

Oak Bluffs Town Hall Flagpole Modification

Land Use Planning Committee

Feb. 14, 2022

OB Town Hall Landscape and Lighting Plans

Applicant: Town of Oak Bluffs (Ned Collier, ICON Architecture)
Location: 56 School Street (1.7 acres)
Checklist: 1.3D (Previous DRI)

DRI 678 approved in 2017

DRI 678-M approved in 2020

Final landscape and lighting plans (Conditions 1.1 and 4.1) approved by LUPC in 2021

As-built plans provided on 1/24/22



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About
Layers
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Map Info

678-M Conditions (Oct. 2020)

1. Vegetation and Stormwater

- 1.1 A final landscaping plan, showing plant species, hardscape materials, and locations shall be submitted to and approved by the LUPC prior to the issuance of a Certificate of Occupancy.
- 1.2 All stormwater runoff from the building shall be contained and infiltrated onsite. Runoff from the paved entrance drive/parking area shall be remediated to reduce flooding in the southeast corner of the library parking lot.

2. Sidewalk along School Street

- 2.1 In conformance with Complete Streets standards, there shall be a sidewalk along School Street from Pacific Avenue to the entrance drive/parking lot, and along the part of the lot on the east side of the entrance drive, to meet up with the existing sidewalk.

3. As-Built Plan

- 3.1 The applicant must provide an as-built plan at a scale of 1"=20' that details all structure, features and topographical information prior to being given a notice of compliance.

4. Exterior Lighting Plan

- 4.1 A final exterior lighting plan, detailing lighting fixtures, locations, mounting heights, shall be submitted to the LUPC for approval prior to the issuance of a Certificate of Occupancy.

Concerns addressed at LUPC in 2021

1. Site lighting poles should not exceed 14' in height, with 12' preferred.
2. The two existing parking lot poles should be noted on the plans.
3. One lighting pole should be relocated to the top of the library stairs on Pacific Ave.
4. The poles at the curved walk should be replaced with bollards.
5. The flagpole should be moved north (to the other side of the curved walk) so as to minimize impact on green space. (Approved lighting plan showed correct location.)
6. Lighting at the south portico should focus on the entrance, with reduced lighting for the other fixtures.
7. All exterior lights should be no more than 3,000 degrees Kelvin.
8. The plan should show the location of electric vehicle charging stations.
9. A plan without foot candle readings should be provided.
10. The flagpole light should be included in the lighting calculation.
11. Flagpole light will not be included in the project.
12. The lighting pole for the 2 stairs leading down from Pacific Ave. will be located at the midway point of the stairway.

Earlier plan



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OAK BLUFFS TOWN HALL RENOVATION

56 SCHOOL ST.,
OAK BLUFFS, MA. 02557

TOWN OF OAK BLUFFS

ARCHITECT

E-ICON
ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

CONSULTANT

GREGORY LOMBARDI DESIGN
215 WASHINGTON ST BOSTON MA 02110

STAMP



KEY PLAN



10/30/2020	CONFORM SET
3	10/02/2020 ADDENDUM 3
1	09/28/2020 ADDENDUM 1
	09/14/2020 100% CD SET
	08/14/2020 PERMIT SET
	05/22/2020 GMP

PROJECT NUMBER: 219019
DRAWN BY: GLDI
CHECKED BY: GLDI

SHEET TITLE

RENDERED
SITE PLAN

[July 12, 2021 update]

OAK BLUFFS
TOWN HALL
RENOVATION

56 SCHOOL ST., OAK
BLUFFS, MA. 02557

TOWN OF OAK BLUFFS

ARCHITECT

E-ICON
ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

CONSULTANT

CES Consulting Engineering
Services, LLC
128 Cambridge Row, Ste. 204
Norwood MA 02062
(617) 231-7143
cesing.com
CES #0919175.00

STAMP

KEY PLAN

7	06/22/2021	BULLETIN #6
5	05/08/2021	BULLETIN #3 / PR-008
4	02/02/2021	UTILITY COORDINATION
2	11/16/2020	BULLETIN #1 / ASI-005
	10/27/2020	Confirm Set
1	09/28/2020	ADDENDUM 1
	08/14/2020	100% Construction Documents
	08/14/2020	PERMIT SET
	05/22/2020	GMP

PROJECT NUMBER: 219019
DRAWN BY: TLH
CHECKED BY: SJM

SHEET TITLE

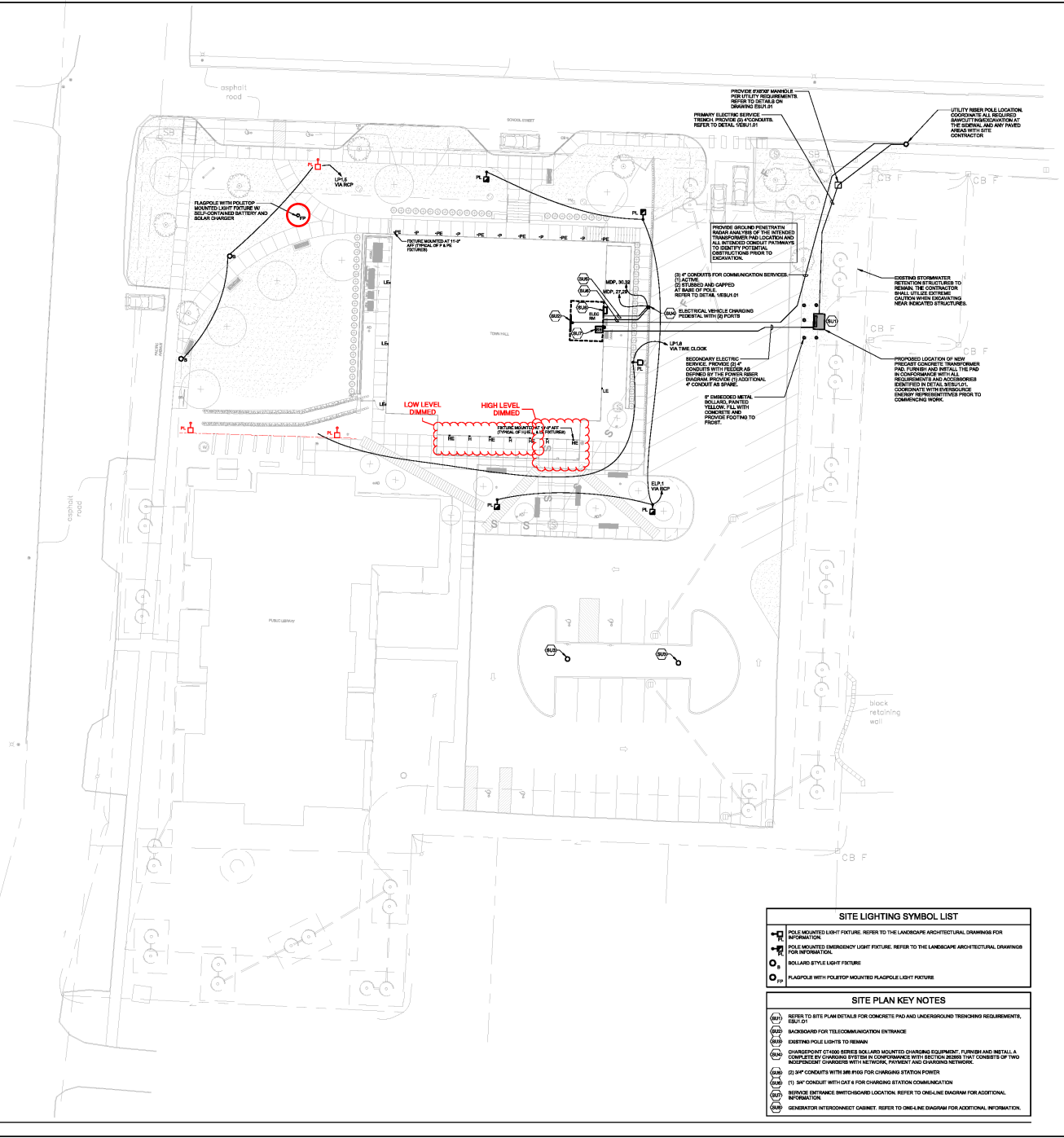
ELECTRICAL SITE
UTILITY PLAN

ESU1.00

- GENERAL NOTES - ELECTRICAL SITE**
- ALL CIRCUITS SHALL BE 30% (200, 34PC, TO NEW 20A-1P CIRCUIT BREAKER IN PANEL INDICATED IN THESE NOTES) OTHERWISE.
 - ALL BRANCH CIRCUITS EXCEEDING 180" IN LENGTH SHALL BE 30% (200, 34PC, UNLESS NOTED OTHERWISE).
 - ALL DEVICES SHALL BE LABELED WITH SOURCE PANEL AND CIRCUIT NUMBERS.
 - REFER TO DRAWINGS ESD-01 & ESD-02 FOR ELECTRICAL FIXTURE SCHEDULE, ELECTRICAL SYMBOLS, LEGENDS AND ABBREVIATIONS.
 - COORDINATE ALL ELECTRIC UTILITY SERVICE WORK REQUIRED FOR THE PROJECT WITH UNDERGROUND UTILITY CONTRACTORS AS SHOWN FOR THE MOST UP TO DATE UTILITY PROPOSAL. THE TOWN OF OAK BLUFFS SHALL CARRY THE COST OF THE SERVICE WORK PROPOSED. WORK UNDER THIS DIVISION SHALL FURNISH AND INSTALL ALL THESE AND SERVICES INDICATED HEREIN.
 - COORDINATE ALL COMMUNICATION UTILITY SERVICE WORK FOR CONCRETE ANCHOR BOLTS, UTILITY FREE AND CABLE TRENCHING SERVICES WITH COMM-TEK SERVICES CENTER 11 ENTERPRISE RD, RYAN MA 01774-8881.

1 SITE PLAN
3/16" = 1'-0"

7/8/2021 2:28:46 PM

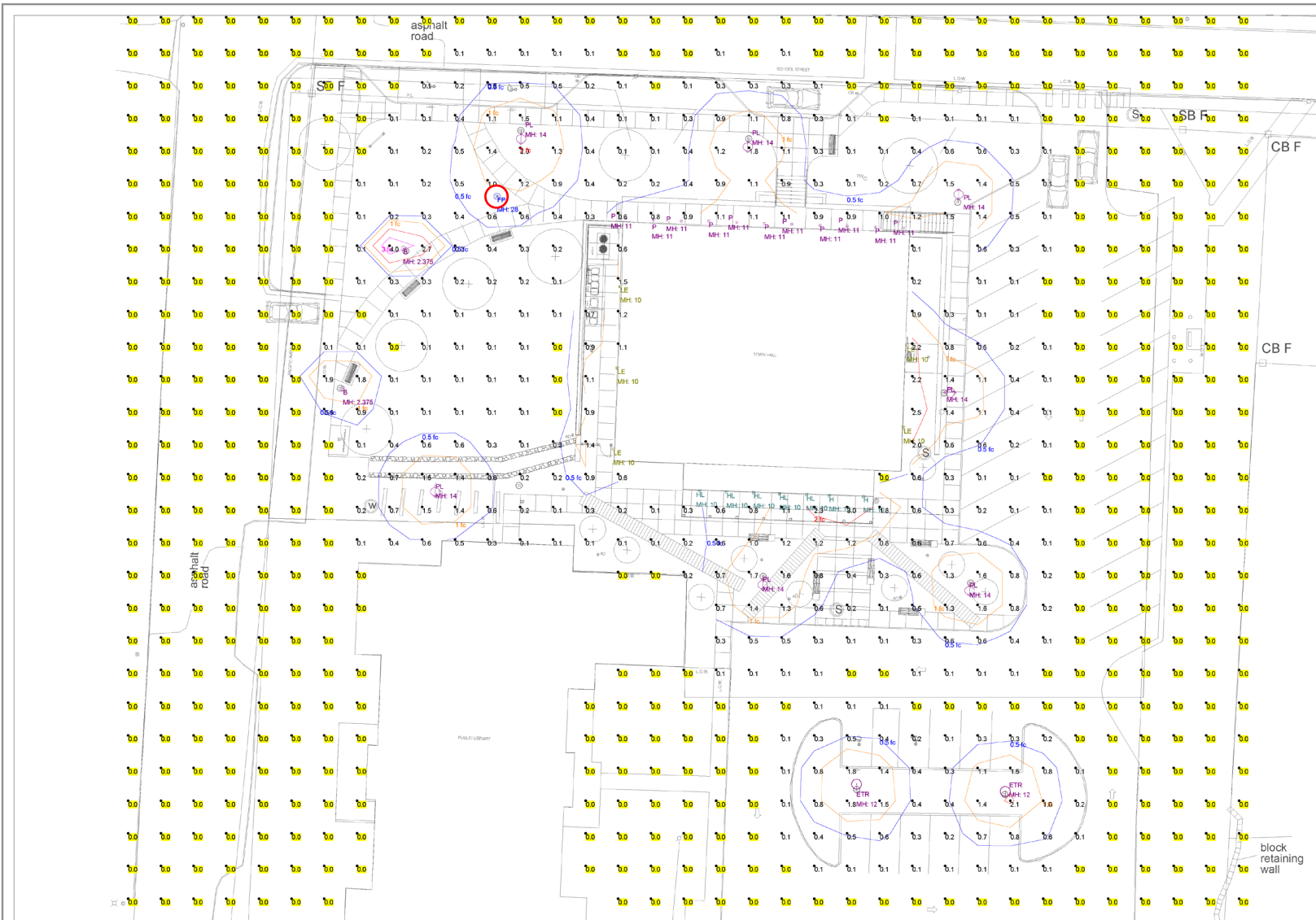


SITE LIGHTING SYMBOL LIST

⊕	POLE MOUNTED LIGHT FIXTURE. REFER TO THE LANDSCAPE ARCHITECTURAL DRAWINGS FOR INFORMATION.
⊕*	POLE MOUNTED EMERGENCY LIGHT FIXTURE. REFER TO THE LANDSCAPE ARCHITECTURAL DRAWINGS FOR INFORMATION.
⊙	ROLLAND STYLE LIGHT FIXTURE.
⊕*	FLAGPOLE WITH POLETOP MOUNTED FLAGPOLE LIGHT FIXTURE.

- SITE PLAN KEY NOTES**
- REFER TO SITE PLAN DETAILS FOR CONCRETE PAD AND UNDERGROUND TRENCHING REQUIREMENTS, SEE 01.
 - BACKBOARD FOR TELECOMMUNICATION ENTRANCE.
 - EXISTING TWO POLE LIGHTS TO REMAIN.
 - CHANGING STATION SERVICE ROLLAND MOUNTED CHANGING EQUIPMENT. FURNISH AND INSTALL A COMPLETELY BY CHANGING STATION IN COMPLIANCE WITH SECTION 8200.01. THIS CONSISTS OF TWO ROLLAND MOUNTED CHARGERS WITH NETWORK POWER PAD CHARGING NETWORK.
 - 3" CONDUITS WITH 3/8" PIGS FOR CHARGING STATION POWER.
 - 3/4" CONDUIT WITH CAT 6 FOR CHARGING STATION COMMUNICATION.
 - SERVICE ENTRANCE SWITCHGEAR LOCATION. REFER TO ONE-LINE DIAGRAM FOR ADDITIONAL INFORMATION.
 - GENERATOR INTERCONNECT CABINET. REFER TO ONE-LINE DIAGRAM FOR ADDITIONAL INFORMATION.

Approved plan



1300 Silas Deane Highway
Suite 102
Wethersfield, CT 06109
(860) 293-1548
www.reflexlighting.com

Drawn By: NGS/iam
Checked By:
Scale: NTS
Date: 6/12/2020
Salesperson: Karen Goosla
Specifier: CES

Oak Bluffs Town Hall Site Lighting Calculation Oak Bluffs, MA

*"FOOT CANDLE" CALCULATIONS SHOULD BE USED AS A DESIGN GUIDE ONLY. LIGHT LEVELS ARE SUBJECT TO CONDITIONS IN THE FIELD.

REVISIONS

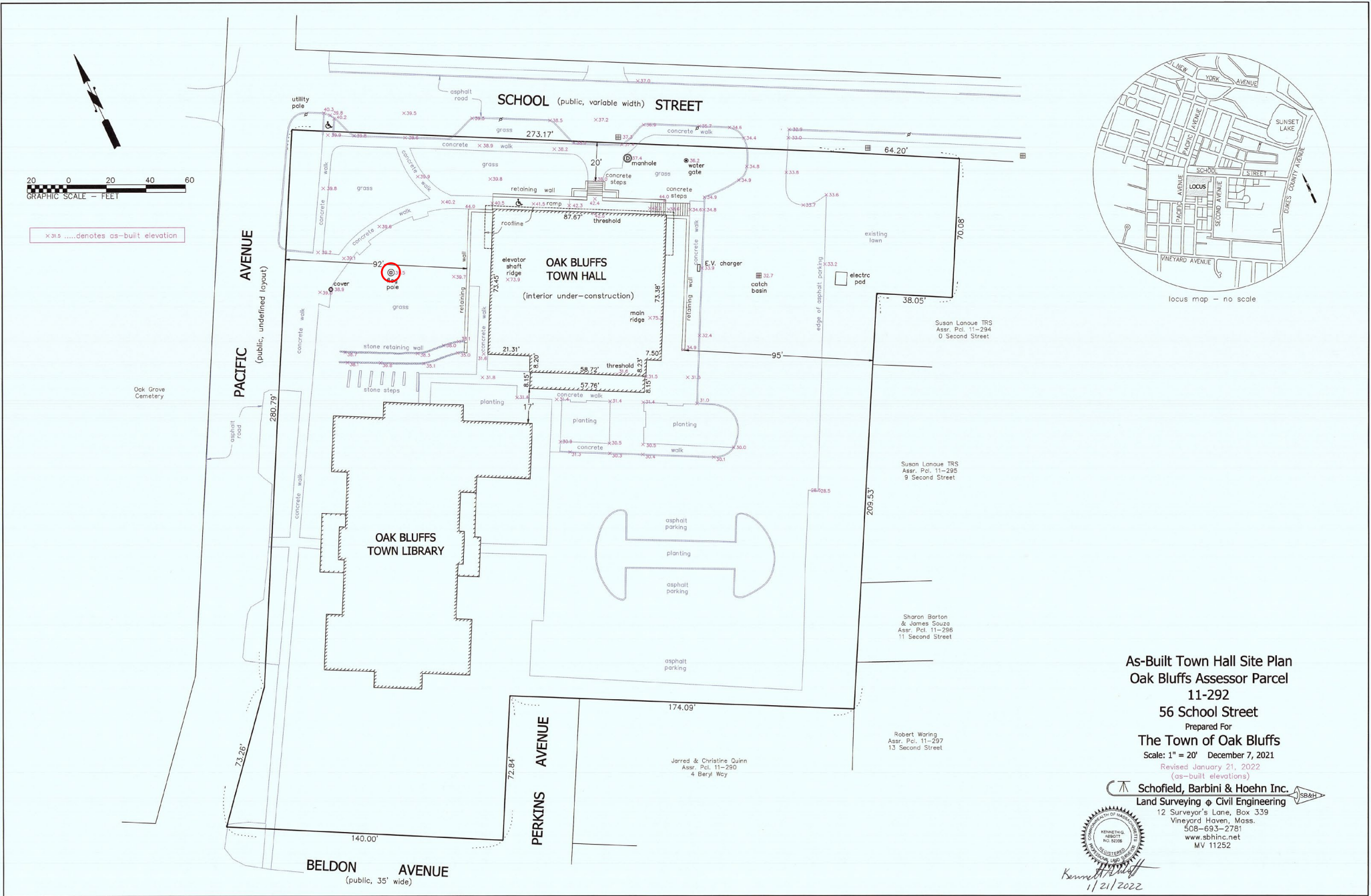
Date/Rev

[July 12, 2021 update]

Qty		Symbol	Label	Tag	Description	Lum. Watts	Lum. Lumens	LLF
2		⊙	B	Ligman	UCO-10117-41W-1-W30-xx-120/277V-DIM	38.9	983	0.900
2		⊙	ETR	Existing to Remain		53.3	6571	0.200
1		⊙	FP	Misc	SFPTPSG	0	1300	0.900
2		⊙	H	Lumiere	303-W1-LEDB2-3000-UNV-T4-DIM10-xx	15.5	977	0.900
5		⊙	HL	Lumiere	303-W1-LEDB2-3000-UNV-T4-DIM10-xx	15.5	977	0.100
5		⊙	LE	Lumiere	303-W1-LEDB2-3000-UNV-T2-DIM10-xx	15.5	1069	0.900
11		⊙	P	Alphabet	NU4-QD-XTM19-13LM-30K-83-D65-120-DIM10-NC-WH-WH	14.9	1303	0.100
7		⊙	PL	Ligman	UHAM-20001-2270lumens-EW-W30-02-120/277V-DIM	53.3	9125	0.150

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Planar	Fc	0.19	4.0	0.0	N.A.	N.A.
Sidewalks & Parking Areas	Fc	0.44	4.0	0.0	N.A.	N.A.

As-built plan



As-Built Town Hall Site Plan
 Oak Bluffs Assessor Parcel
 11-292
 56 School Street
 Prepared For
The Town of Oak Bluffs
 Scale: 1" = 20' December 7, 2021
 Revised January 21, 2022
 (as-built elevations)

Schofield, Barbini & Hoehn Inc.
 Land Surveying & Civil Engineering
 12 Surveyor's Lane, Box 339
 Vineyard Haven, Mass.
 508-693-2781
 www.sbhinc.net
 MV 11252

Kenneth [Signature]
 1/21/2022

- Susan Lanoue TRS
Assr. Pct. 11-294
0 Second Street
- Susan Lanoue TRS
Assr. Pct. 11-292
9 Second Street
- Sharon Barton
& James Souza
Assr. Pct. 11-266
11 Second Street
- Robert Waring
Assr. Pct. 11-297
13 Second Street
- Jarred & Christine Quinn
Assr. Pct. 11-290
4 Beryl Way





