

440

Granite Ave

**Milton, Massachusetts**

**Planning Board Submission**

**03/30/2023**

**ORANMORE  
ENTERPRISES, LLC**  
**BRENCO CONSTRUCTION  
COMPANY**

**FINE GOLD  
ALEXANDER**  
ARCHITECTS



# Project Info

## Program

Parcel SF: 20,212 sf

Total Residential, Retail and Support GSF: 46,253 sf

Total Parking: 15,873 sf

**Total GSF: 62,126 sf**

Height of the Project: 53'-2"

Residential Unit Mix:

Two Bedroom Units: 22

One Bedroom Units: 2

**Total Number of Units: 24** (including 2 affordable units)

Project Commercial: 3 Units - 3,983 sf

## Parking (Updated 03/30/2023):

Interior:

19 Basement Level Garage Parking Spaces

10 Ground Level Parking Spaces (dedicated to resident spaces)

4 Ground Level Garage Commercial/Visitor Parking Spaces

2 HC Accessible Spaces

**35 Total Interior Parking Spots**

Outdoor:

**5 Outdoor Commercial Spaces** (Available 7am-6pm) / Visitor Spaces  
(Available 6pm-7am) off Mechanic Street

**Total Parking Count Dedicated for the Project: 40 spots**

Residential Parking Ratios:

- Daytime parking: 31 spots for 24 units at 1.29 ratio
- Nighttime parking: 40 spaces for 24 units at 1.67 ratio

Delivery Access to Building:

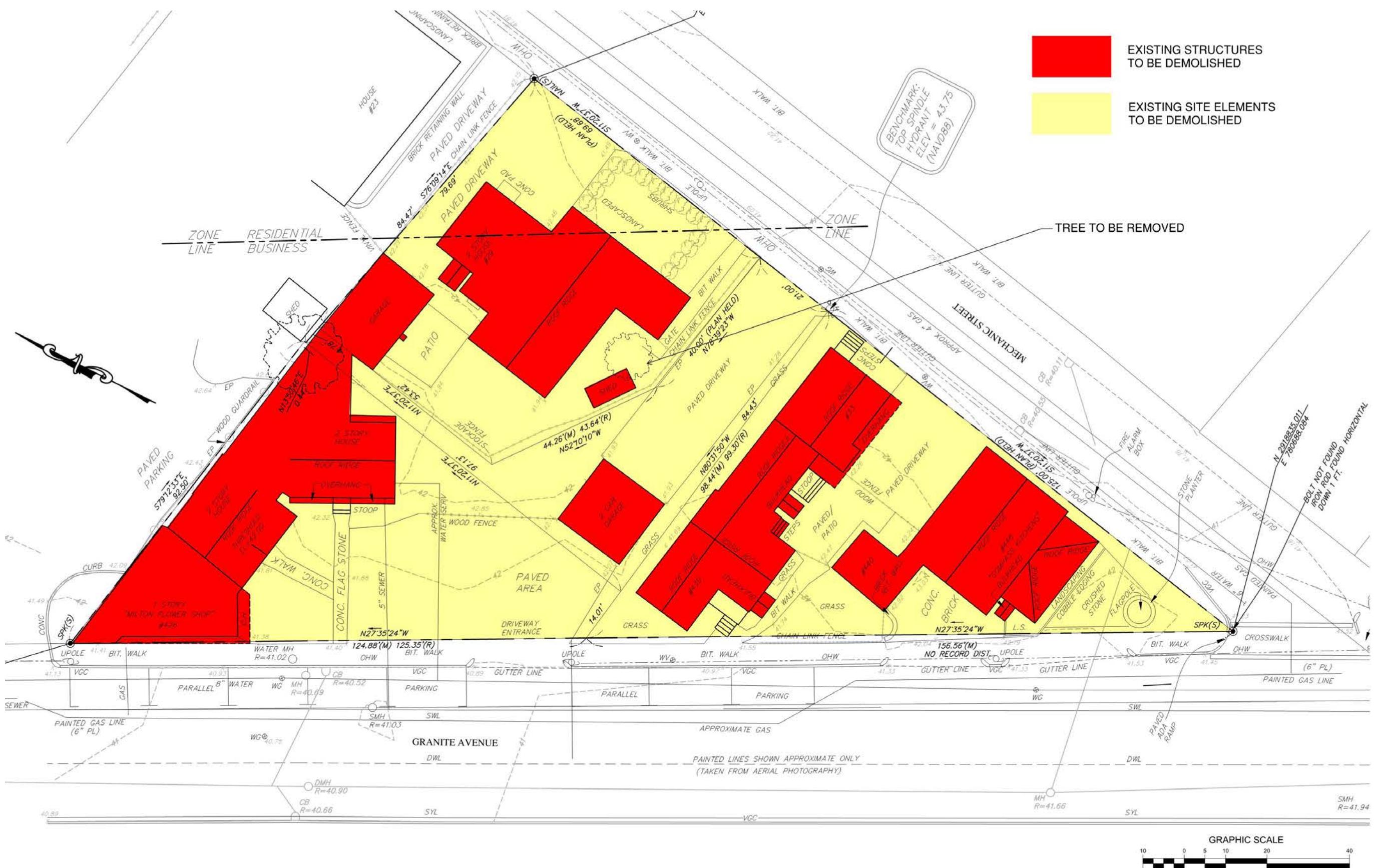
3 Proposed Loading/Pick-up/Drop-off Spaces

Bike Storage:

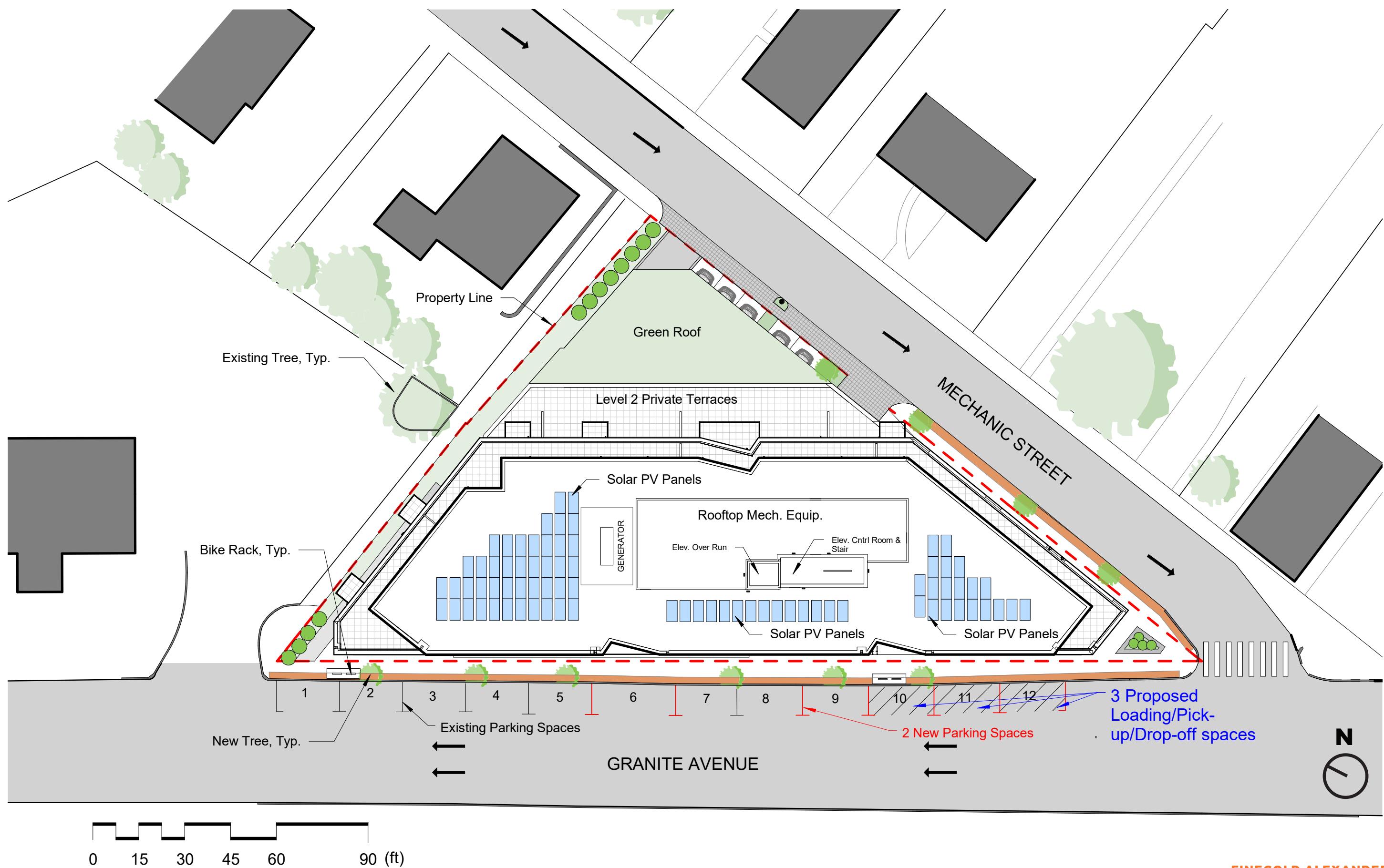
Basement: 48 Bikes

**Total: 48 Bikes**

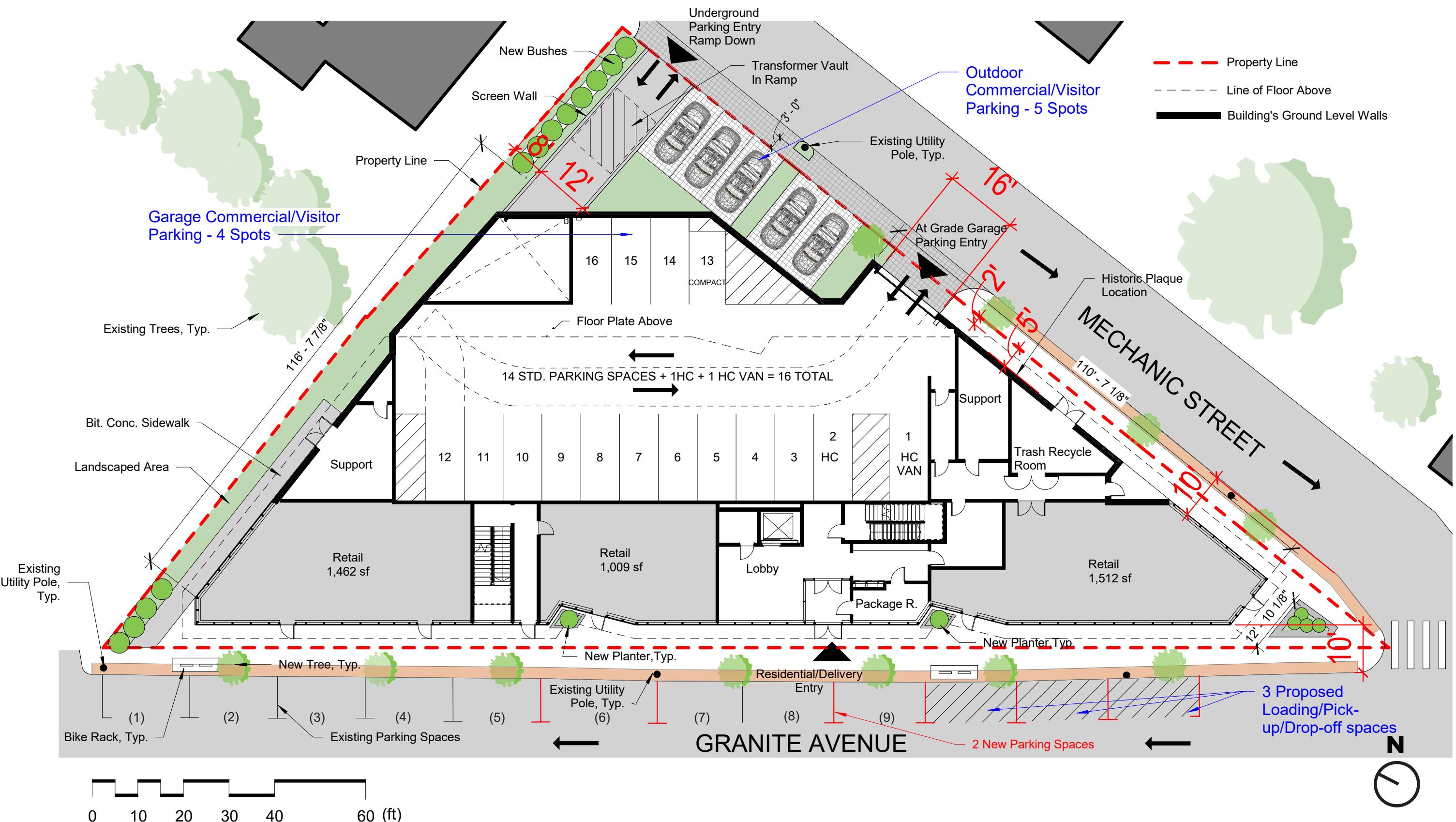
# Site Plan - Demo



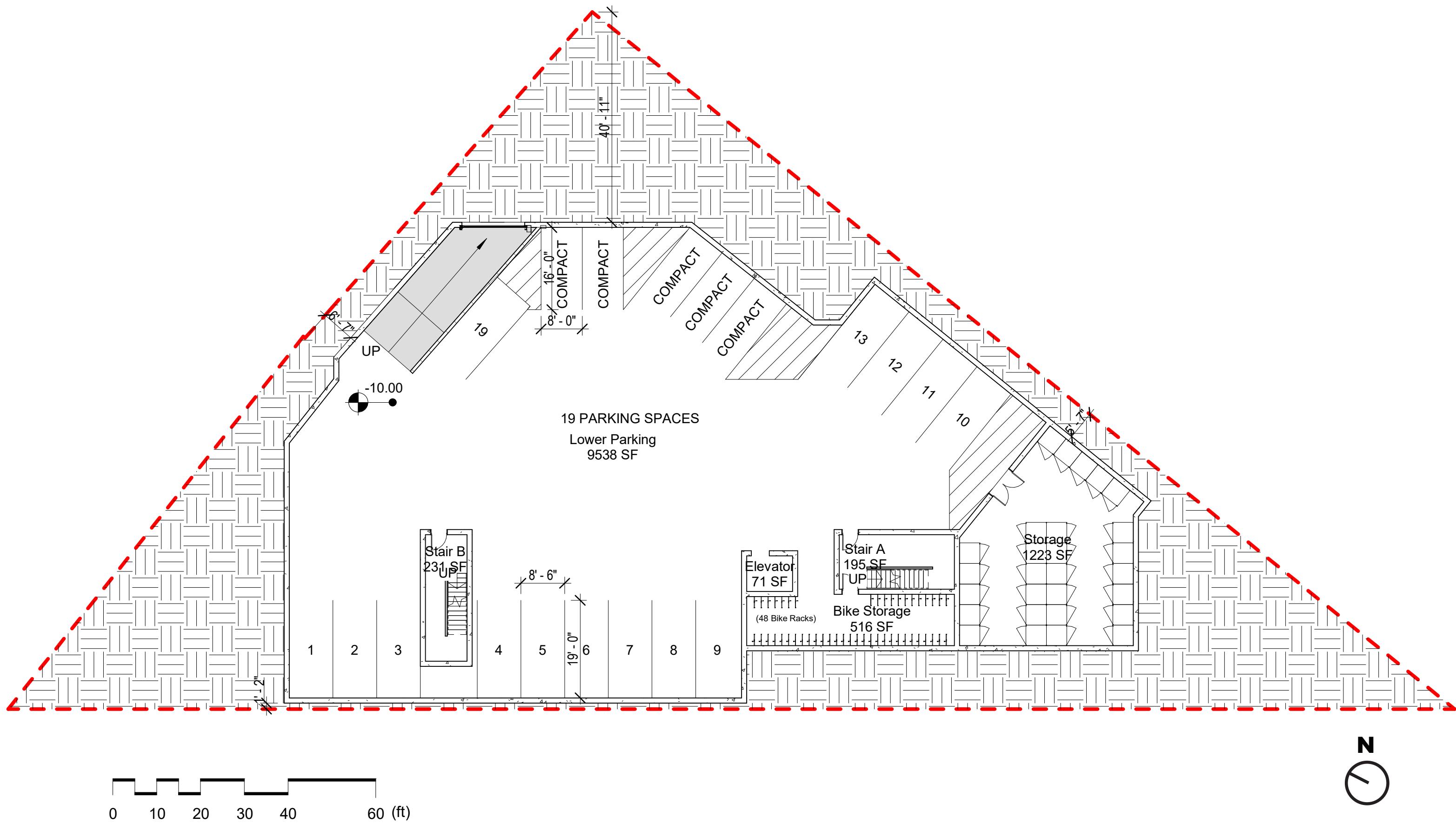
# Site Plan



# Conceptual Level 1 Plan and Site Plan



# Conceptual Floor Plans - Basement Level



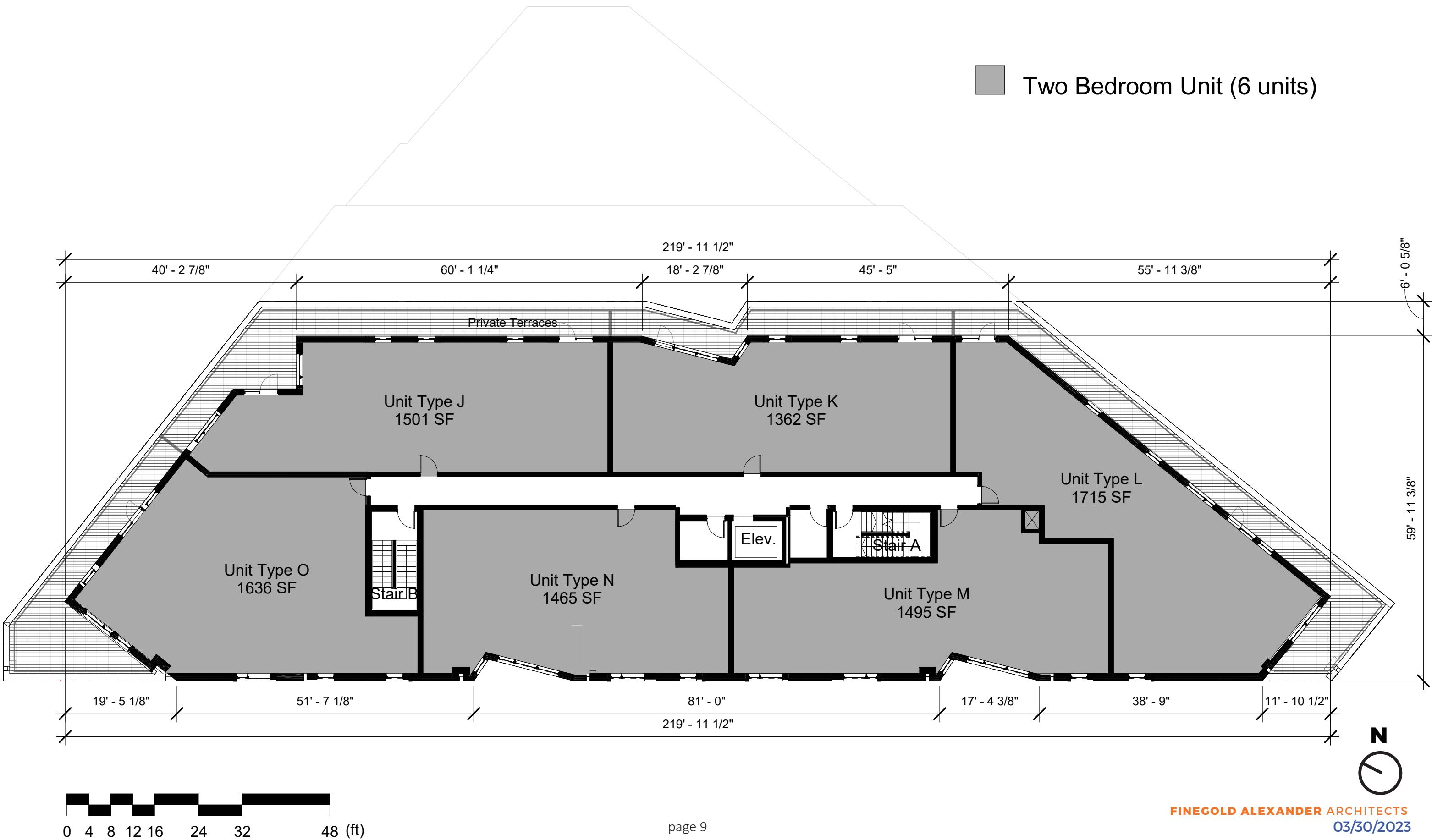
# Conceptual Floor Plans - Level 2



# Conceptual Floor Plans - Level 3



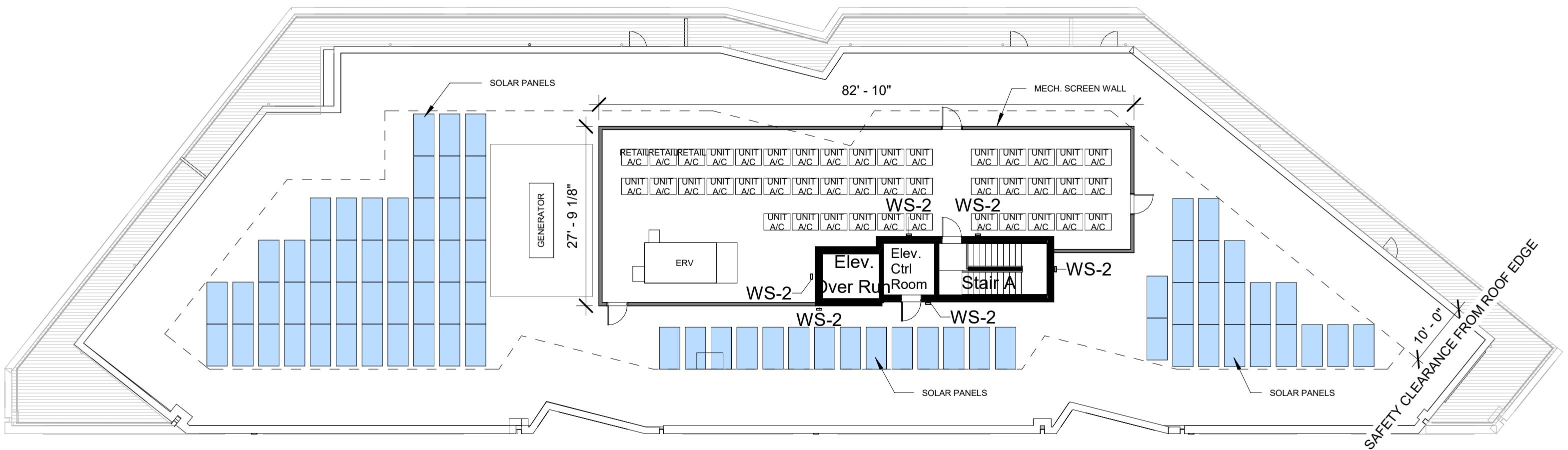
# Conceptual Floor Plans - Level 4



# Conceptual Floor Plans - Roof Plan

## NOTES:

- LOCATIONS AND SIZES OF MECHINICAL EQUIPMENT SHOWN IS APPROXIMATE.
- LOCATIONS AND SIZES OF SOLAR PANELS ARE SUBJECT TO CHANGE BY SOLAR PANEL DESIGNER.

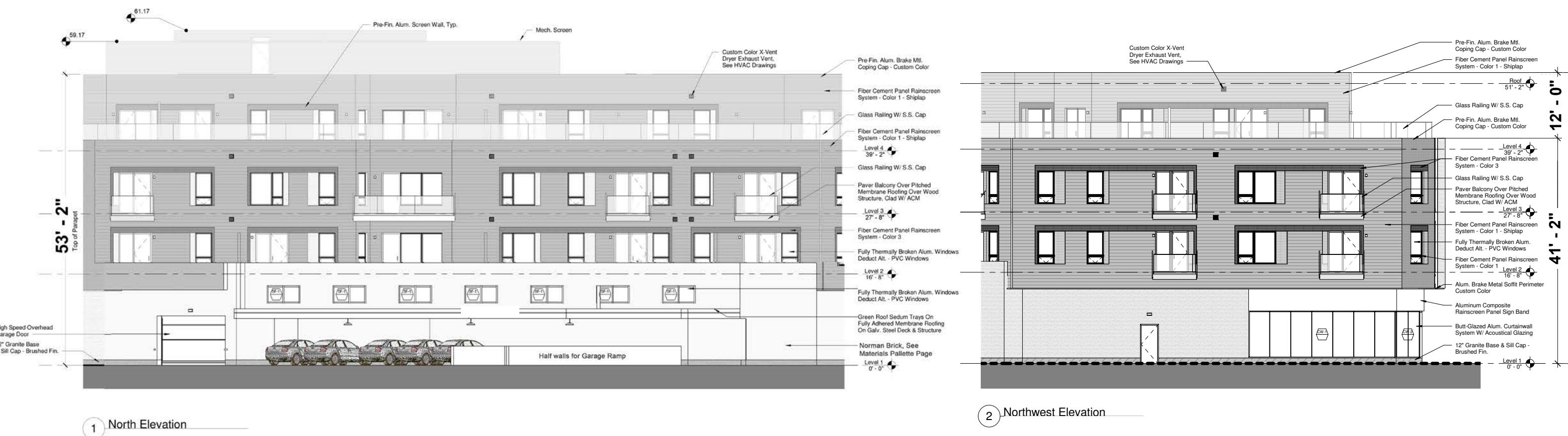


# Elevations - South and Northeast Elevations

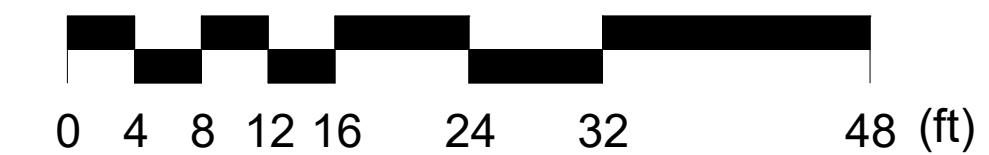


South Elevation

# Elevations - North and Northwest Elevations



# Invert - West Elevation (View from Bank Side)



# Exterior Finish Materials (Similar to Below)



## Norman Brick Basis of Design: Interstate Brick, Terra Cotta

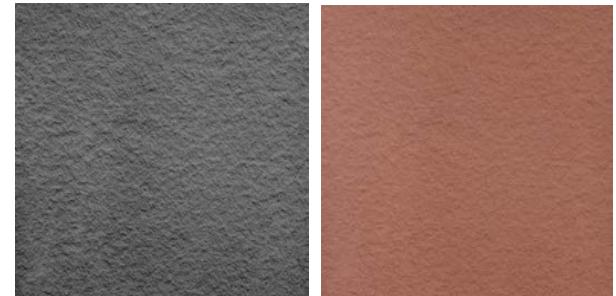
Dimensions:  
• 3/8" mortar joints  
• Brick height of 2 1/4"  
• Length: 11 5/8"



Color 1: Medium Gray (TBD)

## Fiber Cement Panel Rainscreen System Shiplap System

Panel Specs  
Thickness:0.625"  
Length:144"  
Width: 10.25"  
Exposure: 9"  
Color: COMES PRIMED FOR PAINT



## Tinted Precast Concrete Lintel, Jambs & Sill

Dimensions:  
• Length: TBD

Typical Panel Image



Color 1: Terra Cotta Color  
(To match precast color)



## Fiber Cement Panel Rainscreen System Basis of Design: Stonewood

Dimensions:  
• Width and Length: 4'x10'  
• Thickness:0.3"

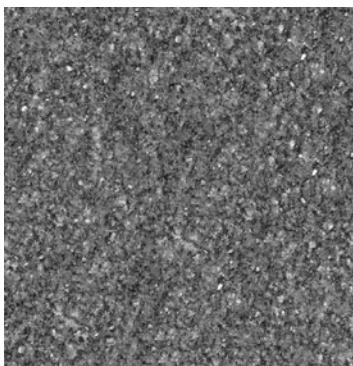


Panel Color: Black (TBD) (Match Color of  
Butt-Glazed Alum.Curtainwall System)

## Aluminum Composite Rainscreen Panel Basis of Design: Alucobond

Product Thickness:0.040" (nominal)

Standard Width :48"  
Available Length:120"



Color: Gray (TBD)

## Granite Base & Sill Cap - Brushed Fin

› See previous pages for  
location of materials shown  
on elevations

# Ground Level Brick Detailing



## Historic Neighborhood Informational Plaque (Design TBD) Precedent Images



## Brick Detailing - Precedent Image



# Existing View - Granite Ave



# Rendering - Granite Ave. View



# Existing View - Mechanic Street

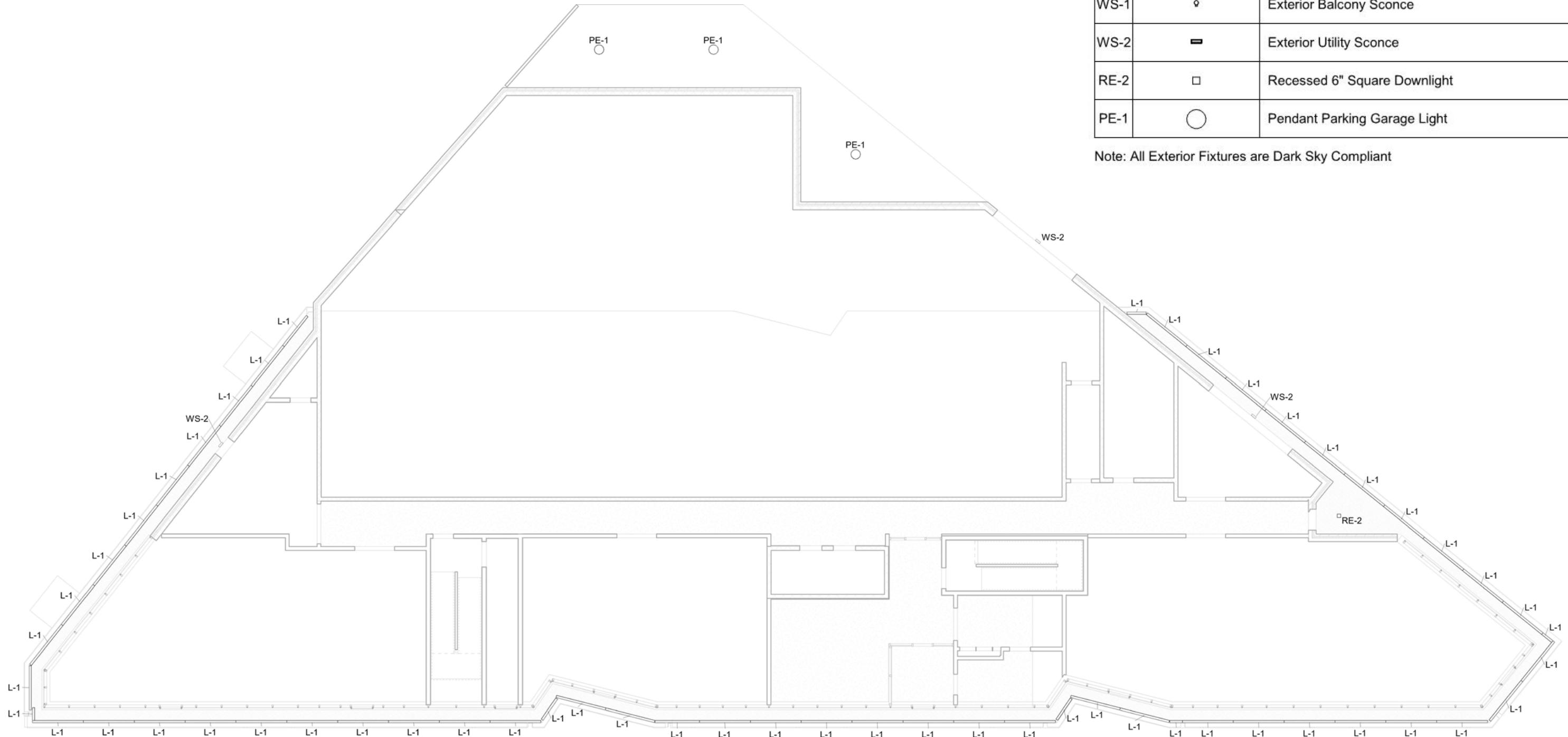


# Rendering - Mechanic St. View

Please note that this render hasn't been updated to reflect the new parking garage entry shown on plans



# Lighting - Reflected Ceiling Plans / Level 1



## Legend - Exterior Lighting Fixture Types

L1	Varies	Recessed Linear LED Strip Light
WS-1	○	Exterior Balcony Sconce
WS-2	—	Exterior Utility Sconce
RE-2	□	Recessed 6" Square Downlight
PE-1	○	Pendant Parking Garage Light

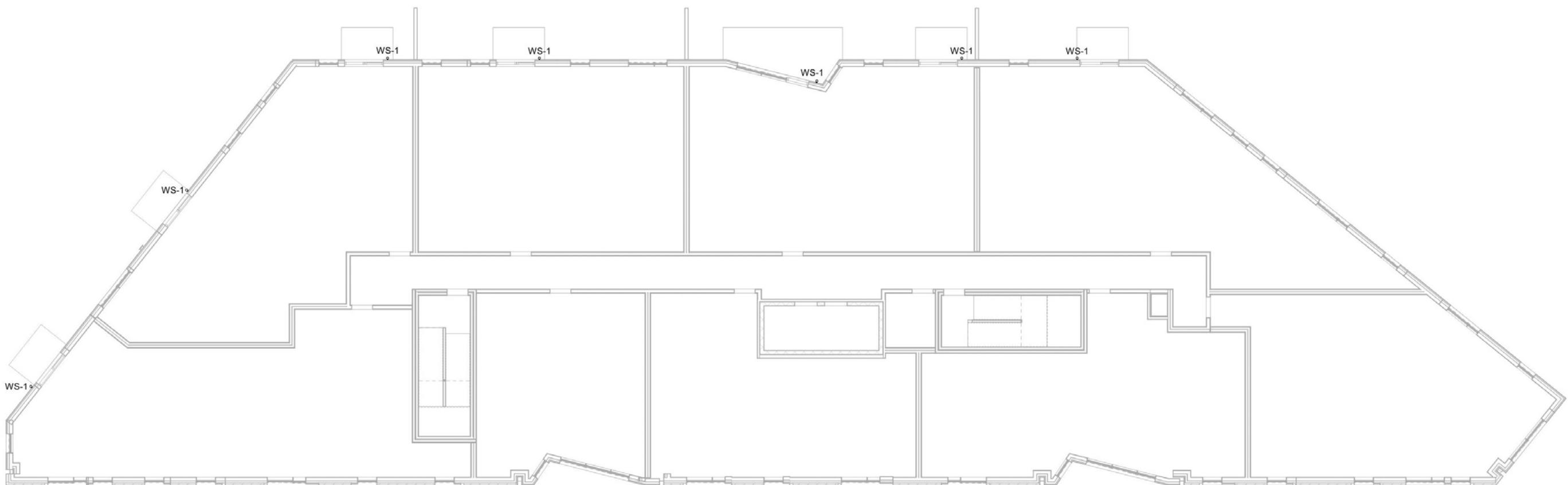
Note: All Exterior Fixtures are Dark Sky Compliant

# Lighting - Reflected Ceiling Plans / Level 2

## Legend - Exterior Lighting Fixture Types

L1		Recessed Linear LED Strip Light
WS-1		Exterior Balcony Sconce
WS-2		Exterior Utility Sconce
RE-2		Recessed 6" Square Downlight
PE-1		Pendant Parking Garage Light

Note: All Exterior Fixtures are Dark Sky Compliant

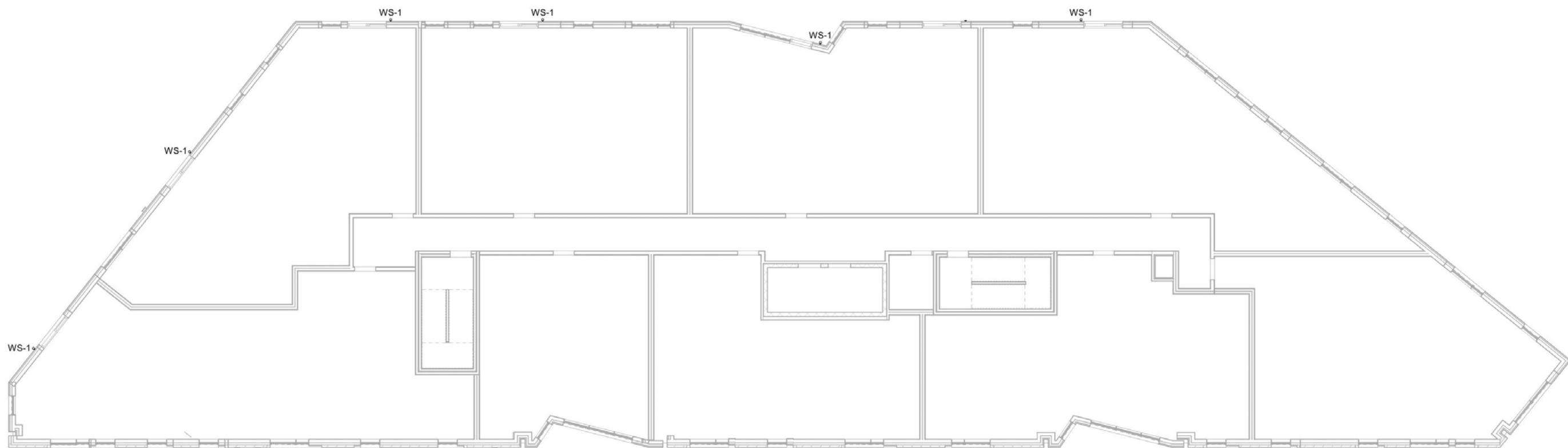


# Lighting - Reflected Ceiling Plans / Level 3

## Legend - Exterior Lighting Fixture Types

L1		Varies	Recessed Linear LED Strip Light
WS-1		Varies	Exterior Balcony Sconce
WS-2		Varies	Exterior Utility Sconce
RE-2		Varies	Recessed 6" Square Downlight
PE-1		Varies	Pendant Parking Garage Light

Note: All Exterior Fixtures are Dark Sky Compliant

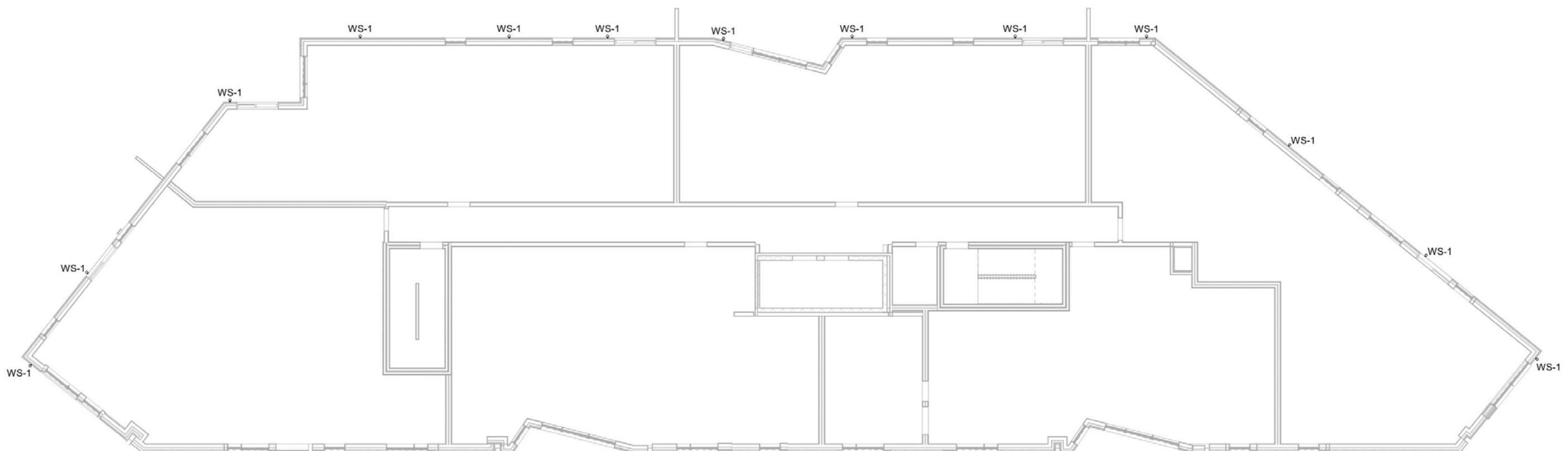


# Lighting - Reflected Ceiling Plans / Level 4

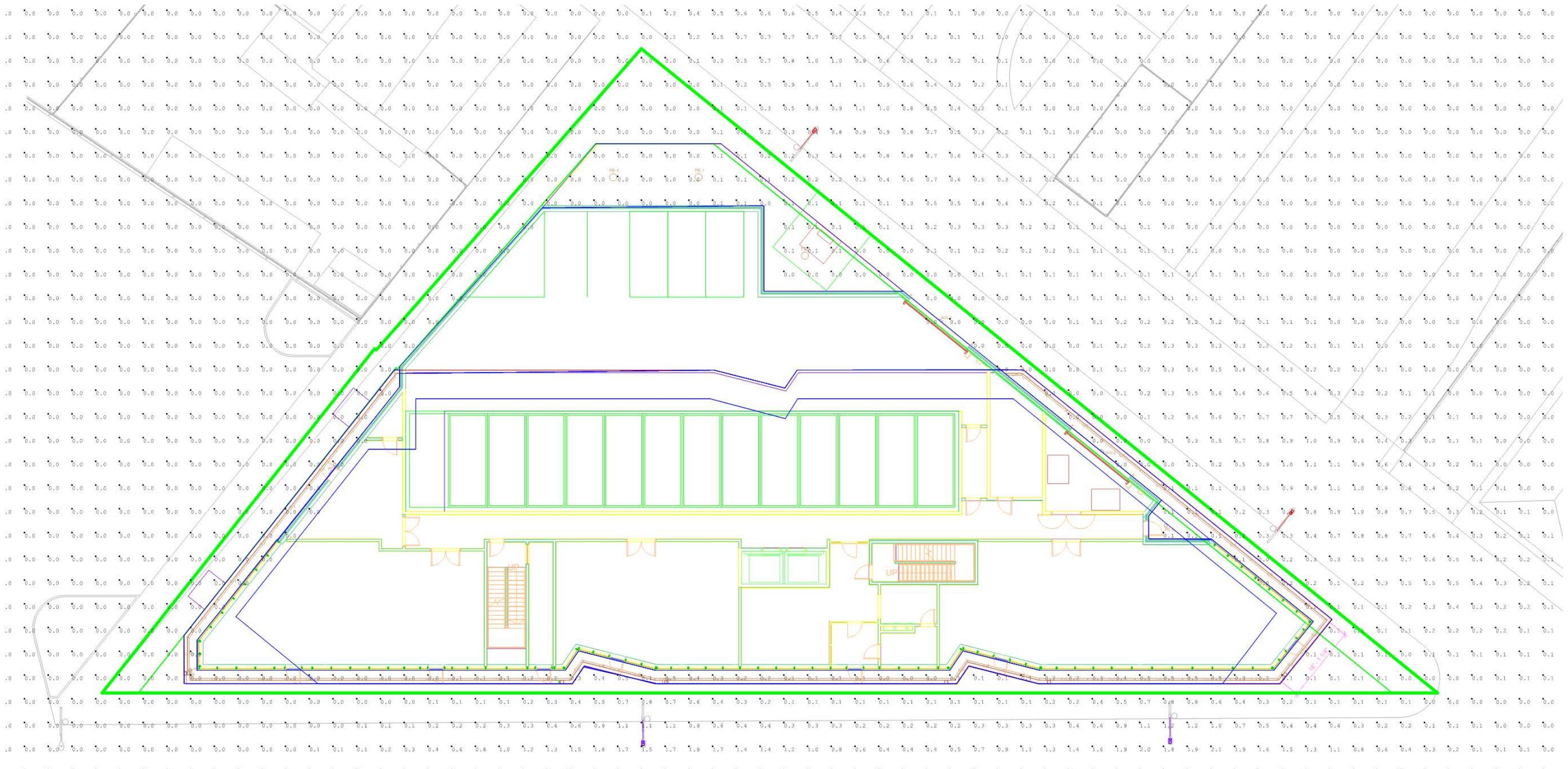
## Legend - Exterior Lighting Fixture Types

L1		Recessed Linear LED Strip Light
WS-1		Exterior Balcony Sconce
WS-2		Exterior Utility Sconce
RE-2		Recessed 6" Square Downlight
PE-1		Pendant Parking Garage Light

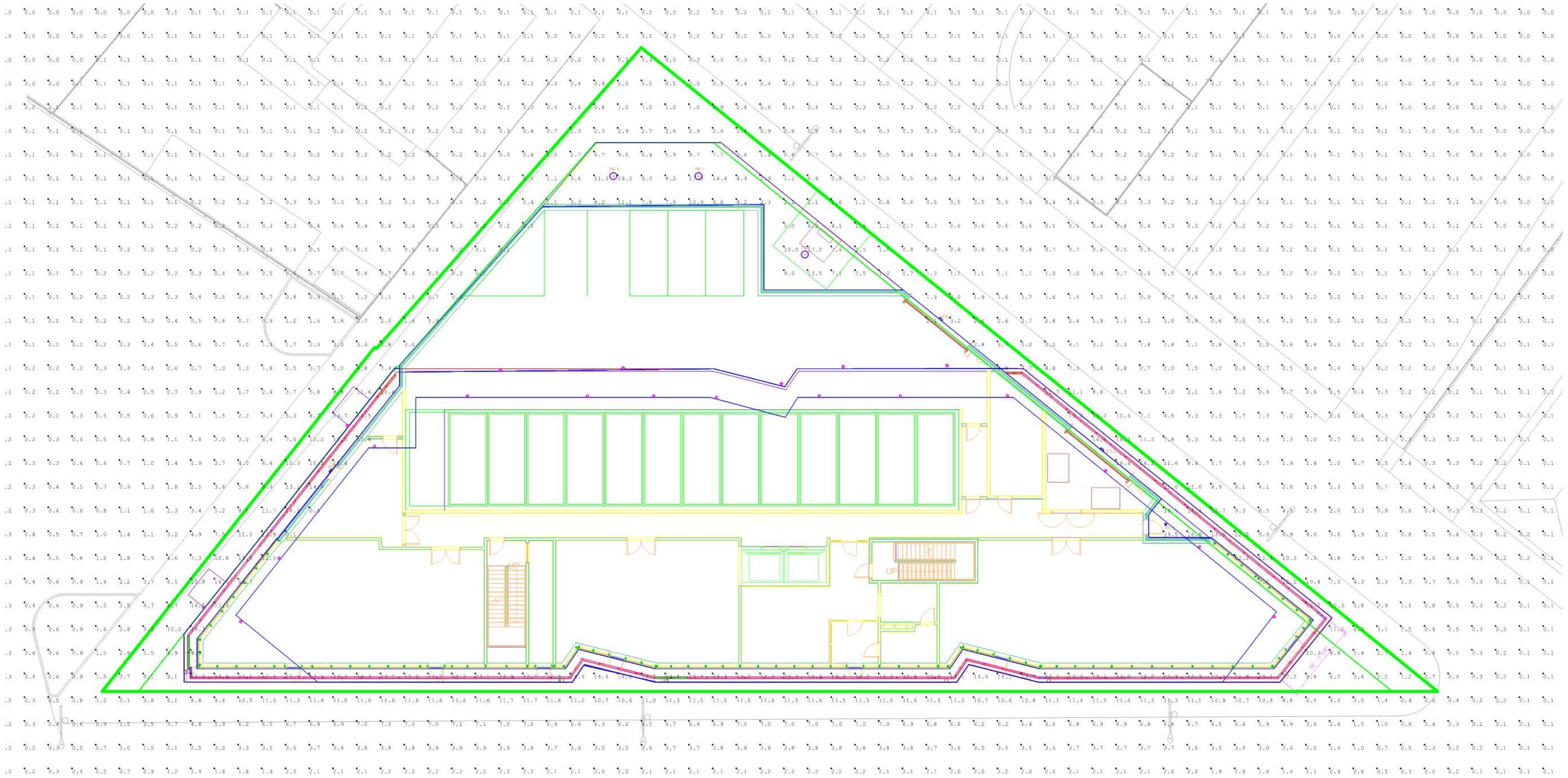
Note: All Exterior Fixtures are Dark Sky Compliant



# Lighting - Existing Photometric



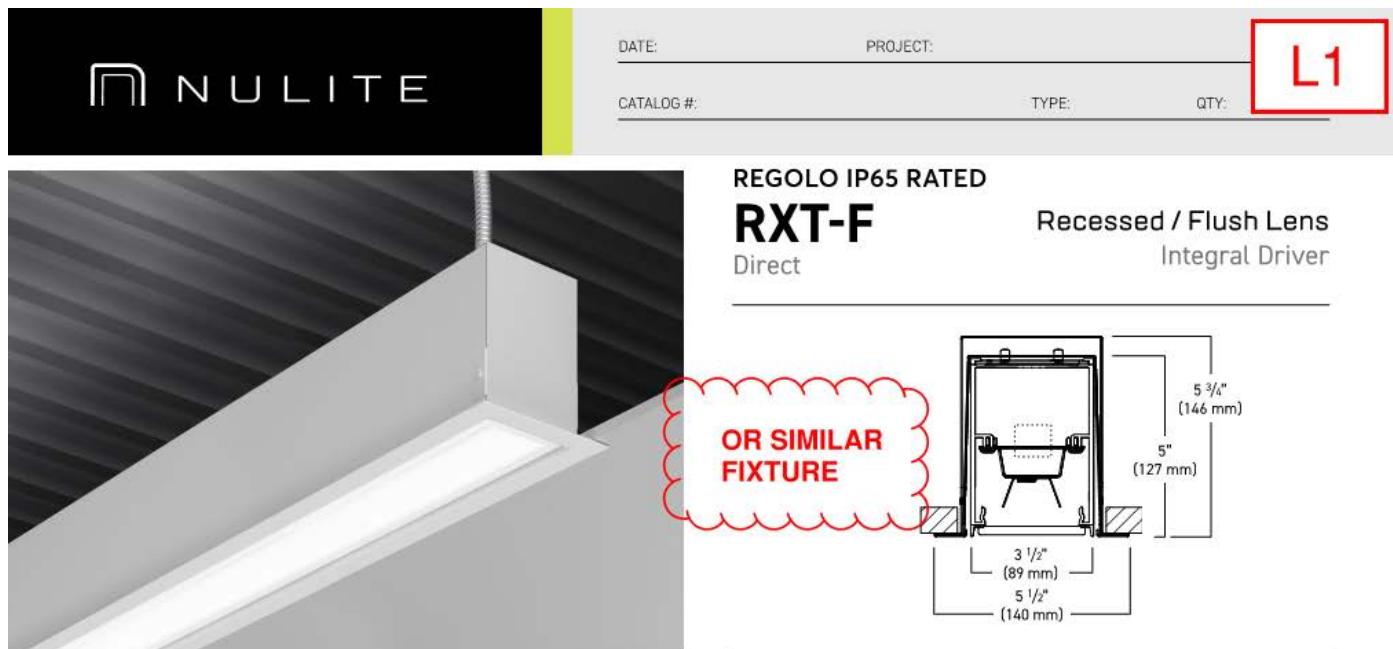
# Lighting - Photometric



Luminaire Schedule		
Symbol	Qty	Label
+	3	L-1 2'
+	1	L-1 3'
+	2	L-1 4'
+	1	L-1 6'
+	2	L-1 7'
+	47	L-1 8'
○	3	PE-1
○	1	RE-1
○	34	WS-1
○	3	WS-2

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	1.27	19.5	0.0	N.A.	N.A.

# Lighting Fixtures



- IP65 rated exterior linear luminaire designed for demanding environments for protection against water, dust, oil, and non-corrosive material.
- Rugged three-sided .125" thick aluminum housing with welded seams and end caps. Housing standard finish is electrostatically applied textured white power coat paint. Optional silver, black, or custom color paint finishes.
- Long life distributed LED array in a variety of lumen output packages. LED color is available in 3000K, 3500K or 4000K with a CRI of 80 or 90. Custom outputs are available. Module is replaceable. L90>100,000 hrs.
- Fully sealed gasketed lens and electrical fittings.

## ORDERING INFORMATION

SAMPLE NUMBER: RXT-F-FF-07L35-1C-U-D-W-4

RXT-F	FF			
SERIES	DIRECT SHIELDING	LUMEN PACKAGE <sup>1</sup>	CRI/ CCT	CIRCUIT <sup>3</sup>
RXT-F - Regolo 4" wide IP65 rated recessed ceiling	FF - Flush Frosted	03 - ~300 lm/ft 05 - ~500 lm/ft 07 - ~700 lm/ft 09 - ~900 lm/ft XX <sup>2</sup>	L30 - 80 CRI, 3000K L35 - 80 CRI, 3500K L40 - 80 CRI, 4000K H30 - 90 CRI, 3000K H35 - 90 CRI, 3500K H40 - 90 CRI, 4000K	1C - Single Circuit 1E - Single Circuit with EM Circuit 1B5 - Single Circuit with 5W Battery Pack 1B7 - Single Circuit with 7W Battery Pack 1B10 - Single Circuit with 10W Battery Pack 1B12 - Single Circuit with 12W Battery Pack CEC - CEC Compliant (10W Battery Pack)

Notes:  
1. Nominal lumen output for 3500K, 80 CRI  
2. Consult factory for custom lumen package  
3. In order to have a battery or emergency circuit, luminaire is required to be >4'. Consult factory for additional options  
4. Consult factory for specifications and custom dimming options. See page 2 for additional information  
5. Consult factory for additional options  
6. Specify run length in 1' increments  
7. Please select 1 - 120 volt or 2 - 277 volt

VOLTAGE	DRIVER <sup>4</sup>		LUMINAIRE FINISH	LENGTH	OPTIONS
U - Universal	Dimming 0-10V	DALI Dimming	W - White (Standard)	2 - 2 ft	GTD <sup>5</sup> - Generator transfer device
1 - 127 Volt	D - Dims to 1% (Standard)	ELE - Eldoled Ecodrive, dims to 1%	S - Silver	3 - 3 ft	ETS <sup>6</sup> - Electronic transfer switch
2 - 277 Volt	DO - Dims to 1%, fade to off	ELS - Eldoled Solodrive, dims to 0%	B - Black	4 - 4 ft	GLR - Fusing
	D02 - Eldoled Solodrive, dims to 0%	Lutron Dimming	CC <sup>7</sup> - Custom Color	5 - 5 ft	FDS - Finished end cap with integrated sensor
		L12 - Lutron HiLume <sup>8</sup> 2-Wire 120V Forward Phase, dims to 1%		6 - 6 ft	SDS - Standard end cap sensor
		L15 - Lutron HiLume <sup>8</sup> H-Series, dims to 1%		7 - 7 ft	VR - Vandal resistant
		L16 - Lutron HiLume <sup>8</sup> 5-Series, dims to 5%		8 - 8 ft	
				XX <sup>8</sup> - x ft	

Project	Catalog #	Type	PE-1
Prepared by	Notes	Date	



## McGraw-Edison

### TT TopTier

Parking Garage / Canopy  
Low-Bay Luminaire

Typical Applications  
Parking Garages • Parking Lots



### Product Certifications / Features



### Interactive Menu

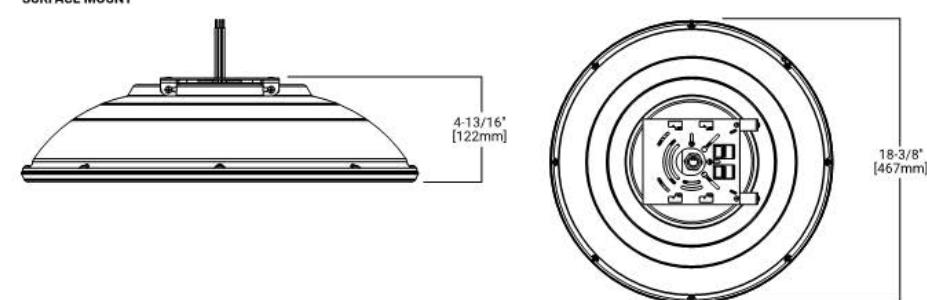
- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 2
- Mounting Details page 3
- Energy and Performance Data page 4
- Control Options page 6

### Quick Facts

- Lumen packages range from 3,000 - 13,300
- Efficacies up to 146 lumens per watt
- Utilizes patented waveguide technology for maximum visual comfort
- Surface, pendant, trunnion, wall and direct conduit mount options

### Dimensional Details

SURFACE MOUNT



### Connected Systems

- WaveLinx Lite
- Synapse
- Enlighted

# Lighting Fixtures

ALPHABET  
LED brands



JOB NAME	RE-2
CONTACT	
ORDERING CODE	

**NU4"** Square Downlight Xicato



## DESCRIPTION

The NU4QD 4" recessed downlight by ALPHABET offers multiple cutting edge LED technologies, premium performance, thoughtful construction and pleasing aesthetics. Offered standard with premium dimming using EidoLED 1% flicker free drivers 120V-277V universal voltage. Also offered 347V. Several beam angles available, plus an optional high-efficiency BrightView diffused lens for smooth light distribution and obscured LED image.

For the trim version, a minimalist look is achieved with an ultrathin 1/16" trim that is only 5/16" wide. Color choices of both trim and bezel are offered for a customized look. For the trimless version, a perforated, mud up, regressed trim assembly provides for clean, trim free installation. Perforated mud frame's integrated lip helps guide the joint compound creating a sharp and clean opening.

## HOUSING

Electrocoated 16-gauge cold-rolled steel provides enhanced structural reinforcement and rust prevention. Superior, UL-certified, injection-molded commercial-grade Lexan™ (PC) is used for the frame and regressed bezel trim. Lexan provides unmatched durability and impact resistance, and is tested for UV resistance and water exposure in outdoor applications. The thermally-advanced, anodized heat sink uses 6063 aluminum alloy. Wet location rated is offered standard. A 90-minute constant-power IOTA emergency battery backup is available.

## MOUNTING

An advanced mounting system allows for quick and secure installation with LED and driver serviceability from below the ceiling. The LED assembly uses die-cast aluminum mounting clamp grips (MCG) that swing out to tighten onto variable ceiling thicknesses. Integrated rubber feet on each MCG provide a non-slip vibration-resistant installation. The hidden MCG system is accessible from below ceiling by removing the snap-in lens/bezel assembly with either the included suction cup or a screwdriver blade. Integrated bar hangers feature integral toothed nails, T-bar mounting slots with locking holes, tabs for joist positioning. Retrofit mounting option allows for installation from below ceiling by use of compact driver box. No risk damaging LED or bezel assembly during installation, these are installed during last steps. Fixture and driver are easily removed for servicing after install without damaging drywall.

MOUNTING DIMENSIONS	CEILING THICKNESS	CEILING CUTOUT	New Construction Bar Hangers (included)		Mounting Length: 14-3/4" to 26"
Trim	1/8" to 1-5/8"	4-1/4" square			
Trimless	3/8" to 1-3/4"	4-1/2" square	Extension Kit p/n: K20266 (ordered separately, 1 per fixture)	Extends a pair of Bar Hangers Total Mounting Length: 29" to 48"	
Millwork (Trimless)	5/8" to 1-3/4"	4-1/4" square			

## LISTINGS

ETLus Listed to UL1598, cETL Listed to CSA C22.2 #250.0  
- IP65 with lens - Suitable for wet locations with lens - Suitable for damp locations without lens  
- Non-conductive, Lexan dead-front construction  
- Made in the USA - meets the requirements of the Buy American provision within the ARRA

RATINGS / CERTIFICATIONS	NC	RET	IC	ICAT	CP
Type non-IC	✓	✓			
Type IC			✓	✓	✓
Chicago Plenum (CCEA)					✓
Suitable for air handling plenums				✓	✓
Reduced airflow (with lens) ASTM E283	✓	✓	✓	✓	✓

## LED INFO

- SDCM = 1X2 MacAdam Ellipse, Duv +/- 0.001, Lumen Maintenance:  $L_m > 55,000$  hrs

Alphabet by Ledra Brands, Inc. | 88 Maxwell Irvine, CA 92618 | PH: 714.259.9959 | FAX: 714.259.9969 | AlphabetLighting.com



XICATO XTM MODULE - ORDERING CODE see page 5

LM-79

SERIES	NU4
TYPE	QD square downlight QDT square downlight trimless QDTMW square downlight trimless millwork
LED	XTM19 Xicato XTM 19mm
DELIVERED LUMENS	07LM 600 lm 10LM 860 lm 13LM 1120 lm 20LM 1720 lm 30LM 2570 lm 40LM 3430 lm
CCT	27K 2700K B27K <sup>2</sup> 2700K beauty 30K 3000K V30K 3000K vibrant 35K 3500K 40K 4000K
CRI	83 83 CRI 98 <sup>1</sup> 98 CRI
REFLECTOR & LM MULTIPLIER	HE60 60° high efficiency diffused lens (0.97) HE70 70° high efficiency diffused lens (0.94) HE80 80° high efficiency diffused lens (0.98) D65 65° diffused with clear lens (0.98) S60 60° specular with clear lens (1.00) WH80 80° brilliant white with clear lens (0.99)
NO LENS OPTION	NL <sup>3</sup> no lens
VOLTAGE	120 120V UNV 120V-277V 347 <sup>11</sup> 347V
DIMMING	DIM10 <sup>8</sup> eldoLED flicker free 0-10V dimming to 1% DIM10Z <sup>8</sup> eldoLED flicker free 0-10V dimming to 0% DALI <sup>9</sup> eldoLED flicker free DALI dimming to 1% DALIZ <sup>9</sup> eldoLED flicker free DALI dimming to 0% DMXZ eldoLED flicker free DMX dimming to 0% LTE <sup>2</sup> Lutron Hi-lume 2-Wire (Triac) dimming to 1% LUT <sup>2</sup> Lutron Hi-lume EcoSystem dimming to 1%, Soft-on & Fade-to-Black LUTP <sup>10</sup> Lutron Hi-lume Premier EcoSystem dimming to 0.1%, Soft-on & Fade-to-Black ELV <sup>7</sup> leading & trailing edge dimming (Triac/ELV)
MOUNTING OPTIONS	NC new construction with ceiling fitting plate IC <sup>3</sup> insulation contact housing ICAT <sup>3</sup> insulation contact/airtight housing CP <sup>3</sup> chicago plenum housing RET retrofit, no ceiling fitting plate
TRIM COLOR	BK black WH white MC matte chrome BZ bronze WT wheat Not applicable to trimless option. Do not include in trimless ordering code.
BEZEL COLOR	BK black WH white BZ bronze MC matte chrome WT wheat
ELECTRICAL OPTIONS	EM7 <sup>8</sup> emergency battery backup, 90 minutes at 7 watts to LED EM12 <sup>4,8</sup> emergency battery backup, 90 minutes at 12 watts to LED
ORDERING CODE	

Follow the steps to specify your fixture, example:  
NU4 - QD - XTM19 - 13LM - 35K - 98 - HE60 - 120 - DIM10 - NC - WH - WH - EM7

XTM19 (LED)	POWER	
DELIVERED LM	W (83 CRI)	W (98 CRI)
600	10	11
860	12	15
1120	17	21
1720	26	33
2570	37	43
3430	49	N/A

Power Factor ≥ 0.9

NOTES

1. 98 CRI not available for 40LM.
2. B27K Beauty Series choose 98 CRI (actual 93). Available for 07LM, 10LM, 13LM, and 20LM only.
3. IC/ICAT/CP not available for 98CRI in 30LM or 83/98CRI in 40LM.
4. EM12 not available for 83CRI in 07LM, 10LM or 13LM.
5. No lens option available for 560, D65, or WH80 and is damp location rated.
6. Driver uses logarithmic dimming curve as standard. For linear dimming curve add "LIN" after dimming code, i.e. DIM10LIN.
7. Trimless option available for 83/98CRI in 10LM, 13LM, 20LM, & 83CRI only in 30LM. Dimmable to < 10% in 10LM, 13LM, 20LM, & 30LM.
8. For integrated test switch add "ITS" after emergency backup code, i.e. EM12ITS. Test switch is mounted in the bezel of the fixture.
9. LTE/LUT not available in 40LM.
10. LUTP not available in 20LM, 30LM, or 40LM.

11. 347V not available in 40LM. DIM10 offered in 347V using a dedicated 347V Osram 0-10V 1% Driver except for 30LM 98CRI.

For 30LM 98CRI and all other dimming options 347V is offered using a miniature Step-Down Transformer integrated with the Electrical Box. Triac and ELV dimming are not available.

# Lighting Fixtures

## WAC LIGHTING

### Tube

Single & Double Wall Mount 3000K

Model & Size	Color Temp & CRI	Watt	Lumens	Finish
WS-W2604 Double	3000K 90	30W	1750	AL Brushed Aluminum
WS-W2605 Single	3000K 90	16W	800	BK Black BZ Bronze GH Graphite WT White

Example: WS-W2604-AL

#### DESCRIPTION

A simple sconce with endless possibilities. This cylindrical wall luminaire delivers powerful lumen output, either upwards or downwards, or a combination of both, depending on the configuration and application. Built to last with die-cast aluminum construction and designed with no visible hardware, this low profile highly versatile Tube is perfect for your exterior and interior lighting needs. Five handsome architectural finishes will complement nearly any dcor.

#### FEATURES

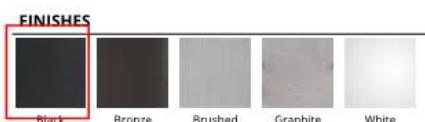
- Title 24 may not be available for all finishes, check for availability
- 2605 Single, 2604 Double
- Driver concealed within the fixture
- 5 year warranty

#### SPECIFICATIONS

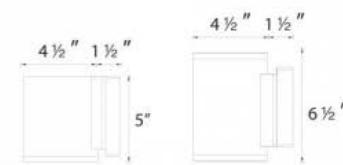
Construction:	Die-cast Aluminum
Power:	30W, 16W
Input:	120-277 VAC, 50/60Hz
Dimming:	ELV: 100-15%, 0-10V: 100-10%
Light Source:	Integrated LED
Rated Life:	70000 Hours
Mounting:	Mounts directly to junction box, Can be mounted on wall in all orientations
Finish:	Electrostatically Powder Coated White, Electrostatically Powder Coated Black, Electrostatically Powder Coated Bronze, Electrostatically Powder Coated Brushed Aluminum, Electrostatically Powder Coated Graphite
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP65, Title 24: 2019, Title 24:

Fixture Type: **WS-1**  
 Catalog Number:  
 Project:  
 Location:

OR SIMILAR  
FIXTURE



LINE DRAWING



WS-W2605

WS-W2604

## WAC LIGHTING

### Rubix

Wall Mount 3000K

Model & Size	Color Temp & CRI	Watt	Lumens	Finish
WS-W2509 Single	3000K 90	16W	805	AL Brushed Aluminum BK Black
WS-W2510 Double	3000K 90	30W	1385	BZ Bronze GH Graphite WT White

Example: WS-W2509-AL

#### DESCRIPTION

Available in single and twin light configurations, this die-cast aluminum LED wall luminaire is Wet Location listed for a broad range of exterior lighting applications. Designed with a square profile, this version of Rubix mounts upwards or downwards.

#### FEATURES

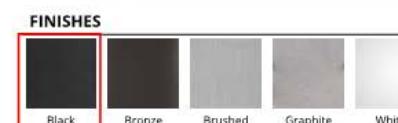
- Driver concealed within the fixture
- 5 year warranty

#### SPECIFICATIONS

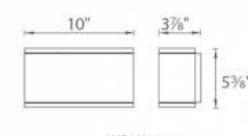
Construction:	Die-cast Aluminum
Power:	30W, 16W
Input:	120-277 VAC, 50/60Hz
Dimming:	ELV: 100-15%, 0-10V: 100-10%
Light Source:	Integrated LED
Rated Life:	70000 Hours
Mounting:	Mounts directly to junction box, Can be mounted on wall in all orientations
Finish:	Electrostatically Powder Coated White, Electrostatically Powder Coated Bronze, Electrostatically Powder Coated Brushed Aluminum, Electrostatically Powder Coated Black, Electrostatically Powder Coated Graphite
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	UL, cUL, Wet Location Listed, IP65, Title 24: 2019, ADA

Fixture Type: **WS-2**  
 Catalog Number:  
 Project:  
 Location:

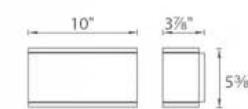
OR SIMILAR  
FIXTURE



LINE DRAWING



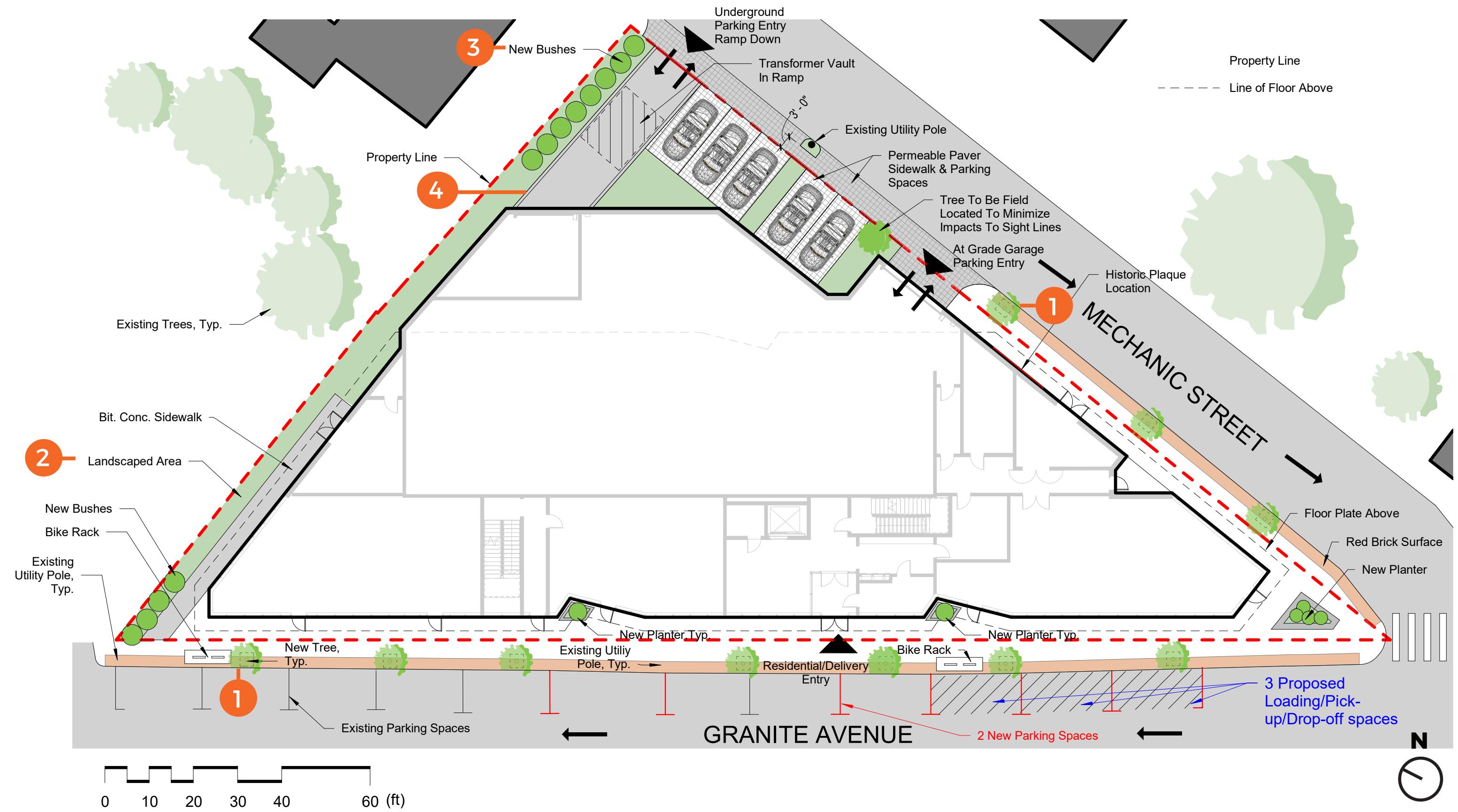
WS-W2509



WS-W2510

# Landscape Plan - Level 1

Please refer to page # 31 for images



# Landscape Plan - Level 2

Please refer to page # 31 for images



# Landscape Proposed Plants (Similar to Below)

## 1 Proposed Trees



Malus 'Pink Spires'



Malus 'Sugar Tyme'



Malus 'Spring Snow'

## 2 Everlow- Yew



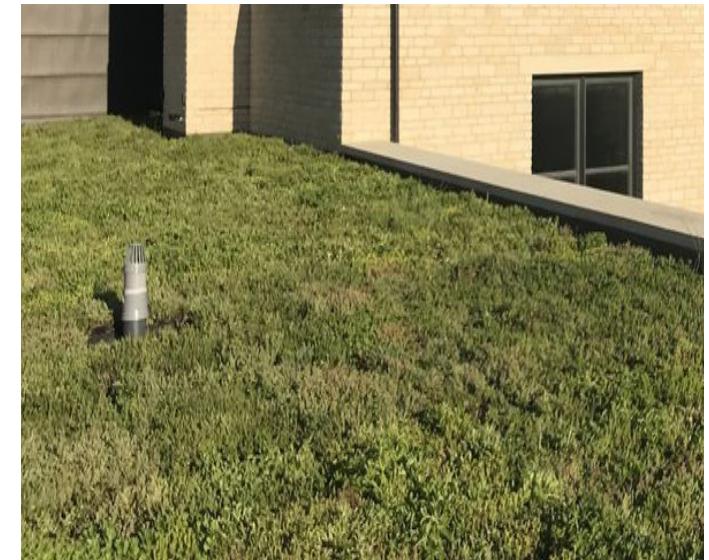
4 Virginia Creeper Vine on Wall



## 3 Arborvitae Shrub



5 Sedum Green Roof Trays



## Proposed Tree Species

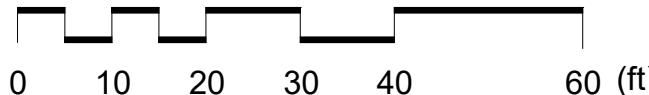
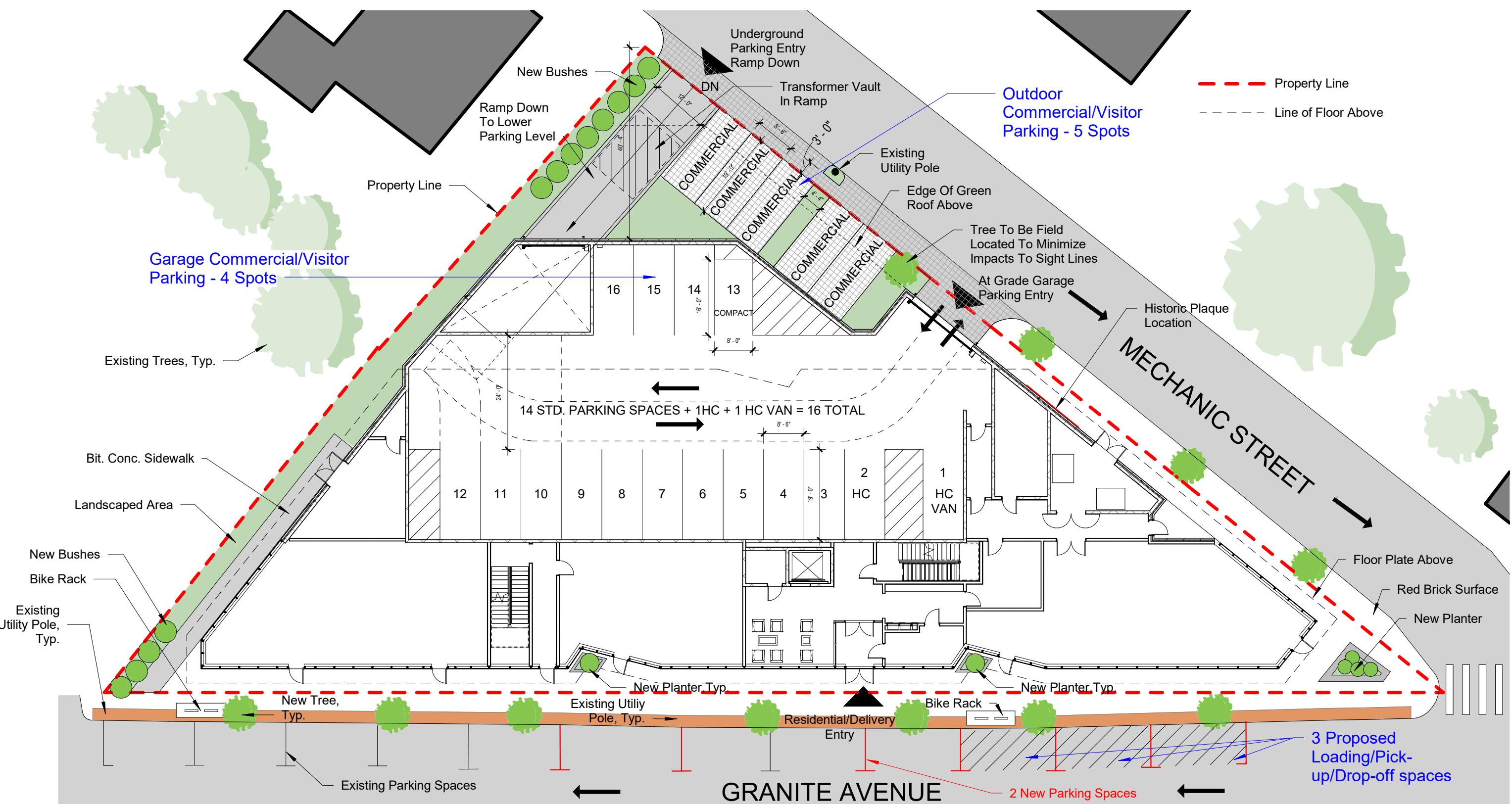
Botanical Name	Common Name	Size	Spacing
<b>Trees</b>			
Malus 'Spring Snow'	Spring Snow Crabapple	1.5-2" cal.	As Shown
Malus 'Sugar Tyme'	Sugar Tyme Crabapple	1.5-2" cal.	As Shown
Malus 'Pink Spires'	Pink Spikes Crabapple	1.5-2" cal.	As Shown

# Rear of Property - Greenscape

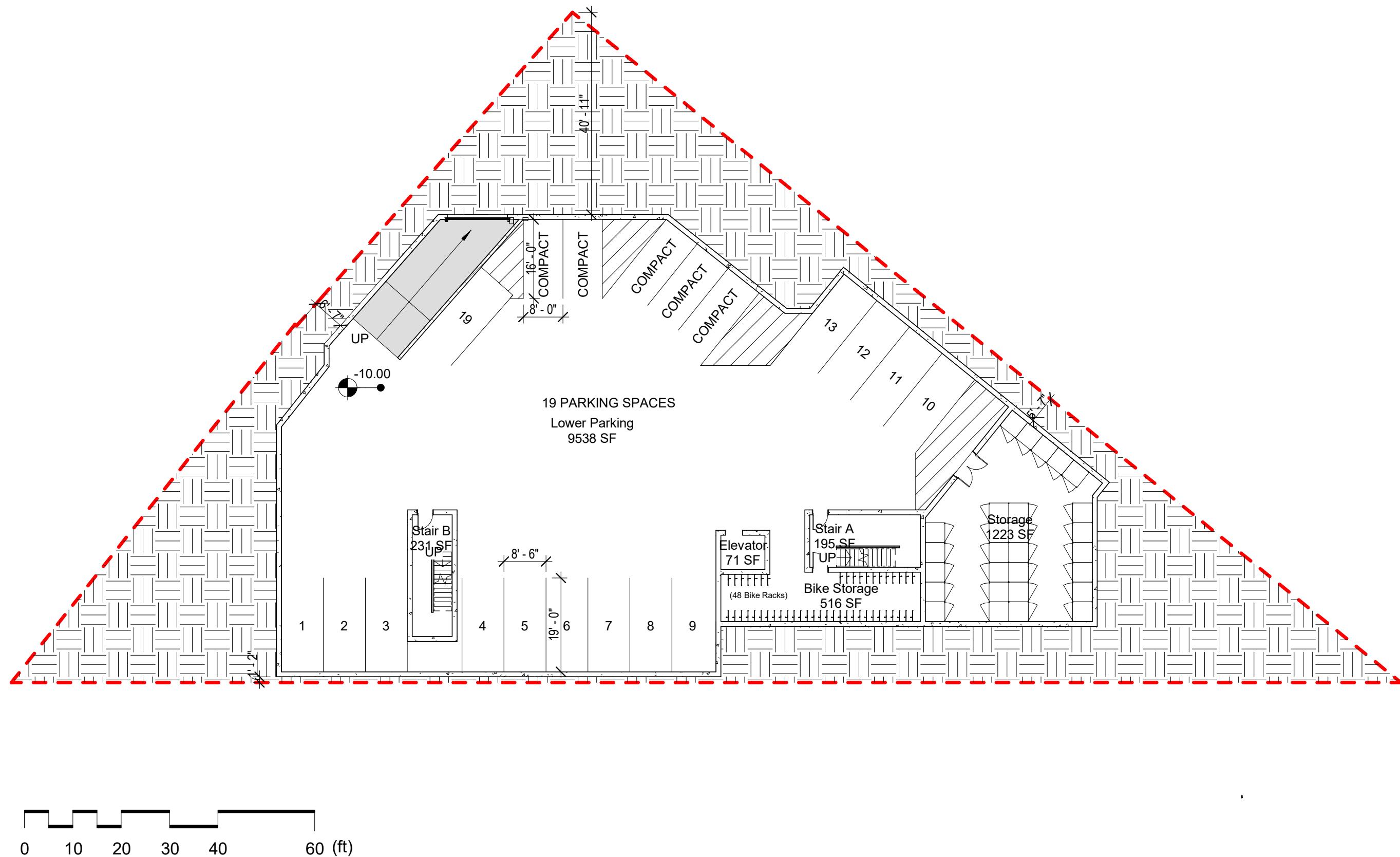
Please note that this render hasn't been updated to reflect the new parking garage entry shown on plans



# Level 1 Parking Garage



# **Underground (Basement Level) Parking Garage**



# Shadow Study



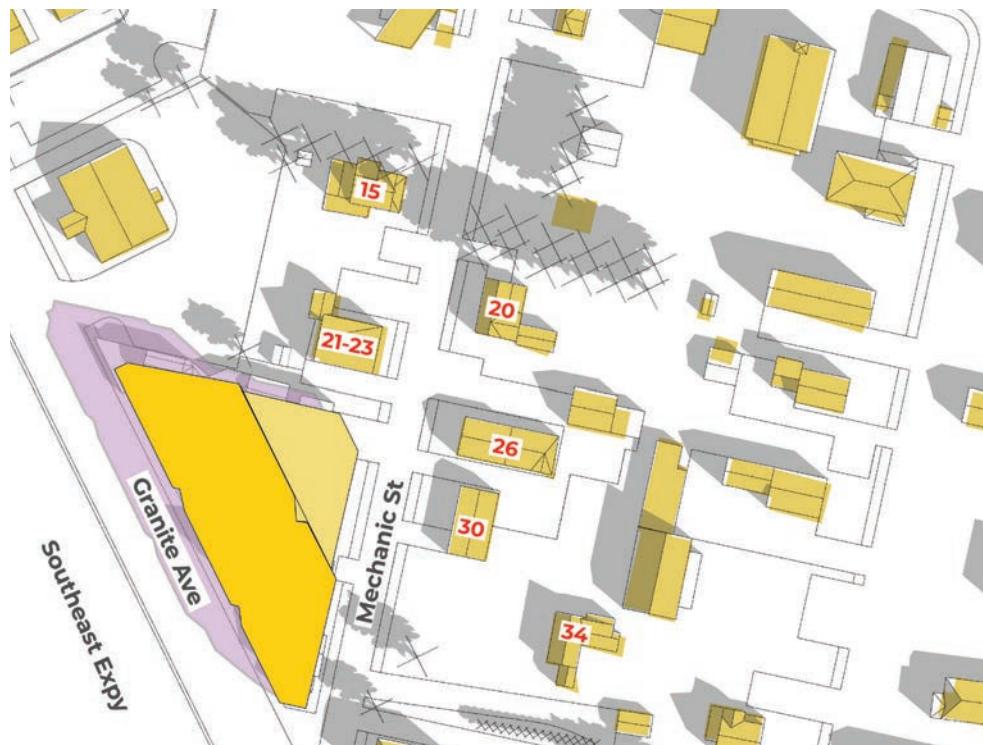
June 9 am



June 12 pm



June 3 pm



Sep 9 am



Sep 12 pm



Sep 3 pm



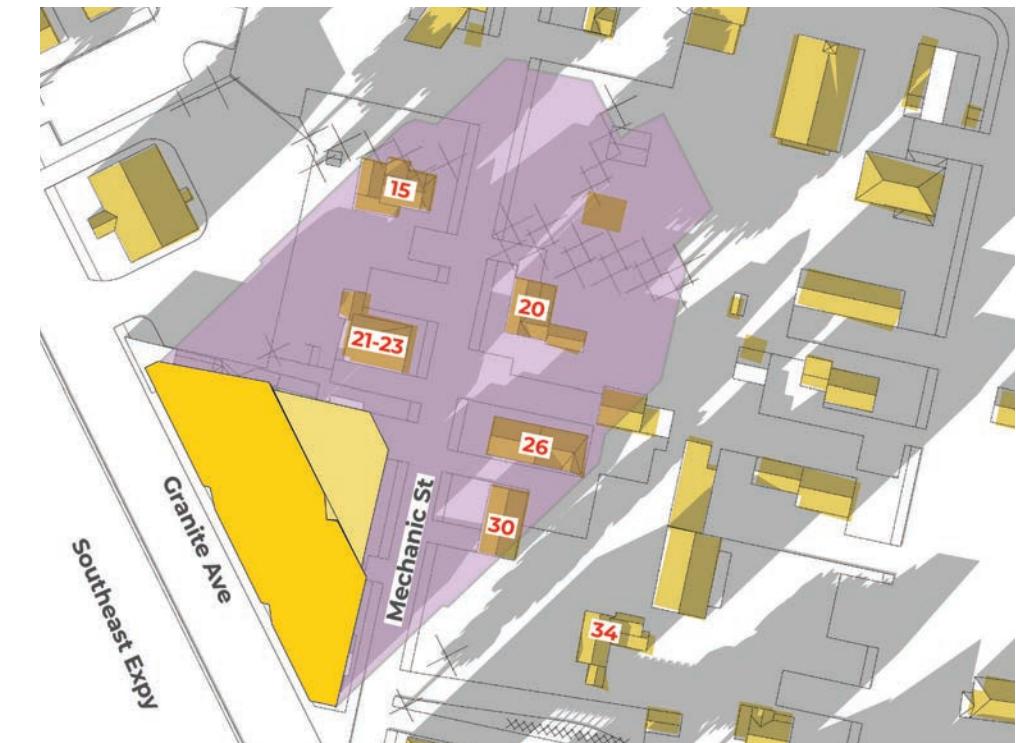
# Shadow Study



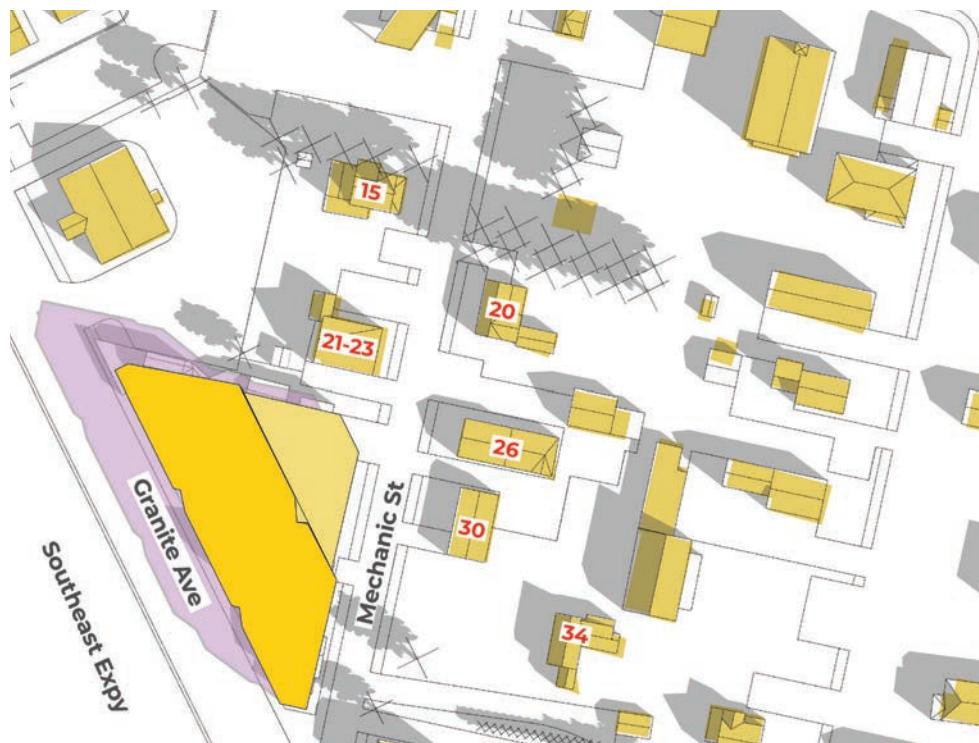
Dec 9 am



Dec 12 pm



Dec 3 pm



March 9 am



March 12 pm



March 3 pm



# Shadow Study - Comparison



# Shadow Study - Comparison



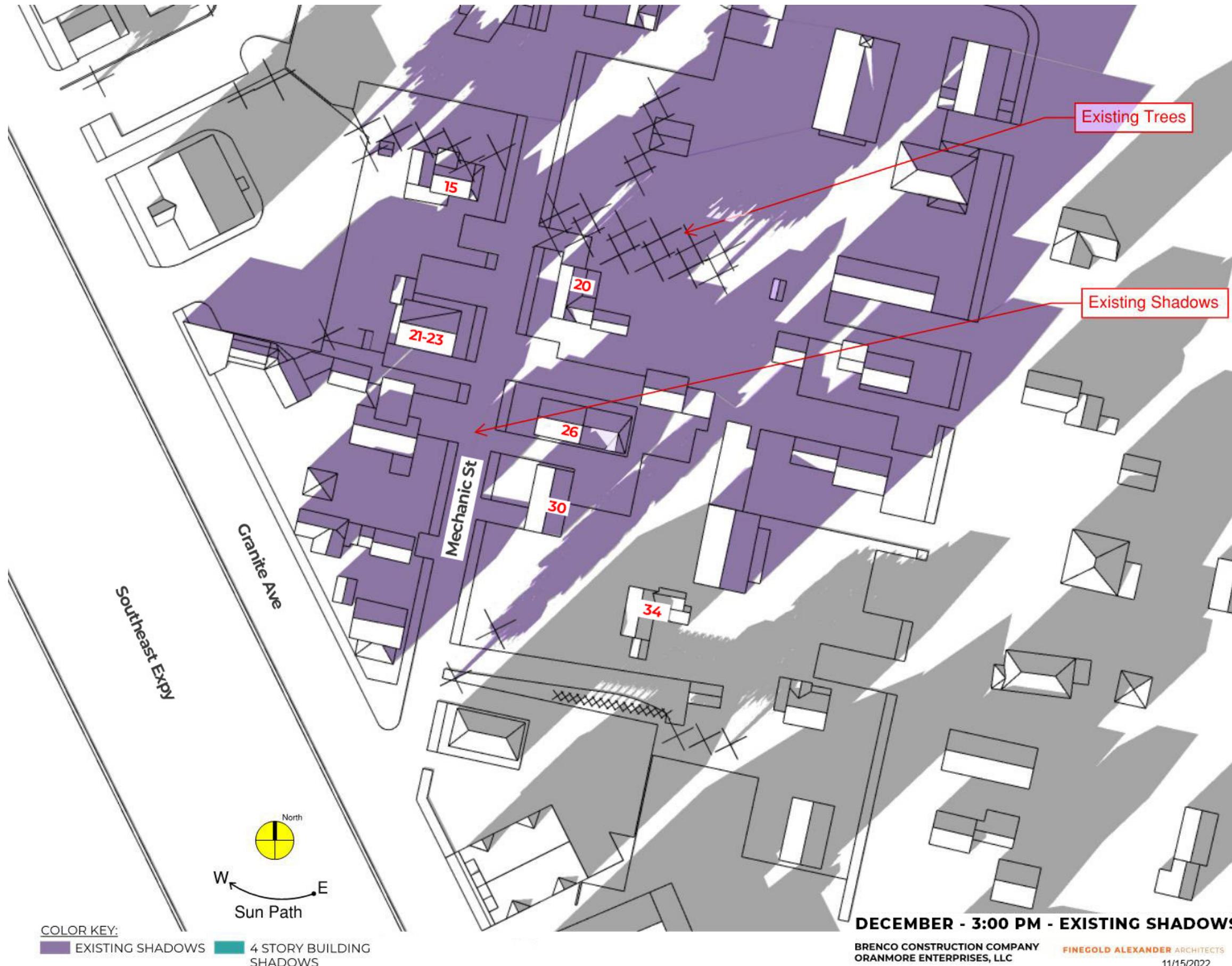
# Shadow Study - Comparison



# Shadow Study - Comparison



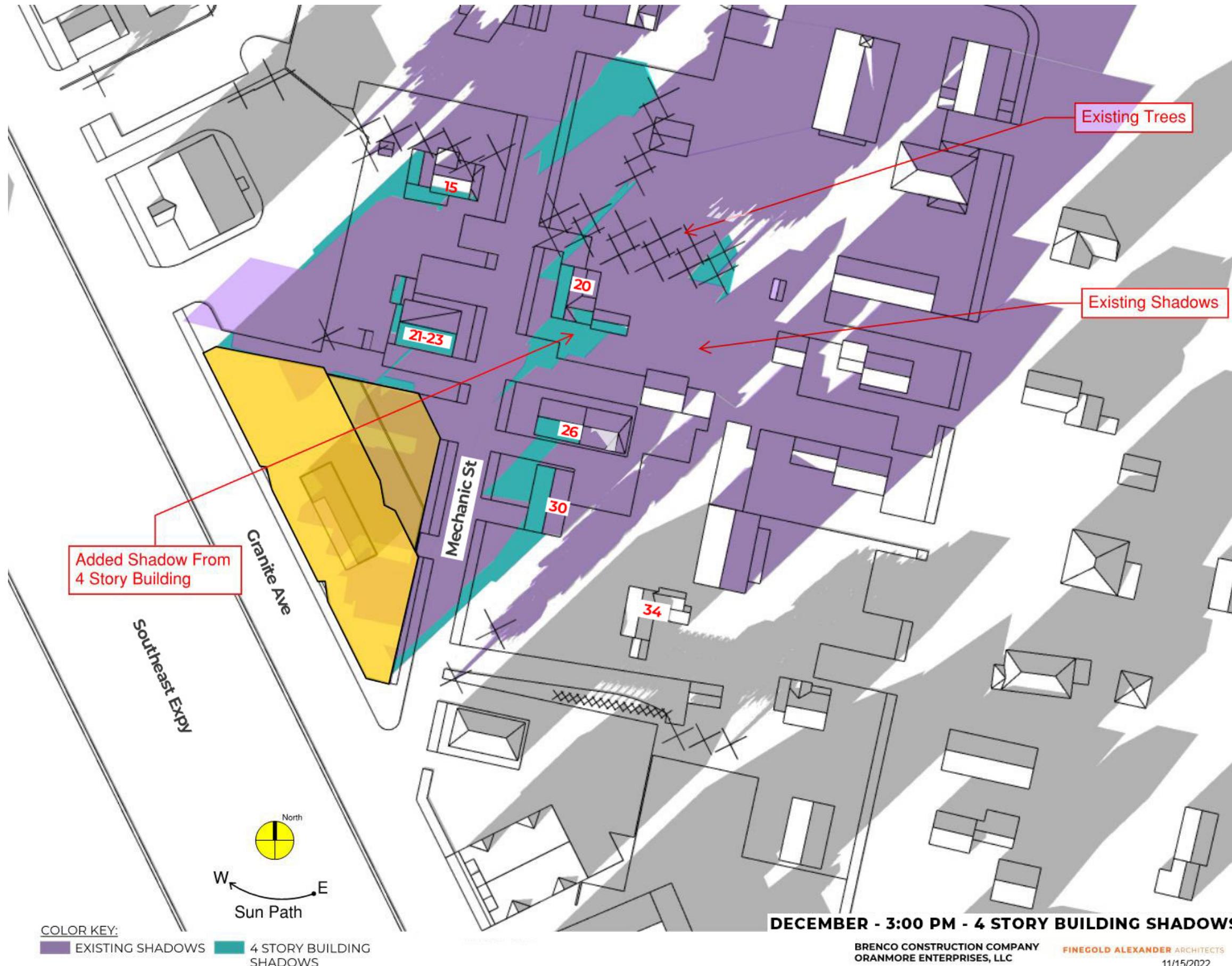
# Shadow Study - Comparison



BRENCO CONSTRUCTION COMPANY  
ORANMORE ENTERPRISES, LLC

FINEGOLD ALEXANDER ARCHITECTS  
11/15/2022

# Shadow Study - Comparison



# Rendering - From Across Southeast Expressway



# Pedestrian Experience - Granite Ave Building Entry



# Pedestrian Experience - Granite Ave at Mechanic Street

