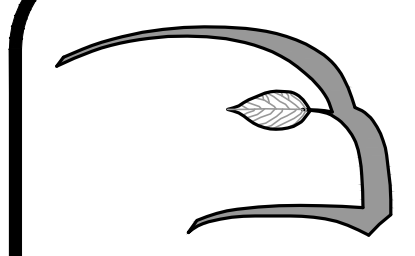
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Conceptual
Amenity Area
Sketches

Scale: N/A

Sheet: **L3.1**

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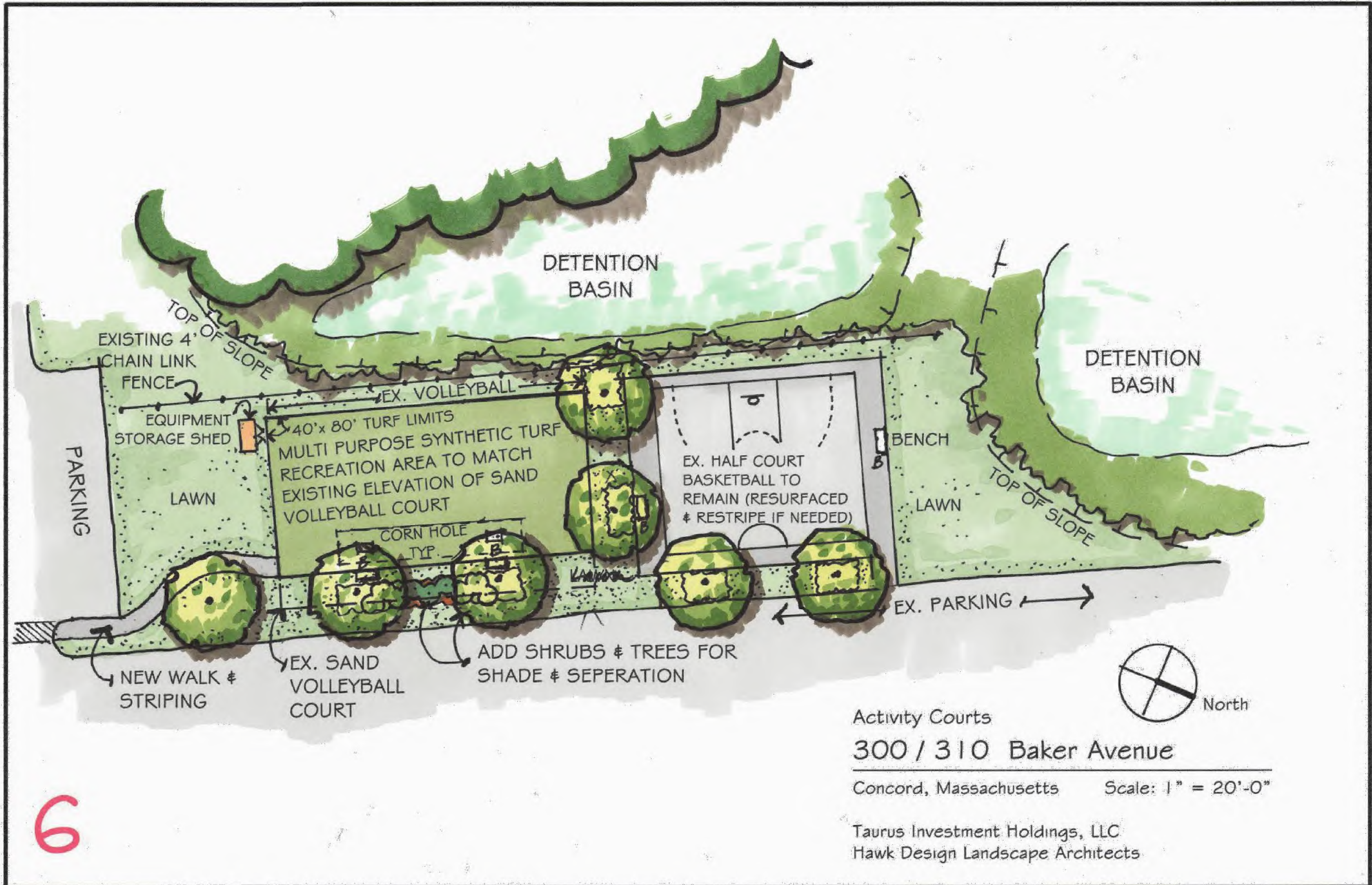
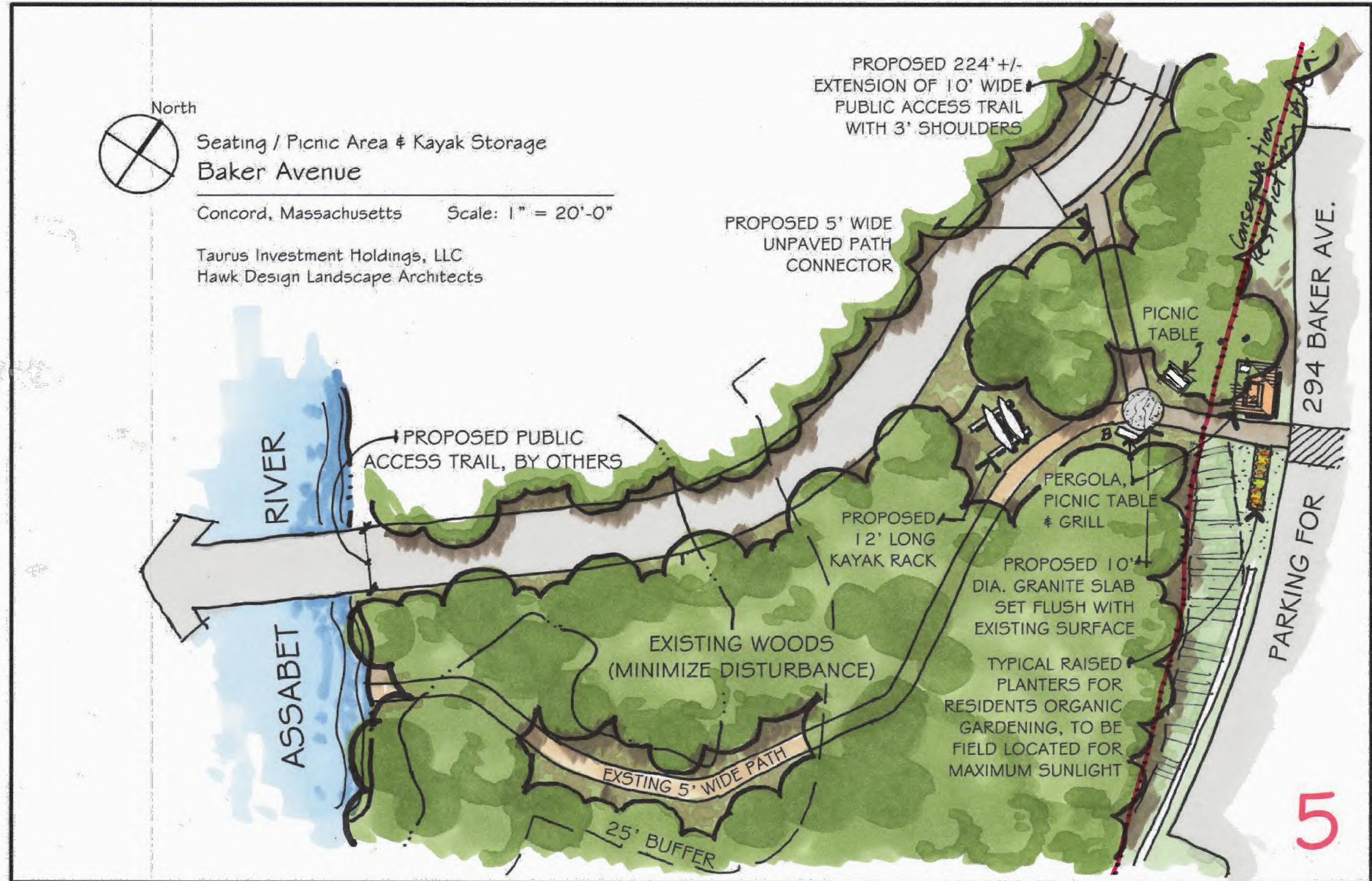
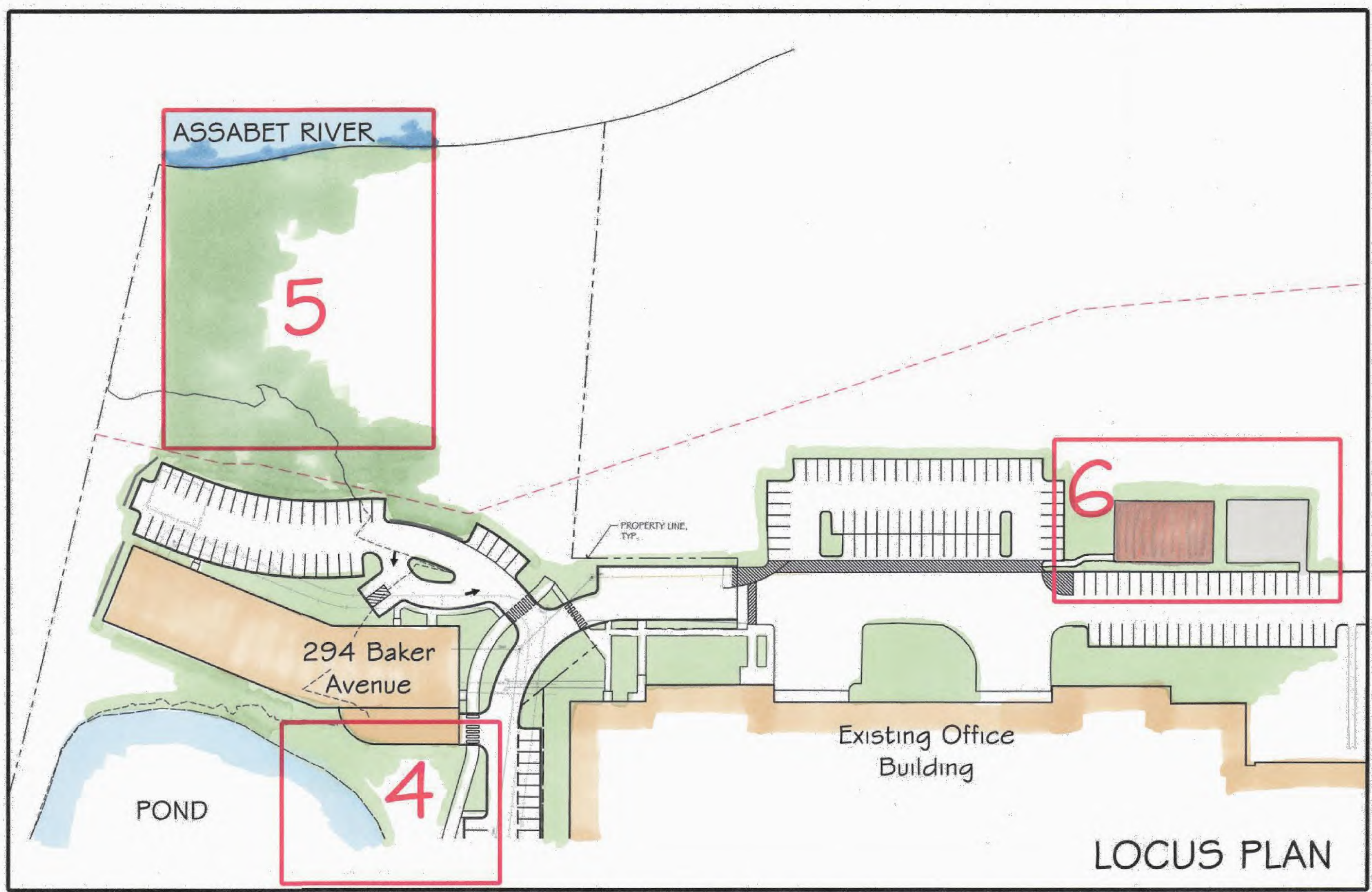
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Drawn By: ND Checked By: TM

Conceptual Amenity Area Sketches

Scale: N/A

Sheet: **L3.2**





Scale: 1/16" = 1'-0"
 Horizontal & Vertical

Site Section A-A
292 Baker Avenue

Concord, Massachusetts - July 31, 2023

Taurus Investment Holdings, LLC
 Hawk Design Landscape Architects

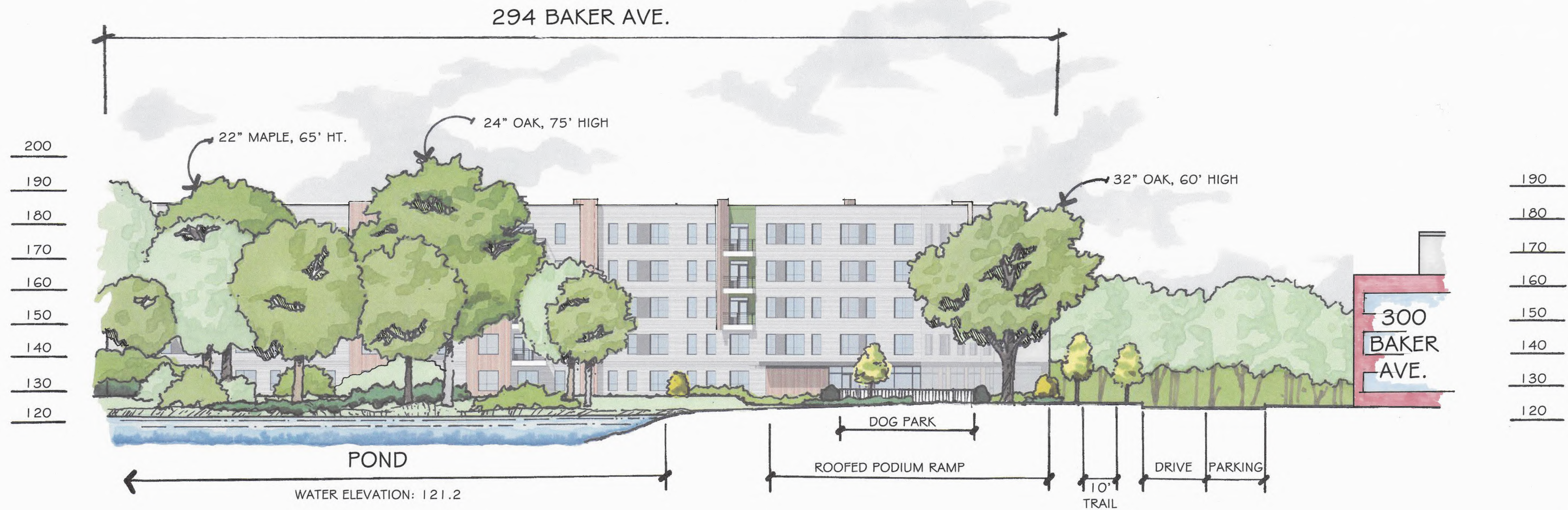


Scale: 1/16" = 1'-0"
 Horizontal & Vertical

Site Section B-B
294 Baker Avenue

Concord, Massachusetts - July 31, 2023

Taurus Investment Holdings, LLC
 Hawk Design Landscape Architects

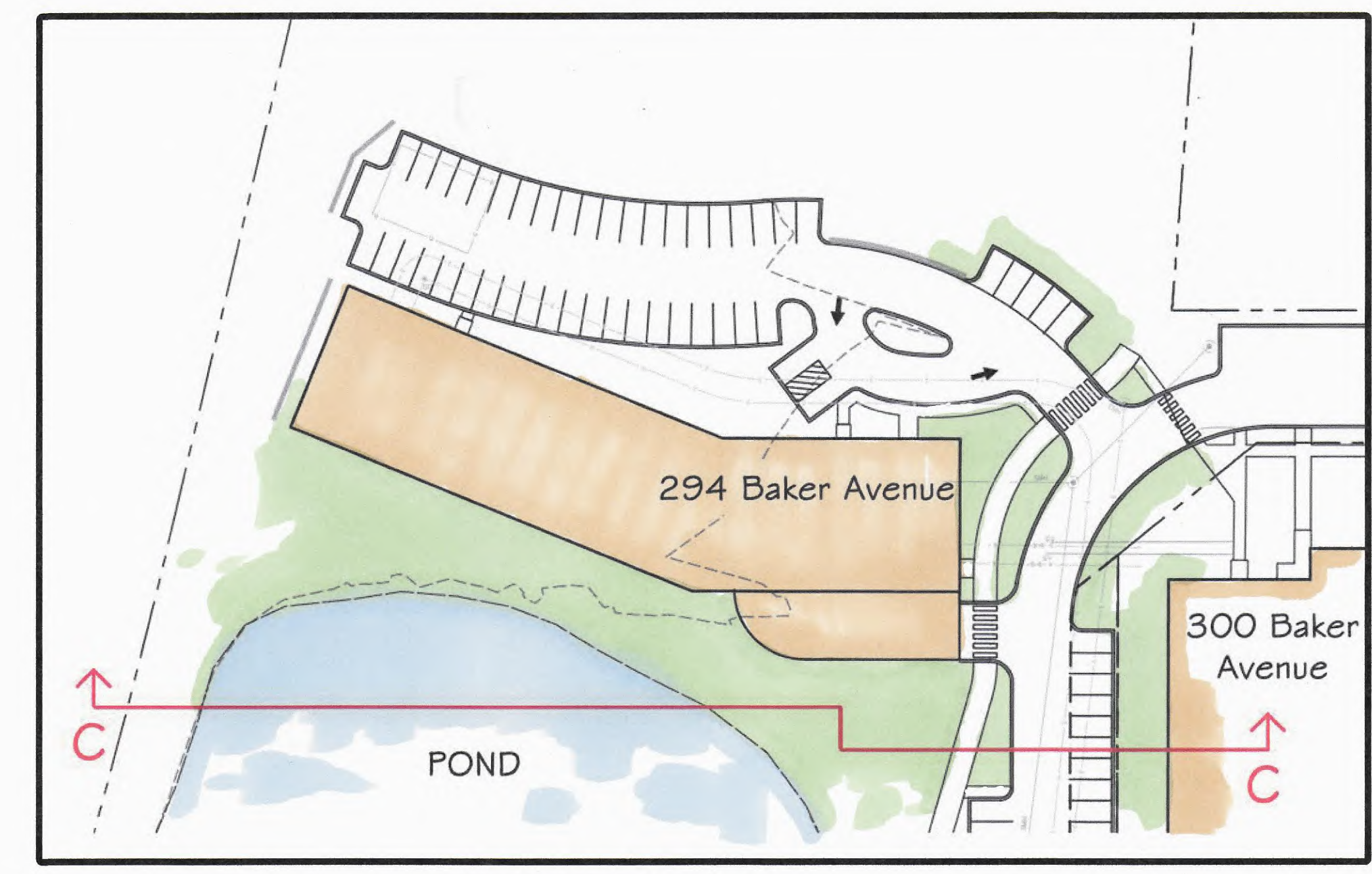


Scale: 1/16" = 1'-0"
Horizontal & Vertical

Site Section C - C
294 / 300 Baker Avenue

Concord, Massachusetts - December 11, 2023

Taurus Investment Holdings, LLC
Hawk Design Landscape Architects



LOCUS PLAN