

# 160 MOULTON DRIVE

## LYNNFIELD, MA 01940

SCHEMATIC DESIGN PACKAGE  
SEPTEMBER 25TH, 2018

**SOUSA design**  
A r c h i t e c t s

81 Boylston St, 2<sup>nd</sup> Floor  
Brookline, MA 02445  
617 . 879 . 9100



A



B

EXISTING VIEW FROM STREET



EXISTING AERIAL VIEW

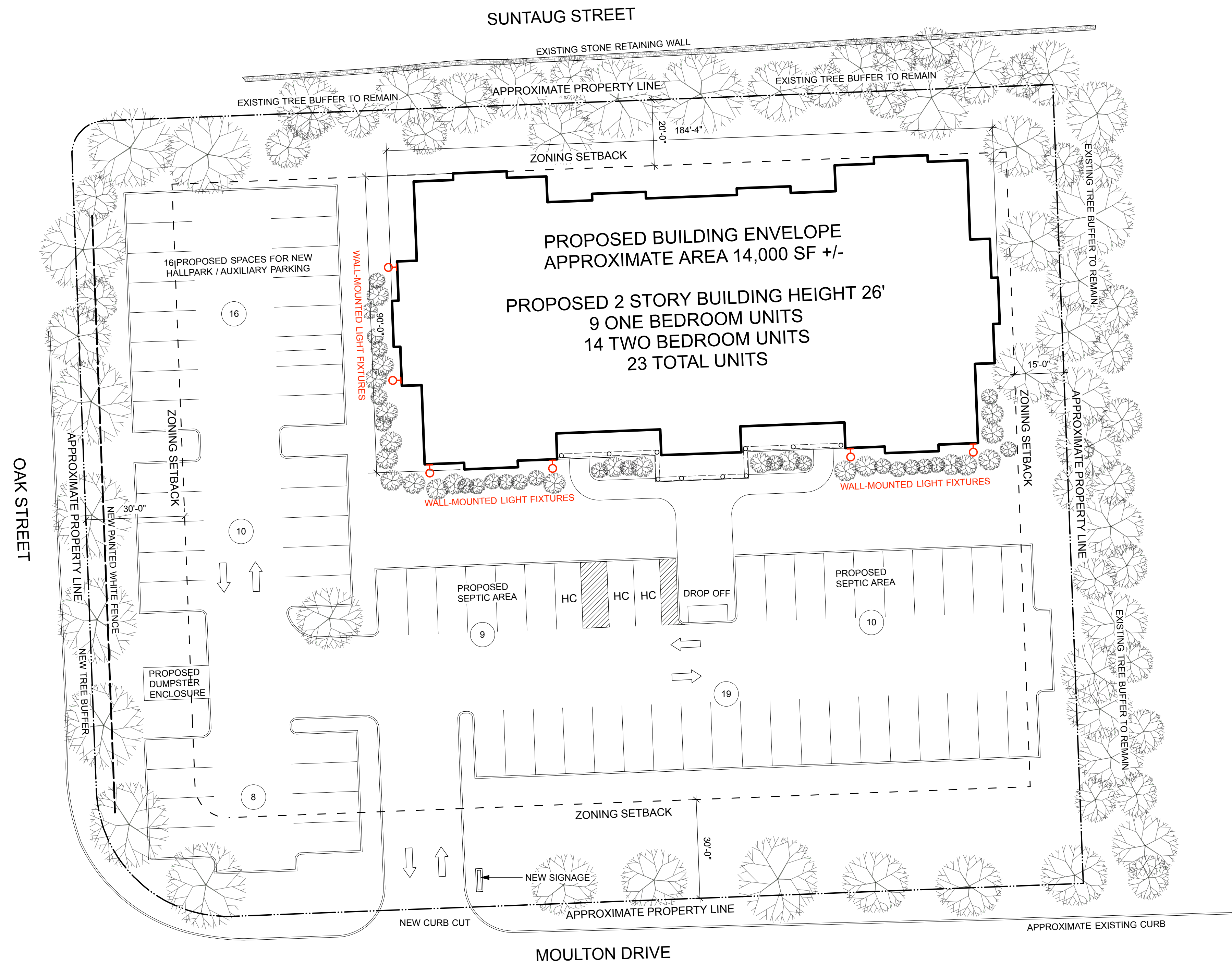


PROPOSED AERIAL VIEW

160 MOULTON DRIVE  
SCHEMATIC DESIGN

**SOUSA design**  
Architects

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**ZONING SUMMARY**

<b>PARCEL ID:</b>	
<b>ZONING DISTRICT:</b>	SINGLE RESIDENCE A (RA)
<b>ZONING SUBDISTRICT:</b>	NONE
<b>SUBDISTRICT TYPE:</b>	
<b>EXISTING LOT SIZE:</b>	81,000± sf
<b>EXISTING LOT COVERAGE:</b>	8,000 +/- sf
<b>PROPOSED LOT COVERAGE:</b>	14,000 +/-sf
<b>EXISTING BUILDING COVERAGE:</b>	0.10 +/-
<b>PROPOSED BUILDING COVERAGE:</b>	0.17 +/-

**DIMENSIONAL REGULATION**

<b>LOT SIZE MINIMUM:</b>	15,000 sf
<b>LOT COVERAGE:</b>	35%
<b>HEIGHT MAXIMUM:</b>	40ft
<b>MINIMUM YARD SETBACKS (FEET):</b>	
FRONT:	30 ft
SIDE:	15 ft
REAR:	20 ft

**PROPOSED PARKING:** 72

**DARK SKY COMPLIANCE**  
MEETS REQUIREMENT FOR TYPE III LUMINAIRE PER  
LYNNFIELD TOWN LIGHTING BYLAW SECTION 6.4

**Housing:** Extruded and die cast aluminum. Mounts directly to a BEGA 19537 box (provided). Die castings are marine grade, copper free (≤ 0.3% copper content) A36070 aluminum alloy.

**Enclosure:** Tempered, clear glass, flush to the die casting to prevent water accumulation. Fully gasketed for weather tight operation using a 'U' channel molded silicone rubber gasket.

**Electrical:** 7 9W LED Luminaire, 10.5 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (BS CR); add suffix K4 to order.

**Notes:** LEDs supplied with luminaires. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to [www.bega-us.com](http://www.bega-us.com).

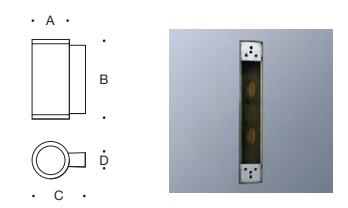
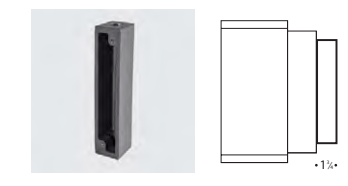
**Finish:** All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK), White (WH), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

**CSA** certified to U.S. and Canadian standards for wet locations.  
Protection class: IP65

**Weight:** 4.4 lbs

Type: BEGA Product:  
Project:  
Voltage:  
Color:  
Options:  
Modified:

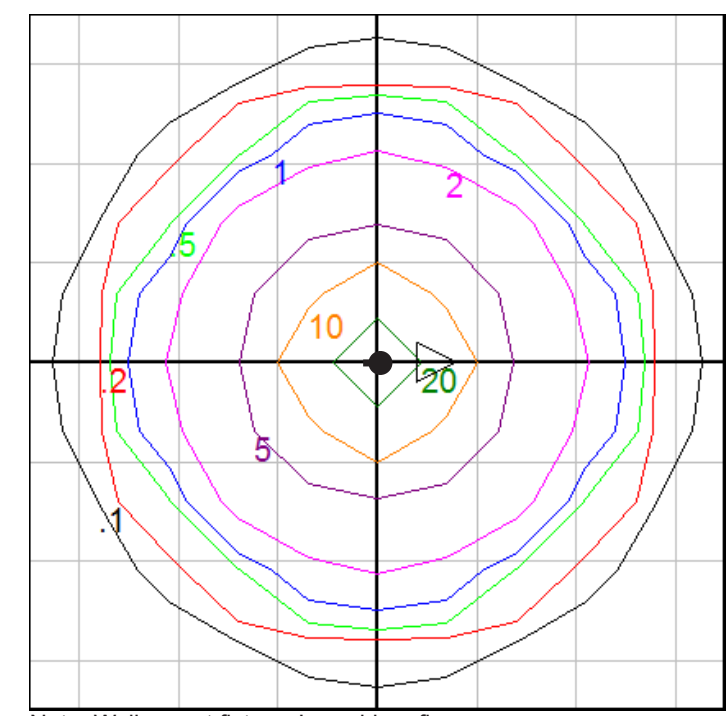
**Mounting options:**  
79547 Surface-mount wiring box



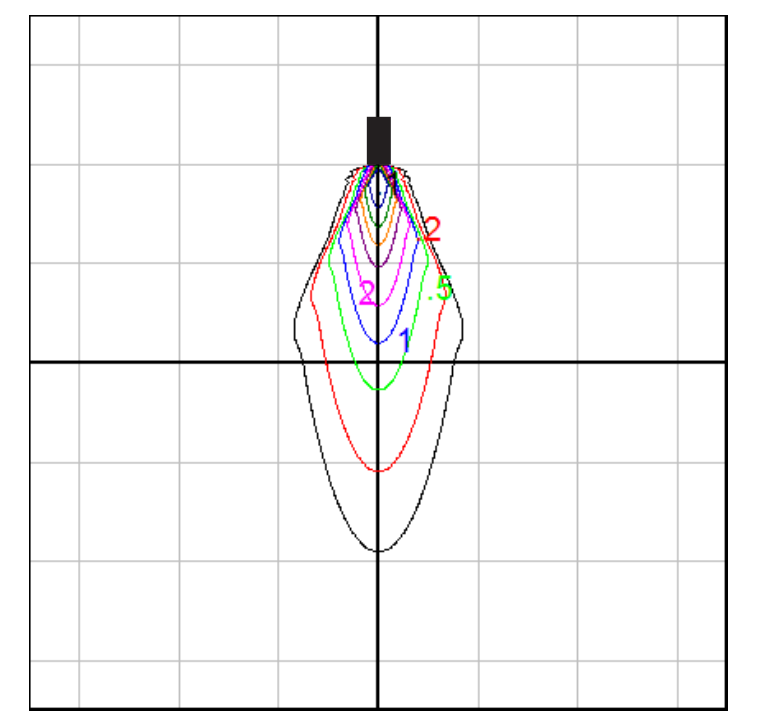
Narrow beam upwards or downwards

Lamp	β	A	B	C	D	Wing "mm"
66655*	7.9W LED	19.5"	4 1/4"	9 1/4"	6 1/4"	19.537

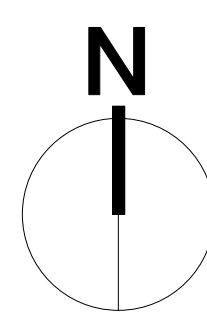
β = Beam angle \*Small opening wiring box included.



Note: Wall mount fixture. Iso-grid on floor  
Mounting Height = 10 ft. Grid Spacing = 2.5 ft.



Note: Wall mount fixture. Iso-grid on wall  
Grid Spacing = 5 ft.



1 PROPOSED SITE PLAN / ZONING SUMMARY  
Scale: 1" = 20 ft

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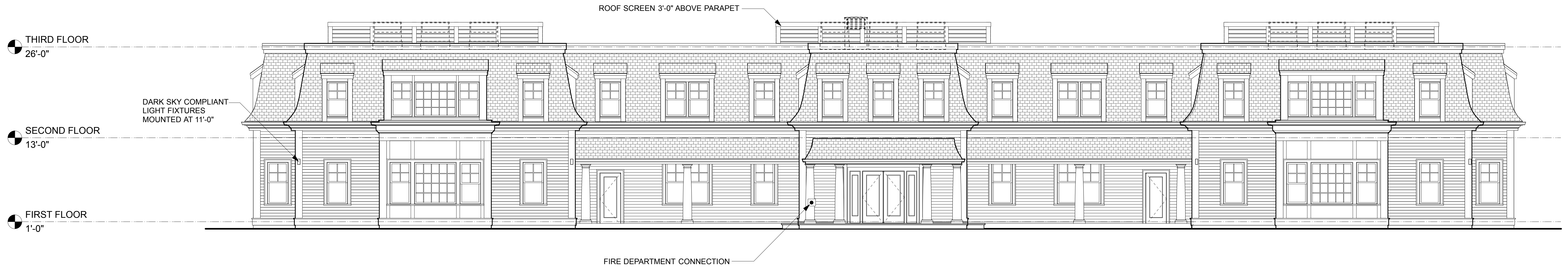
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EXISTING - AERIAL VIEW

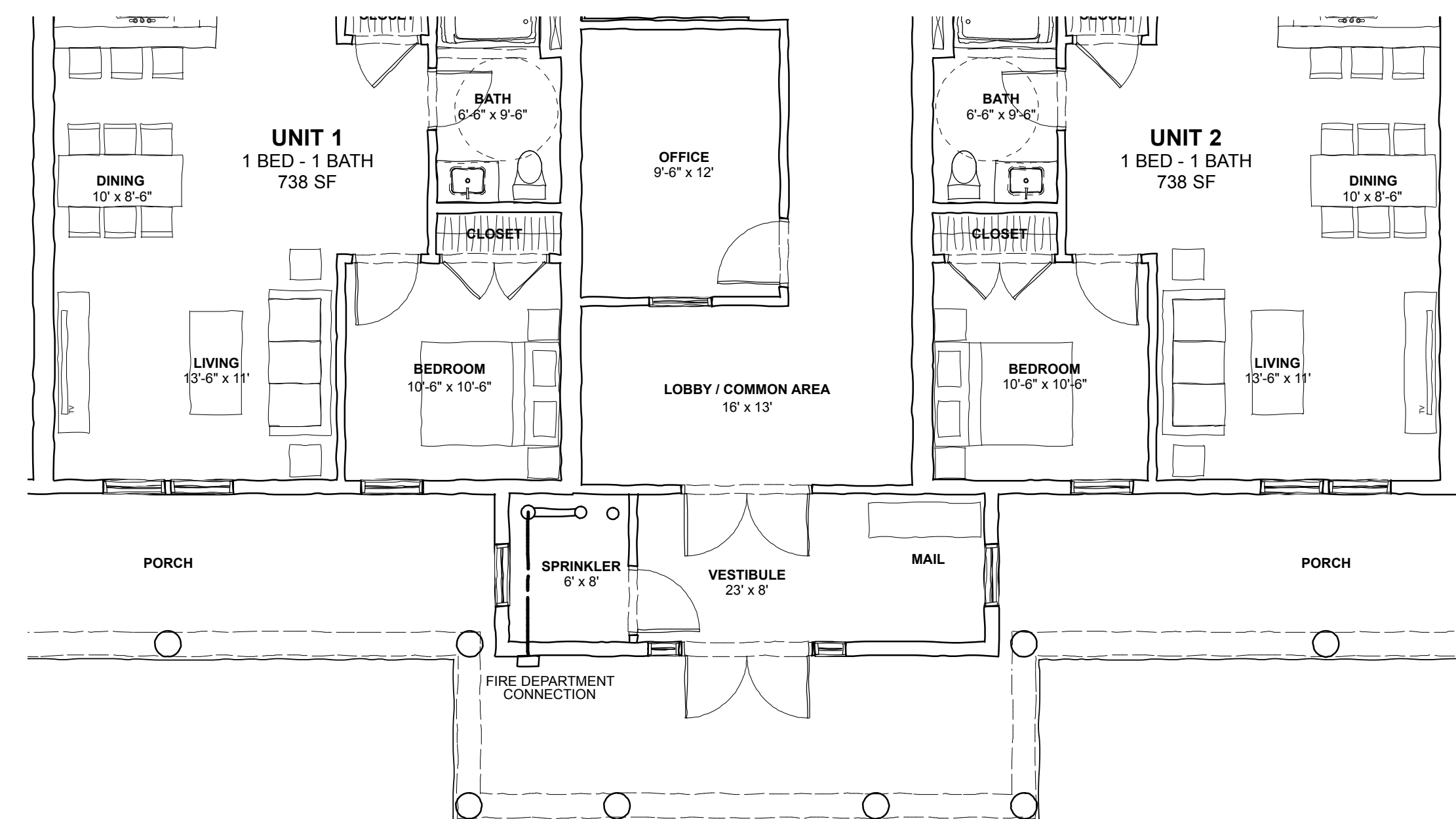


PROPOSED - AERIAL VIEW



1 FRONT ELEVATION  
Scale: 1/8" = 1'-0"

FRONT ELEVATION

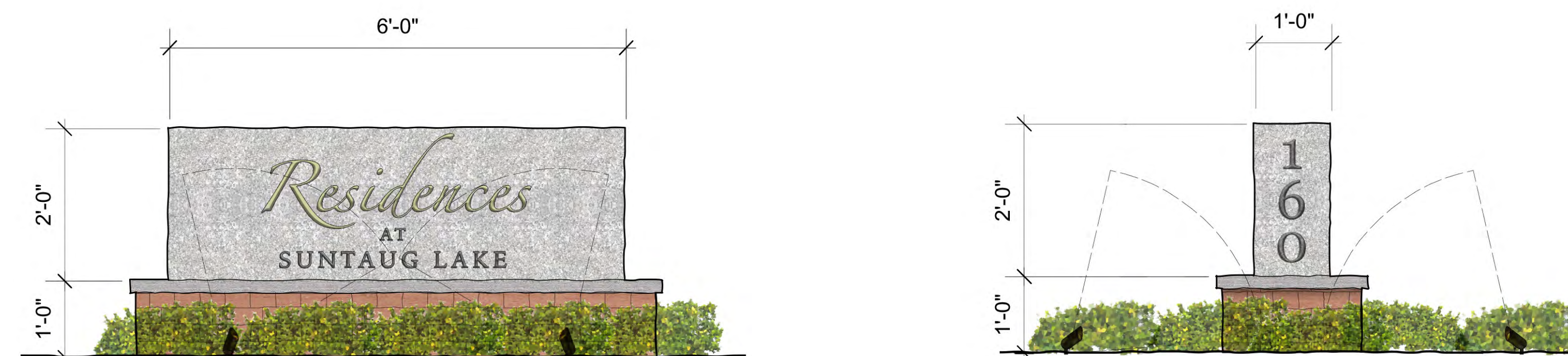


PARTIAL PLAN AT ENTRY



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EXTERIOR RENDERING

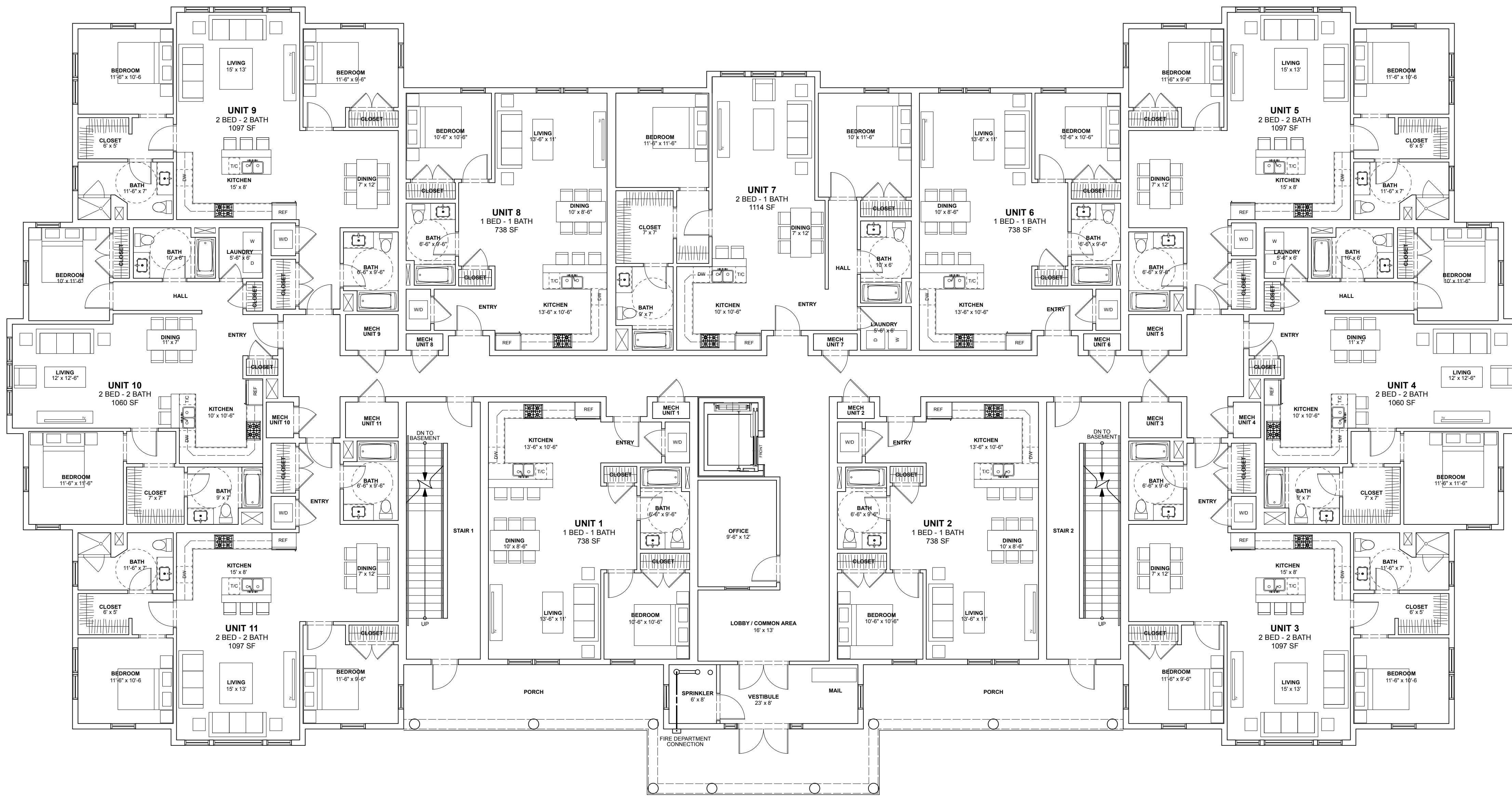


EXTERIOR SIGNAGE ELEVATIONS

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**PROPOSED UNIT SUMMARY**

**FIRST FLOOR**

UNIT 1	1BR	738 SF
UNIT 2	1BR	738 SF
UNIT 3	2BR	1097 SF
UNIT 4	2BR	1060 SF
UNIT 5	2BR	1097 SF
UNIT 6	1BR	738 SF
UNIT 7	2BR	1114 SF
UNIT 8	1BR	738 SF
UNIT 9	2BR	1097 SF
UNIT 10	2BR	1060 SF
UNIT 11	2BR	1097 SF

**SECOND FLOOR**

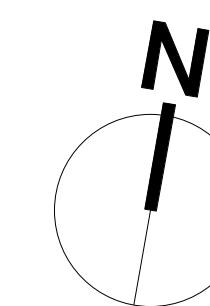
UNIT 12	1BR	738 SF
UNIT 13	1BR	516 SF
UNIT 14	1BR	738 SF
UNIT 15	2BR	1097 SF
UNIT 16	2BR	1060 SF
UNIT 17	2BR	1097 SF
UNIT 18	1BR	738 SF
UNIT 19	2BR	1114 SF
UNIT 20	1BR	738 SF
UNIT 21	2BR	1097 SF
UNIT 22	2BR	1060 SF
UNIT 23	2BR	1097 SF

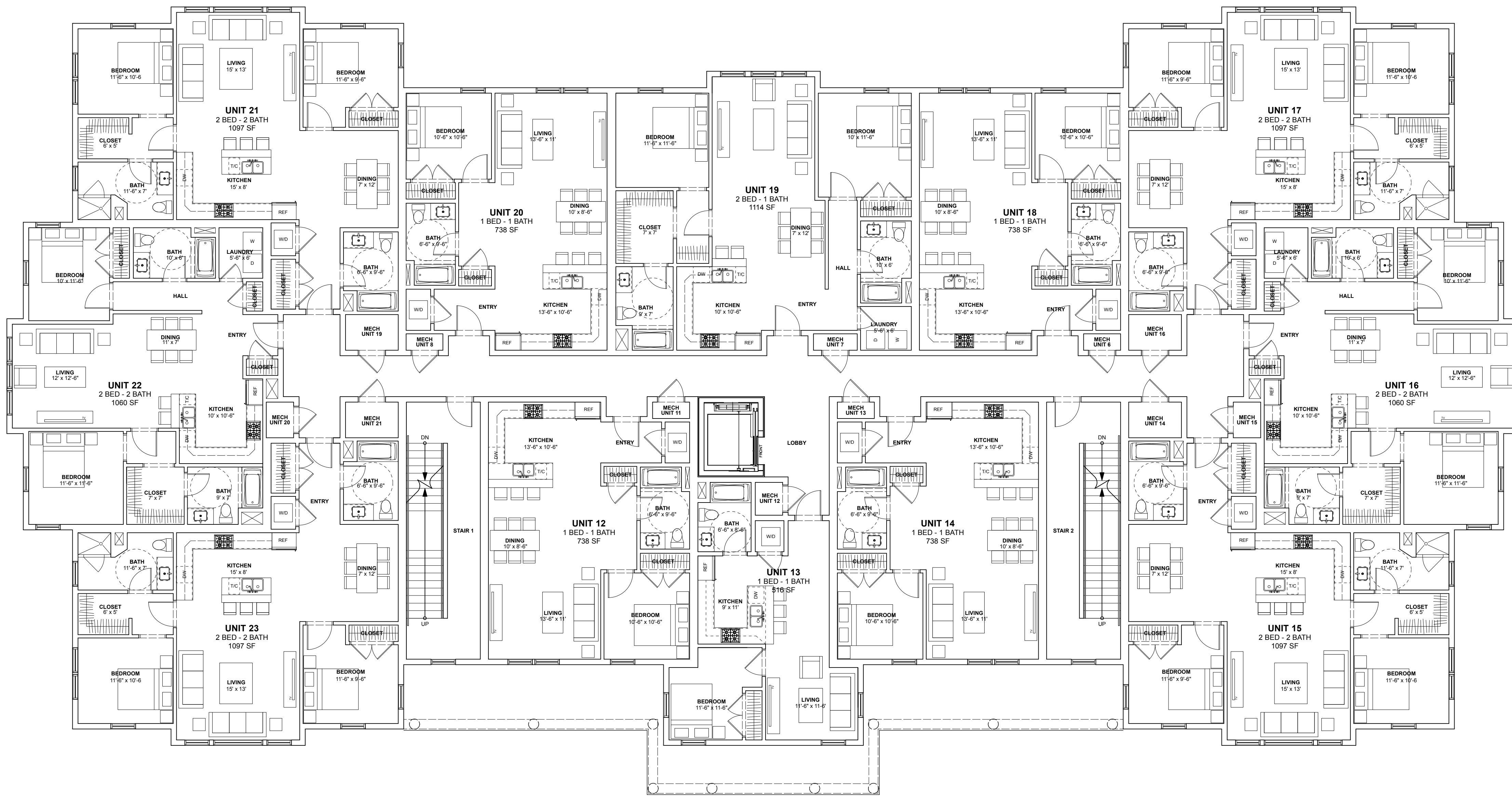
9 ONE BEDROOM UNITS  
14 TWO BEDROOM UNITS

23 TOTAL UNITS

TOTAL GROSS AREA 28,000 SF

1 FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"





**PROPOSED UNIT SUMMARY**

**FIRST FLOOR**

UNIT 1 1BR	738 SF
UNIT 2 1BR	738 SF
UNIT 3 2BR	1097 SF
UNIT 4 2BR	1060 SF
UNIT 5 2BR	1097 SF
UNIT 6 1BR	738 SF
UNIT 7 2BR	1114 SF
UNIT 8 1BR	738 SF
UNIT 9 2BR	1097 SF
UNIT 10 2BR	1060 SF
UNIT 11 2BR	1097 SF

**SECOND FLOOR**

UNIT 12 1BR	738 SF
UNIT 13 1BR	516 SF
UNIT 14 1BR	738 SF
UNIT 15 2BR	1097 SF
UNIT 16 2BR	1060 SF
UNIT 17 2BR	1097 SF
UNIT 18 1BR	738 SF
UNIT 19 2BR	1114 SF
UNIT 20 1BR	738 SF
UNIT 21 2BR	1097 SF
UNIT 22 2BR	1060 SF
UNIT 23 2BR	1097 SF

9 ONE BEDROOM UNITS  
14 TWO BEDROOM UNITS

23 TOTAL UNITS

TOTAL GROSS AREA 28,000 SF

1 SECOND FLOOR PLAN  
Scale: 1/8" = 1'-0"

