55 Walkers Brook Drive, Suite 100, Reading, MA 01867
Tel: 978.532.1900

Arlington – DPW Facility
WSE Project No. 2170997

January 28, 2021

Arlington Redevelopment Board
730 Mass Ave. Annex
Arlington, MA 02476

Re: Environmental Design Review
Arlington Municipal Facility
49 and 51 Grove Street

Dear Members of the Arlington Redevelopment Board:

On behalf of the Town of Arlington, Weston & Sampson Engineers, Inc. is hereby enclosing two (2) hard copies and an electronic copy of the Environmental Design Review submission to fulfill the requirements of the Arlington Redevelopment Board Rules and Regulations. This submittal is associated with the proposed upgrades to support the Department of Public Works, Inspectional Services Department, Facilities Department, and Information Technology Department at existing DPW yard located on Grove Street.

As part of the filing, we have attached the following:

Application
Project Statement
Appendix A: Dimensional and Parking Information Plan
Appendix B: Site Plans
Appendix C: Building Plans
Appendix D: New Building E Exterior Materials
Appendix E: Existing Conditions Photographs
Appendix F: LEED Checklist
Appendix G: Impact Statement

If you have any questions regarding this submittal, please feel free to contact me at (339) 364-0585.

Very truly yours,

WESTON & SAMPSON

Jeffrey J. Alberti, LEED-AP
Vice President

Weston & Sampson

westonandsampson.com

100 Foxborough Boulevard, Suite 250
Foxborough, MA 02035
tel: 508.698.3034

ENVIRONMENTAL DESIGN REVIEW

January 2021

TOWN OF
Arlington
MASSACHUSETTS

Arlington Municipal Facility to Support DPW, ISD, Facilities, and IT Departments
49 and 51 Grove Street

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APPLICATION

TOWN OF ARLINGTON
REDEVELOPMENT BOARD
Application for Special Permit In Accordance with Environmental Design Review Procedures (Section 3.4 of the Zoning Bylaw)

Docket No. _____

1. Property Address 49 and 51 Grove Street
Name of Record Owner(s) Town of Arlington Phone 781-316-3010
Address of Owner 730 Mass. Ave. Annex, Arlington, MA 02476
Street City, State, Zip

2. Name of Applicant(s) (if different than above) Michael Rademacher
Address 51 Grove Street Phone (781) 316-3101
Status Relative to Property (occupant, purchaser, etc.) Occupant; Director of Public Works

3. Location of Property Map 54, Block 3, Lot 2.A and 2.B
Assessor's Block Plan, Block, Lot No.

4. Deed recorded in the Registry of deeds, Book 9705, Page 6;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.

5. Present Use of Property (include # of dwelling units, if any) Department of Public Works Operations
Town playing fields

6. Proposed Use of Property (include # of dwelling units, if any) Municipal facility to support the Department of Public Works, Inspectional Services Department, Facilities Department, and Information Technology Department.

7. Permit applied for in accordance with the following Zoning Bylaw section(s)

section(s)	title(s)
3.4.2.A	Environmental Design Review
5.6.3	Municipal public works yard and associated maintenance, storage, and office facilities in an I District
3.3.4	Special Permit Conditions

8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

Please see attached Project Statement

(In the statement below, strike out the words that do not apply)

The applicant states that the Town of Arlington is the owner -or- ~~occupant~~ -or- ~~purchaser under agreement~~ of the property in Arlington located at 49 and 51 Grove Street which is the subject of this application; and that ~~unfavorable action~~ -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s)

51 Grove Street (781) 316-3101
Address Phone

Town of Arlington Redevelopment Board
Application for Special Permit in accordance with
Environmental Design Review (Section 3.4)

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at arlingtonma.gov/arb, for the full list of required submittals.

X Dimensional and Parking Information Form (see attached)

X Site plan of proposal

____ Model, if required

X Drawing of existing conditions

X Drawing of proposed structure

X Proposed landscaping. May be incorporated into site plan

X Photographs

X Impact statement

X Application and plans for sign permits

X Stormwater management plan (for stormwater management during construction for projects with new construction

FOR OFFICE USE ONLY

_____ Special Permit Granted Date: _____

_____ Received evidence of filing with Registry of Deeds Date: _____

_____ Notified Building Inspector of Special Permit filing Date: _____

TOWN OF ARLINGTON
REDEVELOPMENT BOARD
Petition for Special Permit under Environmental Design Review (see Section 3.4 of the Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

1. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

2. Relation of Buildings to Environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.

3. Open Space. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.

4. Circulation. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

5. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

   In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

6. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

7. Advertising Features. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

8. Special Features. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

9. Safety. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

10. Heritage. With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.

11. Microclimate. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.

12. Sustainable Building and Site Design. Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. [LEED checklists can be found at http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b]

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw):

1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

2. The requested use is essential or desirable to the public convenience or welfare.

3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

TOWN OF ARLINGTON
Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location 49 and 51 Grove Street

Zoning District I

Owner: Town of Arlington

Address: 730 Mass. Ave. Annex

Present Use/Occupancy: No. of Dwelling Units:
Department of Public Works Operations & Field

Uses and their gross square feet:
DPW & ISD offices, shops, maintenance, & storage: 46,400 SF plus ancillary support structures: 7,450 SF

Proposed Use/Occupancy: No. of Dwelling Units:
Municipal facility to support the DPW, ISD, Facilities, and IT Departments

Uses and their gross square feet:
DPW, ISD, Facilities, & IT offices, shops, maintenance, & storage: 84,500 SF plus ancillary support structures: 11,400 SF

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	254,130 s.f.	254,130 s.f.	min. -----
Frontage	407.45 ft.	407.45 ft.	min. -----
Floor Area Ratio	0.21	0.38	max. 1.5
Lot Coverage (%), where applicable	+/- 75%	+/- 94%	max. -----
Lot Area per Dwelling Unit (square feet)	-----	-----	min. -----
Front Yard Depth (feet)	Exist Bldg. 1.0 ft.	Exist Bldg. 1.0 ft.	min. 10 ft.
Side Yard Width (feet) right side	Exist Bldg. 1.5 ft.	Exist Bldg. 1.5 ft.	min. 10 ft.
left side	Exist. Bldg. 111.25 ft.	Prop. Bldg. 64.0 ft.	min. 10 ft.
Rear Yard Depth (feet)	Exist Bldg. 1.5 ft.	Prop. Bldg. 1.5 ft.	min. 10 ft.
Height	see below	see below	min. see below
Stories	Exist Bldg. 3 stories	Exist Bldg. 3 stories	stories 3 / 4
Feet	Exist Bldg. 58.3 ft.	Exist Bldg. 58.3 ft.	feet 39 ft / 52 ft.
Open Space (% of G.F.A.)	-----	-----	min. -----
Landscaped (square feet)	2,567 s.f.	6,085 s.f.	(s.f.) -----
Usable (square feet)	n/a	n/a	(s.f.) -----
Parking Spaces (No.)	71	135	min. 36
Parking Area Setbacks (feet), where applicable	0 ft.	5.1 ft. with fence	min. 5.0 ft. with fence
Loading Spaces (No.)	0	2	min. 2
Type of Construction	See plans		
Distance to Nearest Building	34 ft.	34 ft.	min. n/a

PROJECT STATEMENT

PROJECT STATEMENT

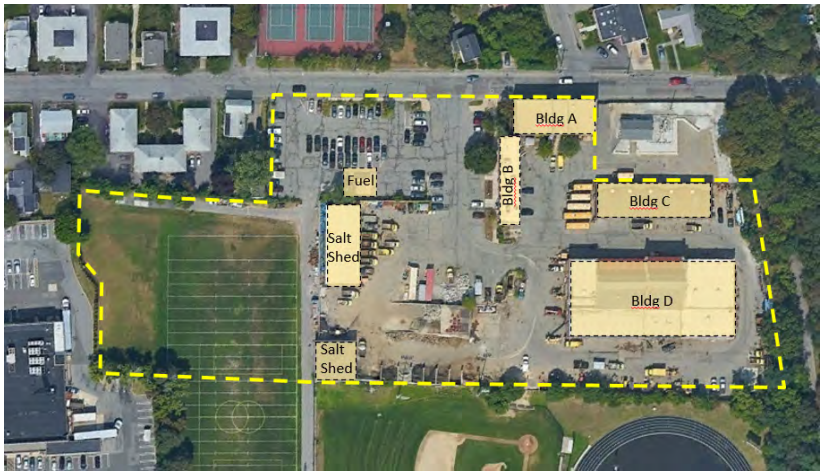
Background

The Town of Arlington is proposing a new/renovated Project to support the Department of Public Works and other Town operations at the existing Public Works Facility site located at 49 & 51 Grove Street. The existing buildings are outdated, undersized, and contain many code deficiencies and inefficiencies to properly support operations. The Project provides for the consolidation of several town operations including Public Works, Inspectional Services Department (ISD), Facilities, and Information Technology (IT).

The new/renovated facility is sized to properly accommodate modern Public Works operations, ISD, Facilities, and IT. The project includes renovation of four existing buildings, construction of one new building, site improvements, and construction of ancillary support features including a salt storage structure and a fueling facility.

Site Description

The Project site is located on Grove Street, immediately northwest of the High School. It is bound easterly by a National Grid natural gas facility and the Minuteman Bikeway. Westerly of the property are residences and a grocery store. North of the property, across Grove street, are residences and tennis courts. There are six existing buildings on the Public Works site. The proposed redevelopment area is approximately 5.83 acres and is predominately paved with the exception of the area that is currently being used as a field to the southwest of the buildings. This field area is constructed over an area of contaminated soil and includes an impermeable cap just beneath the surface for a portion of the area, essentially rending a majority of the field area impervious as well. The site is a two-tiered site with each tier having site grades that are generally flat with some minor cross slopes.



Running north to south through the property is Mill Brook. From the property line at Grove Street, the brook runs in a stone lined channel for approximately 37 feet, before entering a culvert. This channel is a regulatory floodway per FEMA mapping. From the end of the stone channel, the brook enters a culvert. The culvert daylights at two

locations on the property. Each of these openings and the area surrounding them are part of the 100-year flood zone per FEMA mapping.

Riverfront areas and wetland buffer zones extend from the stone lined channel and from the culvert openings. These resources area buffer zones are predominately impervious with approximately 2,000 square feet of vegetated areas (<12% of the buffer zone) consisting of mainly non-native species.

Scope of Work

The Project involves the renovation of four buildings and the construction of one new building, plus the replacement of operations support features such as the fuel island and the salt shed. As part of this effort, two of the existing salt shed buildings will be demolished. The new, approximately 38,000 square foot, building will include office/administrative space, motor equipment repair maintenance area, trade shops, and a vehicle wash bay. A new salt shed will also be constructed. The salt shed will allow for delivery vehicles to dump salt directly in the building; thereby minimizing cleanup and remnants exterior to the building.

Work within the riverfront area and the 100-foot wetland buffer zone include site improvements and minor grade changes. A portion of the new building will also lie within these areas. There will be a reduction in impervious surfaces within these areas. The project has been reviewed and approved by the Arlington Conservation Commission and an Order of Conditions has been issued.

Site stormwater improvements include:

- Numerous new deep sump hooded catch basins
- Five (5) Hydrodynamic separators will be installed
- An underground chamber detention system will be installed to control peak flows
- Biofiltration systems

In addition to the improved stormwater features, the Project includes the following additional features to improve the overall integrity of stormwater and the environment:

- Improved storage of vehicles, equipment, and materials (maximize indoor vs. outdoor)
- Improved storage and handling of liquid petroleum products
- Improved vehicle washing operations (no discharge to stormwater system)

Landscape areas will be planted with native species.

Special Permit Summary

In accordance with Town of Arlington Zoning Bylaws, the Town is requesting Special Permits as follows:

- Section 3.4 Environmental Design Review, subsection 3.4.2.A, for the construction and reconstruction of a site abutting the Minuteman Bikeway.
- Section 5.6 Other Districts, subsection 5.6.3 Use Regulations for MU, PUD, I, T and OS Districts, for a municipal public works yard and associated maintenance, storage, and office facilities as well as municipal public parking area in the Industrial (I) district
- Section 3.3 Special Permits for alternate dimension and screening provisions:
    - Landscaping within Parking Lots
    - Maximum Driveway Width
    - Parking in Front Yard
    - Screening and Buffers Abutting Residential Districts

The following is a summary of the alternate dimension and screening provisions:

Landscaping within Parking Lots - the proposed parking lot is located over historic contamination which includes engineered barriers and direct contact barriers. As a result, the parking lot has been designed without interior landscaping to provide a continuous impermeable direct contact barrier meeting MassDEP standards to improve safety by limiting the potential for employees or the public to come in contact with this historic contamination.

Maximum Driveway Width - the proposed design includes 30-foot wide driveways in lieu of the maximum 24-foot wide identified by the Zoning Bylaws. The wider driveway will improve safety for the large DPW equipment and Fire Department vehicles that will be accessing the site for DPW operations or fueling on a regular basis. The proposed 30-foot wide driveways will be an improvement over the pre-existing non-conforming driveways which are 47 feet and 52 feet wide.

Parking in Front Yard - the proposed plan includes three parallel parking spaces along Grove Street which fall within the front yard of the site. These parking spaces will allow the public to safely and quickly access DPW administration and ISD services within the new building without requiring access to the site. This location provides more convenient access to the public and helps to segregate DPW and public traffic which will improve safety for the site.

Screening and Buffers Abutting Residential Districts - In accordance with 5.3.7.A, the required screening buffer between the I district and R districts is 12.5 feet with a solid fence and plantings. The site is currently lacking any screening buffers between the proposed site and adjacent lots and represents a pre-existing non-conforming condition. The site is not amenable to adding planted buffers along these property lines due to the historic contamination as well as existing utility infrastructure including overhead wires along the property line as well as an underground nationalgrid high pressure natural gas distribution main and associated RIC station. The existing conditions currently include paving up to the residential property line. As part of the proposed development, the pavement edges will be pulled back 5’ to 10’ from the edge of

the residential property, providing a grass strip, and installing a 6' high solid vinyl fence to provide screening for the site.

Due to the age of the development at the site, many of the dimensional standards are not met and represent pre-existing non-conforming conditions. As outlined in the attached plans and narratives, the proposed development is improving many of these conditions to the maximum extent practicable including:

- increasing parking buffers
- increasing landscape provisions on site
- improved stormwater systems
- improved facilities to house more operations indoors
- improved environmental controls in the new buildings
- aesthetic improvements consistent with the historic character of the site

Based on our review of the current conditions, the proposed development as outlined herein will not result in any adverse effects to the Town or the neighborhood in view of the characteristics of the site and of the proposal in relation to the site. The proposed development will be an overall improvement for the Town and the neighborhood by constructing a properly sized, safe, efficient, and environmentally conscientious facility for the Department of Public Works and associated Town Departments.

APPENDIX A

DIMENSIONAL AND PARKING INFORMATION PLAN

LEGEND:

- HMA PAVEMENT
- CONCRETE
- CRUSHED STONE
- 100 YEAR FLOOD AREA PER FEMA
- REGULATORY FLOODWAY PER FEMA
- RIVERFRONT AREA
- BORDERING VEGETATED WETLAND/TOP OF BANK

Zoning Requirements Table		
	Industrial (I)	
	Required	**Proposed [1]**
Minimum Lot Area	-	254,130 sf
Minimum Frontage	-	407.45 Ft
Minimum Front Setback	10 Ft	10.7 ft (Proposed - Bldg E) 1.1 ft (Existing - Bldg A) 295.3 ft (Salt Shed)
Minimum Side Setback	10 Ft	64.0 ft (Proposed - Bldg E) [2] 201.8 ft (Salt Shed) [2]
Minimum Rear Setback	10 Ft	96.4 ft (Proposed - Bldg E) 1.5 ft (Salt Shed) [3]
Minimum Landscape Open Space	-	13,895 sf
Minimum Usable Open Space	-	N/A
Maximum Lot Coverage	-	±94
Maximum Building Height	39 ft	31 ft (Proposed - Bldg E) 58.3 ft (Existing - Bldg A) 37.67 ft (Salt Shed)
Maximum Floor Area Ratio	1.5	0.38
Screening Buffer	25.0	Varies - see plans*

(1) Proposed setbacks and building height are shown for proposed buildings only

(2) Side setback shown is measured to next lot under different ownership.

(3) Proposed salt shed matches setback of existing salt shed to lot under same ownership.

* Special Permit required

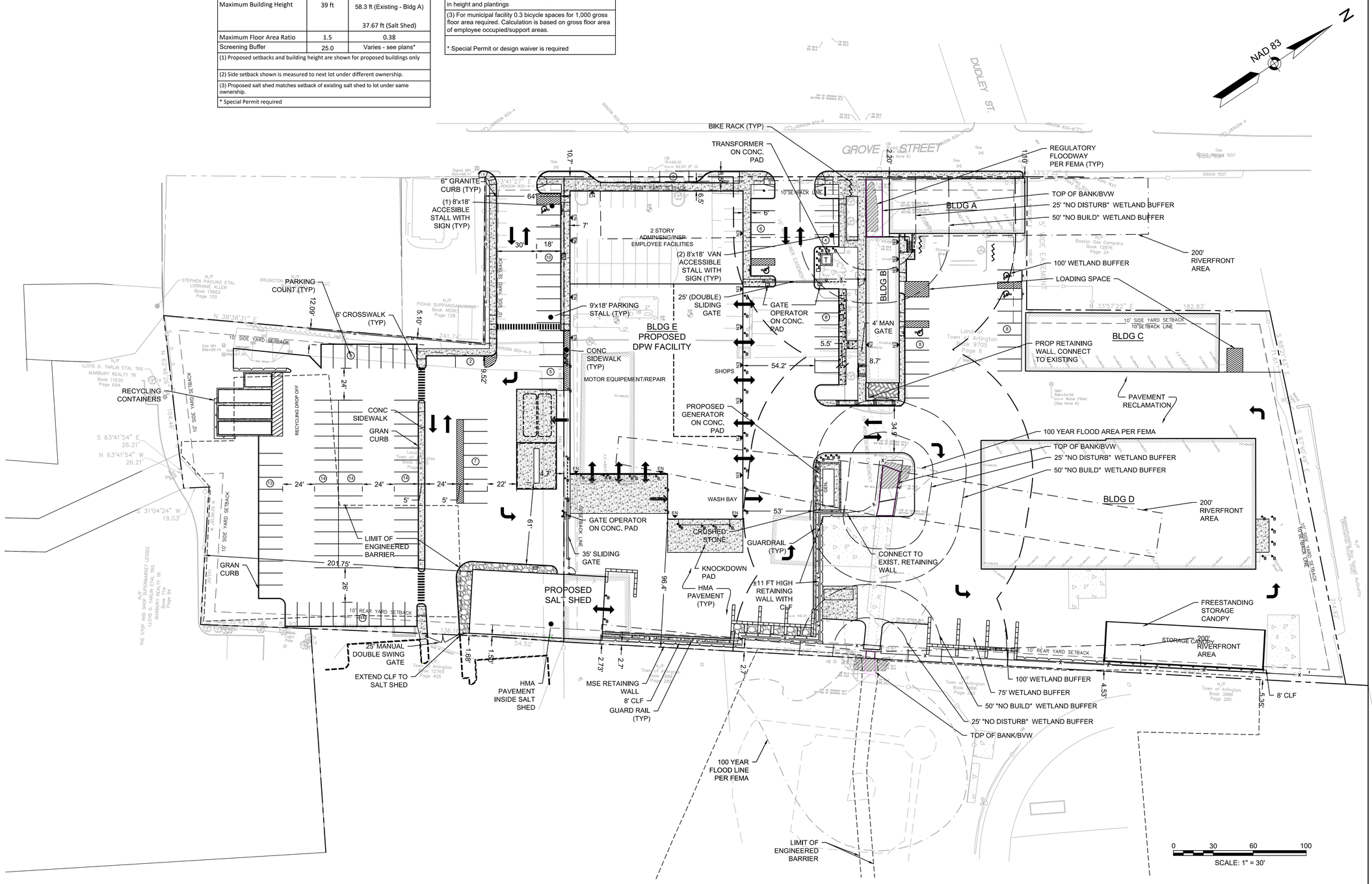
Parking and Loading Requirements		
	Required	Proposed
Number of Parking Spaces	36[1]	135
Number of Loading Spaces	2	2
Maximum Driveway Width	24 ft	30 ft *
Parking Setback from Residential	5 ft[2]	5.1 ft
Parking in Front Yard	Not Permitted	Proposed*
Landscaping within Parking Lot	8%	0%*
Bicycle Parking Spaces	9[3]	9

(1) For municipal facility 1 space per 3 employees on largest shift is required

(2) Minimum parking setback from residential is 10 ft, but can be reduced to 5 ft if parking area is separated from residential lot line by solid wall or wood fence five to six feet in height and plantings

(3) For municipal facility 0.3 bicycle spaces for 1,000 gross floor area required. Calculation is based on gross floor area of employee occupied/support areas.

* Special Permit or design waiver is required



Project:

TOWN OF ARLINGTON

PUBLIC WORKS FACILTIY RENOVATIONS & ADDITION

51 GROVE STREET
ARLINGTON, MA 02476

Weston & Sampson Engineers, Inc.
100 Foxborough Boulevard Suite 250
Foxborough, MA 02035
(508) 698-3034 (800) SAMPSON
www.westonandsampson.com

Consultants:

Seal:

Revisions:

Rev	Date	Description

Issued For: PERMITTING

SCALE: AS NOTED

Date: JANUARY 4, 2021
Drawn By: EC
Reviewed By: LFK
Approved By: LFK

W&S Project No: 2170997

Drawing Title:

LAYOUT AND ZONING PLAN

Sheet Number:

C401

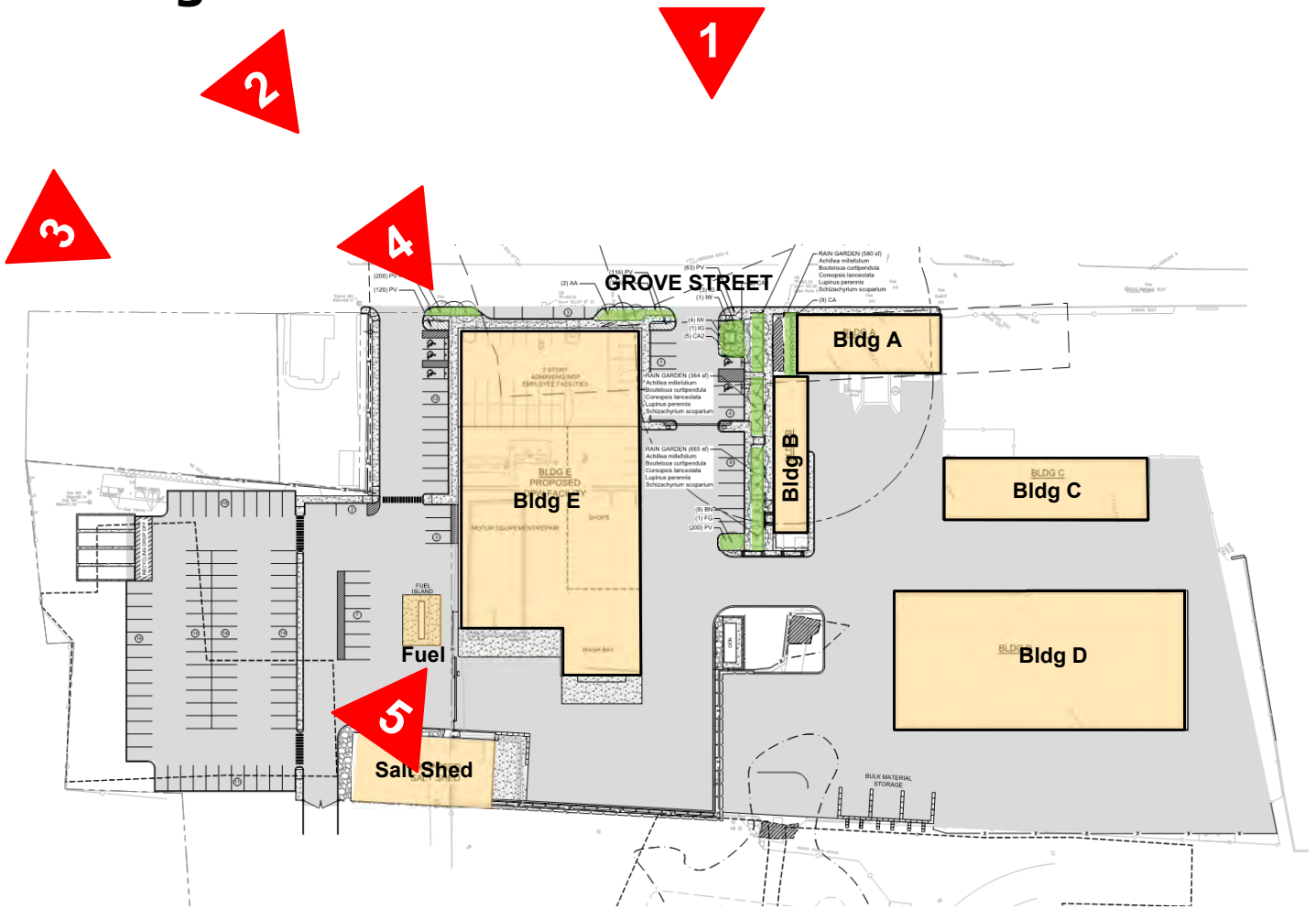
APPENDIX B

SITE PLANS

Town of Arlington

New / Upgraded Municipal Facility

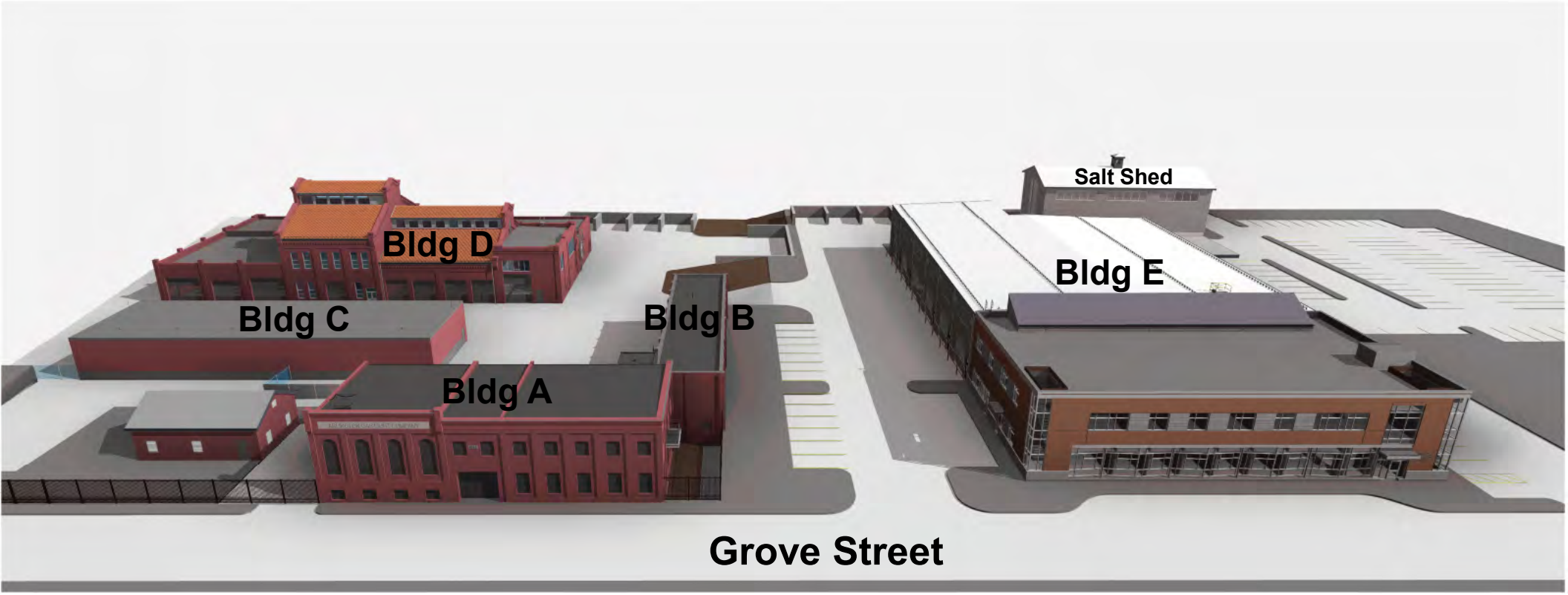
3-D Rendering View Location Plan



Town of Arlington

New / Upgraded Municipal Facility

Site Views



Town of Arlington

New / Upgraded Municipal Facility

Site Views

Town of Arlington

New / Upgraded Municipal Facility

Site Views

Town of Arlington

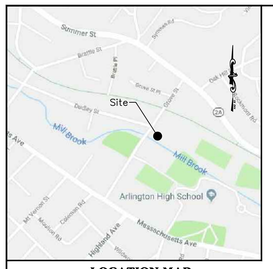
New / Upgraded Municipal Facility

Architectural – Building E

Town of Arlington

New / Upgraded Municipal Facility

Architectural – Building E



LOCATION MAP
NOT TO SCALE

LEGEND

- EDGE OF WOODS
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB/BUSH
- SIGN
- UTILITY POLE
- LIGHT POLE
- HYDRANT
- WATER SHUTOFF
- GAS VALVE
- WATER VALVE
- MONUMENT
- IRON PIN / IRON ROD
- HANDICAP SPACE
- PROPERTY LINE
- EASEMENT
- ST — STORM SEWER LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- G — GAS LINE
- SIG — SIGNAL WIRE LINE
- C — CABLE LINE
- FO — FIBER OPTIC LINE
- LPS — LOW PRESSURE SEWER LINE
- E — ELECTRIC LINE
- H — HEATING LINE
- T — TELEPHONE LINE
- SANITARY MANHOLE (SMH)
- STORM MANHOLE (STMH)
- CATCHBASIN (CB)
- METAL POST/BOLLARD (BOL)
- ELECTRIC MANHOLE (MHE)
- MISC. MANHOLE (MH)
- TELEPHONE MANHOLE (MHT)
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE

NOTES:

1. BEARINGS REFER TO THE MASSACHUSETTS NAD 83 STATE PLANE COORDINATE SYSTEM (MAINLAND ZONE).
2. ELEVATIONS REFER TO THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 88).
3. REFERENCE IS MADE TO THE FOLLOWING MAPS:
   - A. "PLAN OF LAND IN ARLINGTON" BY ALBERT A. MILLER AND WILBUR C. NYLANDER, SURVEYORS, SCALE 1"=40', DATED SEPTEMBER 12, 1956, RECORDED AS PLAN 26054A.
   - B. "PLAN SHOWING LAND IN ARLINGTON, MASSACHUSETTS TO BE CONVEYED TO TOWN OF ARLINGTON BY MYSTIC VALLEY GAS COMPANY", BY W.H. ROBY, SCALE 1" =80' , DATED AUGUST 30, 1960, RECORDED AS PLAN 1629 OF 1960 OF THE MIDDLESEX SOUTH REGISTRY OF DEEDS.
   - C. "PLAN OF LAND IN ARLINGTON, MASS", BY JOSEPH SELWYN, SCALE 1"=20', DATED MAY 10, 1961, RECORDED AS PLAN 776 OF 1961 THE MIDDLESEX SOUTH REGISTRY OF DEEDS.
   - D. "PLAN OF LAND IN ARLINGTON, MASS", BY SCHOFIELD BROTHERS, SCALE 1"=30', DATED SEPTEMBER 22, 1961, RECORDED AS PLAN 1659 OF 1961 IN THE MIDDLESEX SOUTH REGISTRY OF DEEDS.
   - E. "PLAN OF THE RELOCATION OF GROVE STREET ARLINGTON AS ORDERED BY THE COUNTY COMMISSIONERS", SCALE 1" =40', DATED 1964, RECORDED AS PLAN 133 OF 1964 OF THE MIDDLESEX SOUTH REGISTRY OF DEEDS.
   - F. "THE COMMONWEALTH OF MASSACHUSETTS METROPOLITAN DISTRICT COMMISSION SEWERAGE DIVISION PLAN OF LAND IN ARLINGTON", SCALE 1" =40', DATED MAY 1966, RECORDED AS PLAN 281 OF 1967 OF THE MIDDLESEX SOUTH REGISTRY OF DEEDS.
   - G. "PLAN OF LAND IN ARLINGTON, MASS.", BY R.L. HIGGINS, SCALE 1" =40', DATED SEPTEMBER 11, 1973, RECORDED AS PLAN 144 OF 1975 OF THE MIDDLESEX SOUTH REGISTRY OF DEEDS.
   - H. "PLAN OF LAND IN ARLINGTON, MASS.", BY JOS. J. SULLIVAN, SCALE 1" =40', DATED OCTOBER 6, 1975, RECORDED AS PLAN 1055 OF 1975 OF THE MIDDLESEX SOUTH REGISTRY OF DEEDS.
   - I. "PLAN OF LAND IN ARLINGTON - MASS. SHOWING PROPOSED TRANSFER OF LAND BETWEEN GAS CO. AND TOWN OF ARLINGTON", BY CHARLES F. RINCIARI, SCALE 1" =20', DATED SEPT. 1976, RECORDED AS PLAN 1190 OF 1976 OF THE MIDDLESEX SOUTH REGISTRY OF DEEDS.
   - J. "TOPOGRAPHICAL PLAN OF LAND IN ARLINGTON, MASS.", BY SCHOFIELD BROTHERS, INC., SCALE 1" =20', DATED JANUARY 27, 1977, ADDITIONS, JAN. 31, 1977.
   - K. "ACTIVITY AND USE LIMITATION PLAN OF LAND ARLINGTON, MASS. (MIDDLESEX COUNTY) PREPARED FOR: BROWN & CALDWELL", BY SCHOFIELD BROTHERS OF NEW ENGLAND, INC., SCALE 1" =20', DATED JANUARY 20, 2015, RECORDED AS PLAN 144 OF 1975 OF THE MIDDLESEX SOUTH REGISTRY OF DEEDS
   - L. "SITE PLAN & BORINGS", BY SYMMES MAINI & MCKEE INC. SCALE 1" =20', DATED MARCH 1, 1977.
   - M. "SITE SURVEY PLAN" BY SYMMES MAINI & MCKEE INC. SCALE 1" =20', DATED MARCH 1, 1977.
4. THE PROPERTY IS TOGETHER WITH AND SUBJECT TO SUCH EASEMENTS AND RIGHTS OF RECORD AS MAY APPEAR.
5. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO WESTON & SAMPSON. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG.
6. INVERTS NOT ATTAINABLE DO TO ICE OR OTHER DEBRIS RESTRICTING VISIBILITY AND OR ACCESS. INVERTS WERE TAKEN FROM RECORD DRAWINGS LISTED AS 3(I) & 3(J) IN THE ABOVE NOTES AND CONVERTED TO NEW ELEVATION VALUES BASED ON NAVD 88 DATUM.
7. TOPOGRAPHY WAS NOT UPDATED FOR 8/31/2020 REVISION.

20 10 0 20 40 60
GRAPHIC SCALE 1"= 20'

I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

Michael G. Wilmes, L.S. 34322 — *Date* 01/7/21

REVISIONS	
DATE	DESCRIPTION
8/31/20	ADD PROPERTY LINES
9/30/20	ADD STREAM ELEVATIONS
10/29/20	UTILITY EASEMENT ADDED
1/6/21	EXISTING UTILITIES UPDATED
1/21/21	TEST PIT LOCATIONS ADDED

COMMONWEALTH OF MASSACHUSETTS — MICHAEL G. WILMES — 34322 — REGISTERED PROFESSIONAL LAND SURVEYOR

EXISTING CONDITIONS SURVEY
ARLINGTON DPW
51 GROVE STREET
TOWN OF ARLINGTON

COUNTY OF MIDDLESEX — COMMONWEALTH OF MASSACHUSETTS

Weston & Sampson
Weston & Sampson Engineers, Inc.
5 Centennial Drive, Peabody, MA 01960 Tel:(978)532-1900

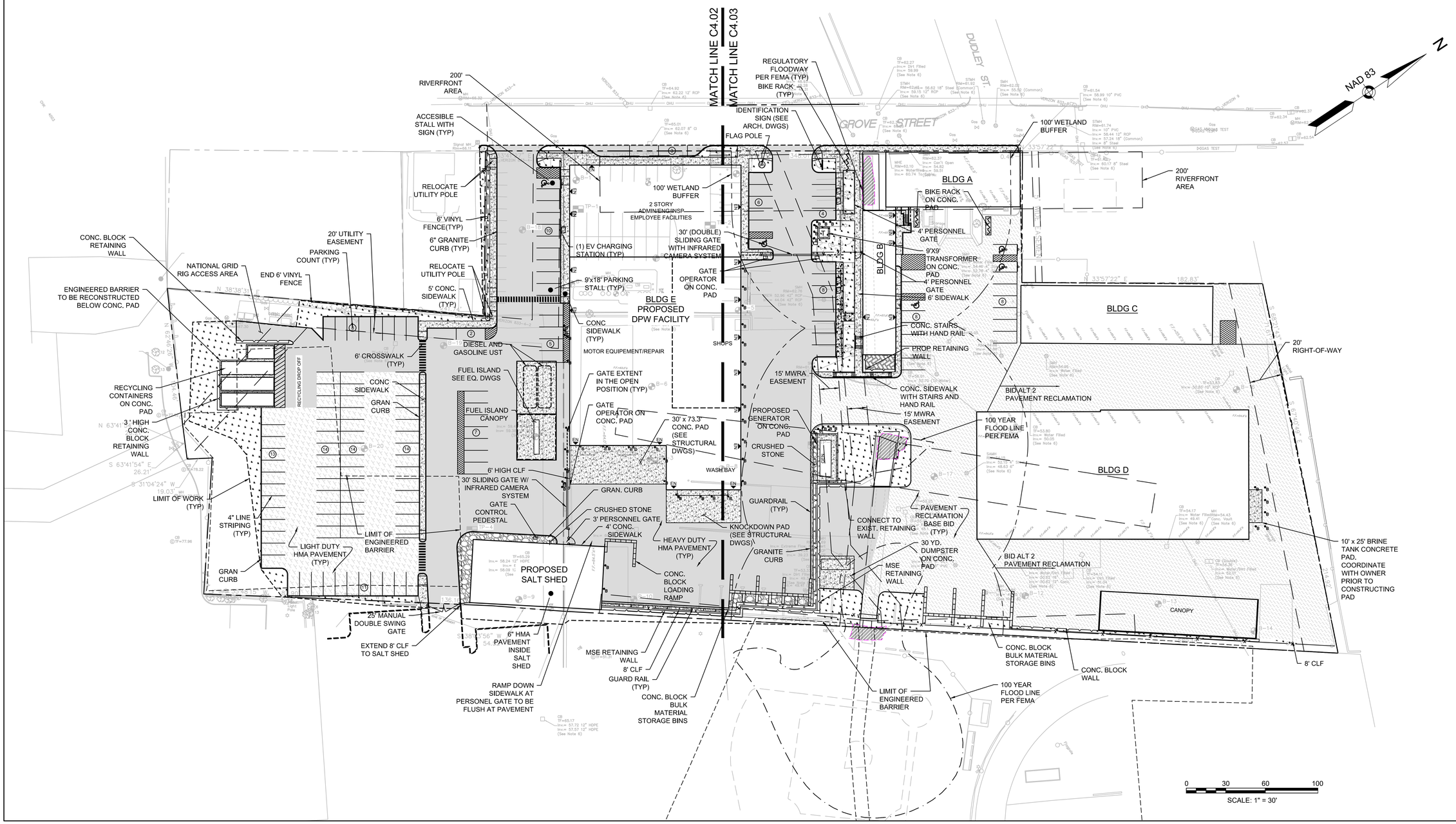
CAD FILE: Arlington DPW-Feb2018
DATE: Feb. 16, 2018 — SHEET 1 OF 1
SCALE: 1"=20' — DRAWING No.: Arlington DPW-Feb2018

LEGEND:

- HEAVY DUTY HMA PAVEMENT
- LIGHT DUTY HMA PAVEMENT
- PAVEMENT RECLAMATION
- CONCRETE
- CRUSHED STONE
- LANDSCAPED AREAS
- 100 YEAR FLOOD LINE PER FEMA
- REGULATORY FLOODWAY PER FEMA

NOTES:

1. GRANITE CURB SHALL BE TYPE VA-4 UNLESS OTHERWISE IDENTIFIED.
2. EXISTING SITE CONDITIONS SHOWN ARE FROM GROUND SURVEYS PERFORMED BY WESTON & SAMPSON. DATED xxx UPDATED ON xxx.
3. PROVIDE 6" HMA PAVING WITHIN SALT SHED.
4. PROVIDE NEW HOT MIX ASPHALT PAVEMENT BETWEEN ALL PROPOSED CURB LINES, EDGE OF PAVEMENT & BUILDINGS (INCLUDING UP TO SAWCUT LIMITS).
5. ALL SAWCUTS SHALL HAVE RS-1 ASPHALT EMULSION TACK COAT ADDED PRIOR TO ABUTTING PAVEMENT, MATCHING EXISTING CONDITIONS.
6. CONTRACTOR SHALL PATCH EXISTING PAVED AREAS WITH HMA FOLLOWING UTILITY INSTALLATION
7. ALL BACKFILL MATERIAL BELOW PROPOSED BUILDINGS SHALL CONSIST OF STRUCTURAL FILL PER EARTHWORK SPECIFICATION 31 00 00.
8. REFER TO C301 AND C302 FOR LIMITS OF PHASE 1 AND PHASE 2 WORK. CONTRACTOR TO COORDINATE SEQUENCING OF WORK ACCORDINGLY.
9. COORDINATE FINAL LOCATION OF EV CONDUIT WITH TOWN. CONDUIT AND EV STATION TO BE LOCATED ON SIDEWALK.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING ALL COSTS ASSOCIATED WITH THE RELOCATION OF THE UTILITY POLES AT THE NEW SIDEWALK..



Project:

TOWN OF ARLINGTON

PUBLIC WORKS FACILTIY RENOVATIONS & ADDITION

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CODE RED CONSULTANTS

The Green Engineer
Sustainable Design Consulting

Seal:

LAURENCE F. KEEGAN, JR.
CIVIL
NO. 33708
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS
1-21-21

Revisions:

Rev	Date	Description

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Drawn By:	EC
Reviewed By:	LFK
Approved By:	LFK
W&S Project No:	2170997

Drawing Title:

LAYOUT AND MATERIALS PLAN - OVERALL

Sheet Number:

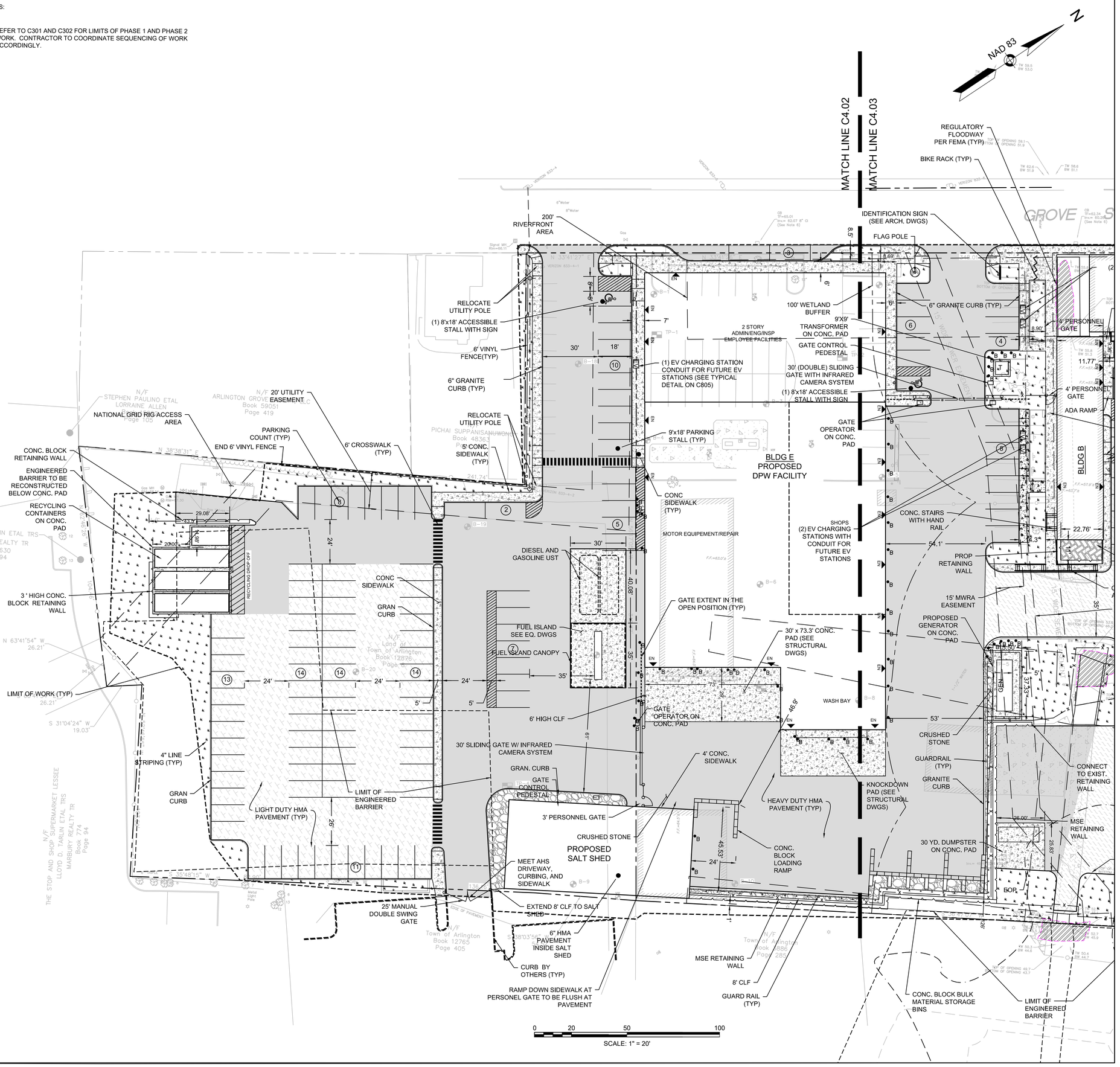
C501

LEGEND:

- HEAVY DUTY HMA PAVEMENT
- LIGHT DUTY HMA PAVEMENT
- PAVEMENT RECLAMATION
- CONCRETE
- CRUSHED STONE
- LANDSCAPED AREAS
- 100 YEAR FLOOD LINE PER FEMA
- REGULATORY FLOODWAY PER FEMA

NOTES:

1. REFER TO C301 AND C302 FOR LIMITS OF PHASE 1 AND PHASE 2 WORK. CONTRACTOR TO COORDINATE SEQUENCING OF WORK ACCORDINGLY.



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Drawing Title:

LAYOUT AND MATERIALS PLAN - WEST

Sheet Number:

C502

LEGEND:

- HEAVY DUTY HMA PAVEMENT
- LIGHT DUTY HMA PAVEMENT
- PAVEMENT RECLAMATION
- CONCRETE
- CRUSHED STONE
- LANDSCAPED AREAS
- 100 YEAR FLOOD LINE PER FEMA
- REGULATORY FLOODWAY PER FEMA

NOTES:

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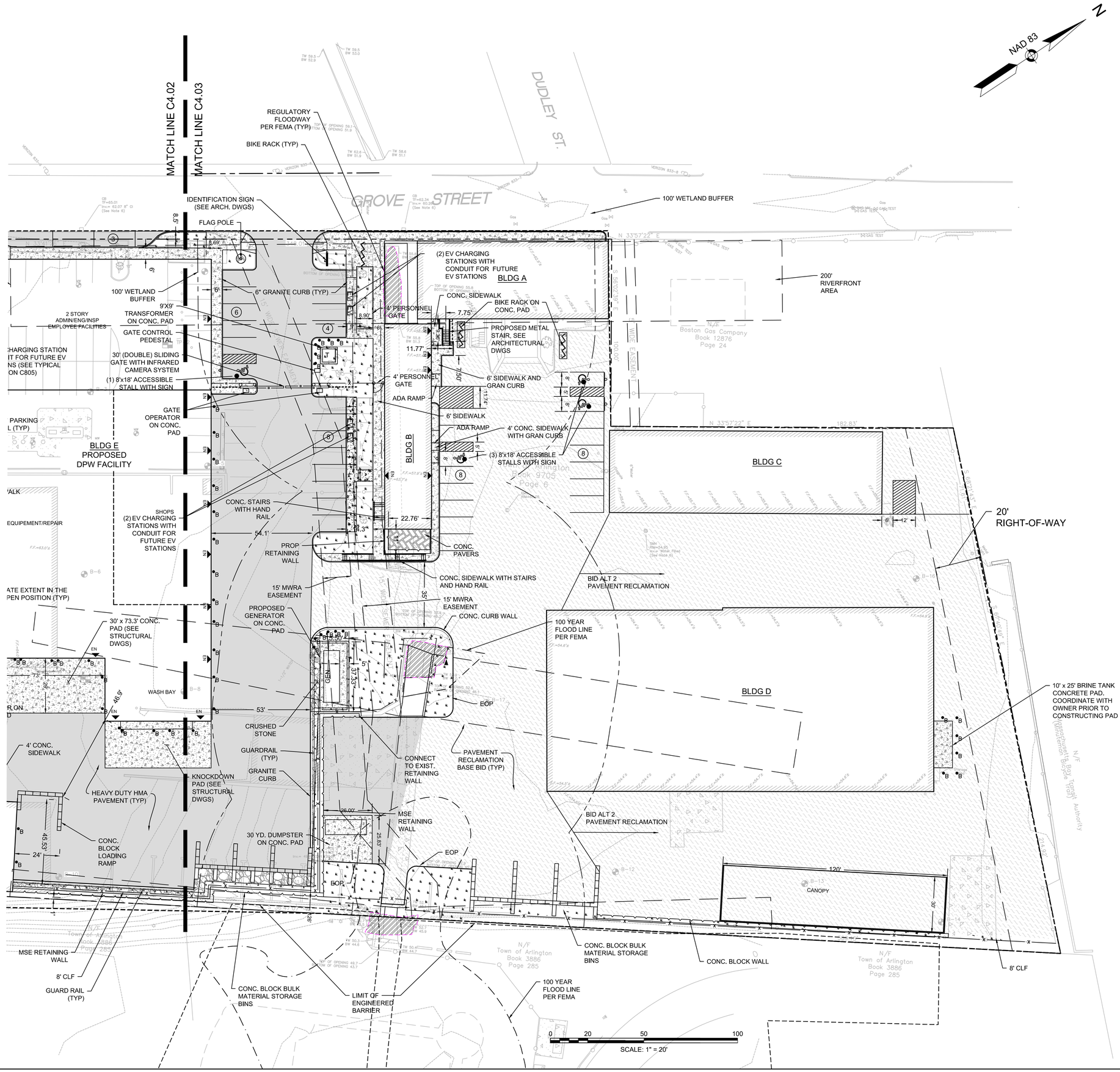

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Drawing Title:

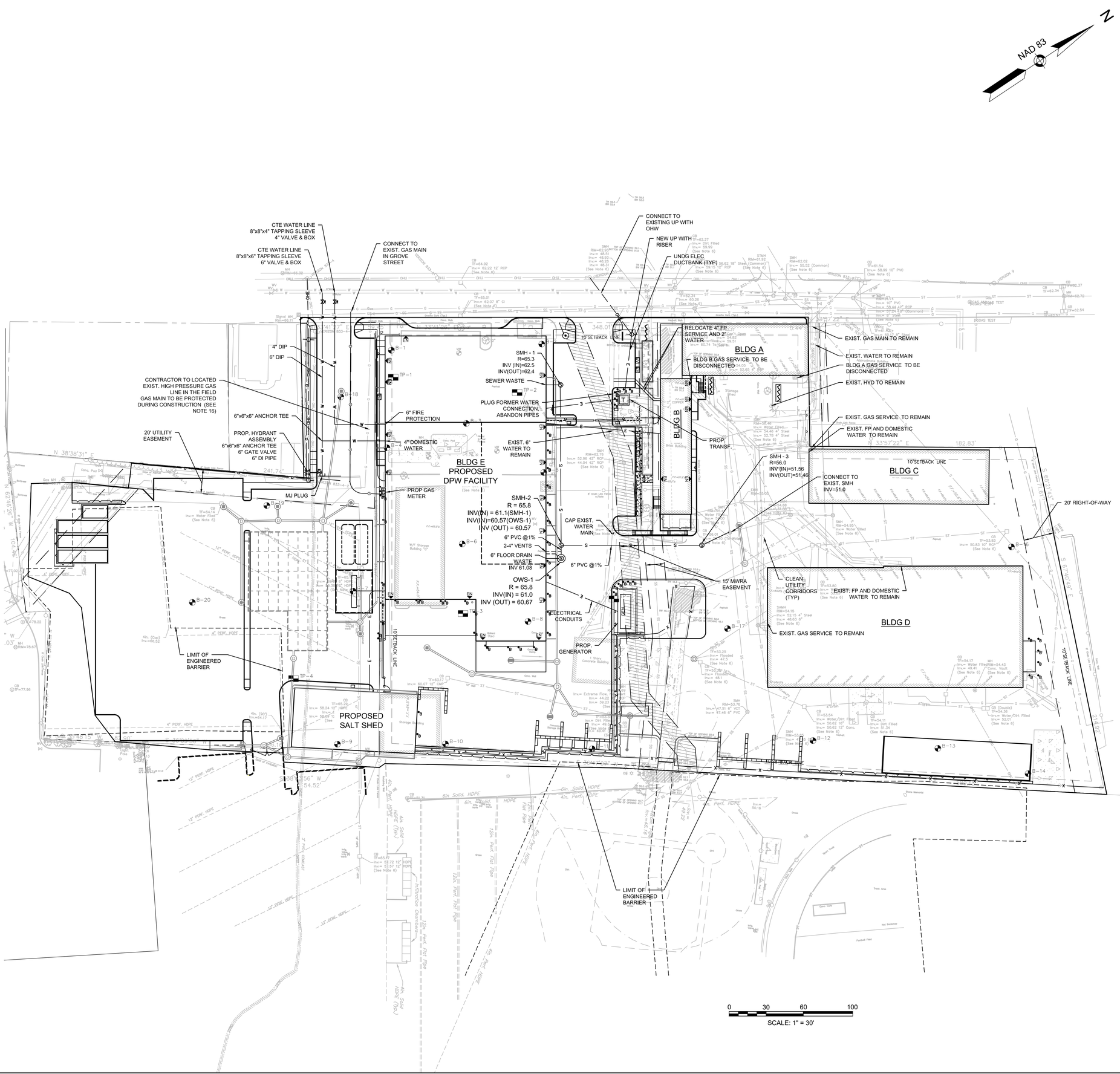
LAYOUT AND MATERIALS PLAN - EAST

Sheet Number:

C503

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE SITE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE SITE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE SITE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
2. THE SITE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY OWNER.
3. THE SITE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING HORIZONTAL AND VERTICAL ALIGNMENT OF PROPOSED UTILITIES AS REQUIRED TO COMPLETE THE PROPOSED DRAINAGE AND SEWER WORK.
4. THE SITE CONTRACTOR TO PROVIDE ALL NECESSARY FITTINGS TO ACHIEVE WATER SERVICE LAYOUT AS SHOWN ON THE DRAWINGS.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER TRANSITION MATERIAL AND FITTINGS TO PROVIDE A TIGHT TRANSITION FROM DISSIMILAR PIPE MATERIALS FROM PLUMBING & FIRE PROTECTION WORK TO SITE CONTRACTOR'S WORK.
6. PLUMBING FILED SUB-BID CONTRACTOR (P.C.) IS RESPONSIBLE FOR THE CONSTRUCTION OF THE DOMESTIC WATER LINES & SANITARY SERVICES INSIDE THE BUILDING AND EXTENDING 5' FROM THE FACE OF THE BUILDING WHERE IT EXITS UNLESS OTHERWISE NOTED. THE SITE CONTRACTOR IS RESPONSIBLE FOR EXTENDING NEW SERVICE INTO THE SITE AND FOR CONNECTION TO THE PLUMBING CONTRACTOR'S WORK
7. P.C. SHALL PROVIDE & INSTALL THE OIL/WATER/SAND SEPARATOR (OWS) SYSTEM. P.C SHALL PROVIDE & INSTALL ALL SANITARY AND VENT PIPING FROM THE BUILDING TO THE STRUCTURE. SITE CONTRACTOR SHALL EXCAVATE & BACKFILL FOR ALL EXTERIOR PIPING AND OIL/WATER SEPARATOR.
8. SITE CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, BACKFILL, CONCRETE ENCASEMENT, AND REINFORCEMENT FOR ALL UNDERGROUND CONDUITS/DUCTBANKS, HANDHOLES, PLUMBING, AND FIRE PROTECTION WORK. COORDINATE LIMITS OF WORK WITH FP, P, E, AND TC DRAWINGS FOR WORK NOT SHOWN ON THIS DRAWING.
9. THE FIRE PROTECTION FILED SUB-BID (FP) CONTRACTOR IS RESPONSIBLE FOR FOR THE CONSTRUCTION OF THE FIRE PROTECTION SERVICE INSIDE THE BUILDING AND EXTENDING 25' OUTSIDE FROM THE FACE OF THE BUILDING (SEE FP-SERIES DRAWINGS). SITE CONTRACTOR IS RESPONSIBLE FOR EXTENDING NEW SERVICE INTO THE SITE AND FOR CONNECTION TO THE FIRE PROTECTION CONTRACTOR'S WORK.
10. ALL UNDERGROUND WORK SHALL BE COORDINATED WITH THE FINAL PLANTING PLAN TO AVOID PLANTINGS FROM BEING INSTALLED OVER NEW UTILITIES.
11. LIGHT POLE CONDUITS ARE NOT SHOWN FOR CLARITY. REFER TO E-SERIES DRAWINGS FOR LIGHT POLE CONDUIT AND ROUTING. SITE CONTRACTOR TO PROVIDE & INSTALL LIGHT POLE FOUNDATIONS & E.C. TO PROVIDE AND INSTALL LIGHT POLES. SITE CONTRACTOR TO EXCAVATE AND BACKFILL FOR ALL CONDUITS. E.C. TO PROVIDE AND INSTALL CONDUITS.
12. CONDUITS FOR AUTOMATIC GATES AND LOOP DETECTORS NOT SHOWN. COORDINATE QUANTITY AND LOCATION WITH E-SERIES DRAWINGS. E.C TO PROVIDE AND INSTALL CONDUITS. SITE CONTRACTOR TO EXCAVATE AND BACKFILL FOR CONDUITS.
13. DRAINAGE INFORMATION IN GRAY IS SHOWN FOR ILLUSTRATIVE AND COORDINATION PURPOSE. SEE C601-C603 GRADING AND DRAINAGE PLANS FOR DRAINAGE INFORMATION.
14. SITE CONTRACTOR IS RESPONSIBLE FOR EXCAVATION AND BACKFILL FOR ALL UNDERGROUND UTILITIES WITHIN THE BUILDING. COORDINATE LOCATIONS, ROUTING, DEPTH, ETC. WITH EACH SUBCONTRACTOR.
15. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAWCUTTING, EXCAVATION, SAND PIPE BEDDING, BACKFILL , AND TRENCH PATCHING OF THE GAS LINE. THE PIPE INSTALLATION WILL BE THE RESPONSIBILITY OF THE GAS COMPANY FROM THE MAIN TO THE METER. THE GAS COMPANY WILL DETERMINE IN THE FIELD THE EXACT LOCATION FOR PROPER CONNECTION TO THE EXISTING GAS MAIN. SITE CONTRACTOR SHALL EXCAVATE & BACKFILL FOR GAS LINE ACCORDINGLY.
16. CONTRACTOR IS REQUIRED TO NOTIFY NATIONAL GRID LOSS PREVENTION DEPARTMENT WHEN EXCAVATING WITHIN THE EASEMENT OR CLOSER THAN 15' OF EXISTING HIGH PRESSURE GAS LINE. HAND DIGGING IS REQUIRED FOR ANY EXCAVATION WITHIN 18 INCHES FROM GAS LINE.
17. REFER TO C301 AND C302 FOR LIMITS OF PHASE 1 AND PHASE 2 WORK. CONTRACTOR TO COORDINATE SEQUENCING OF WORK ACCORDINGLY.



Project:

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W&S Project No:	2170997

Drawing Title:

UTILITY PLAN

Sheet Number:

C601

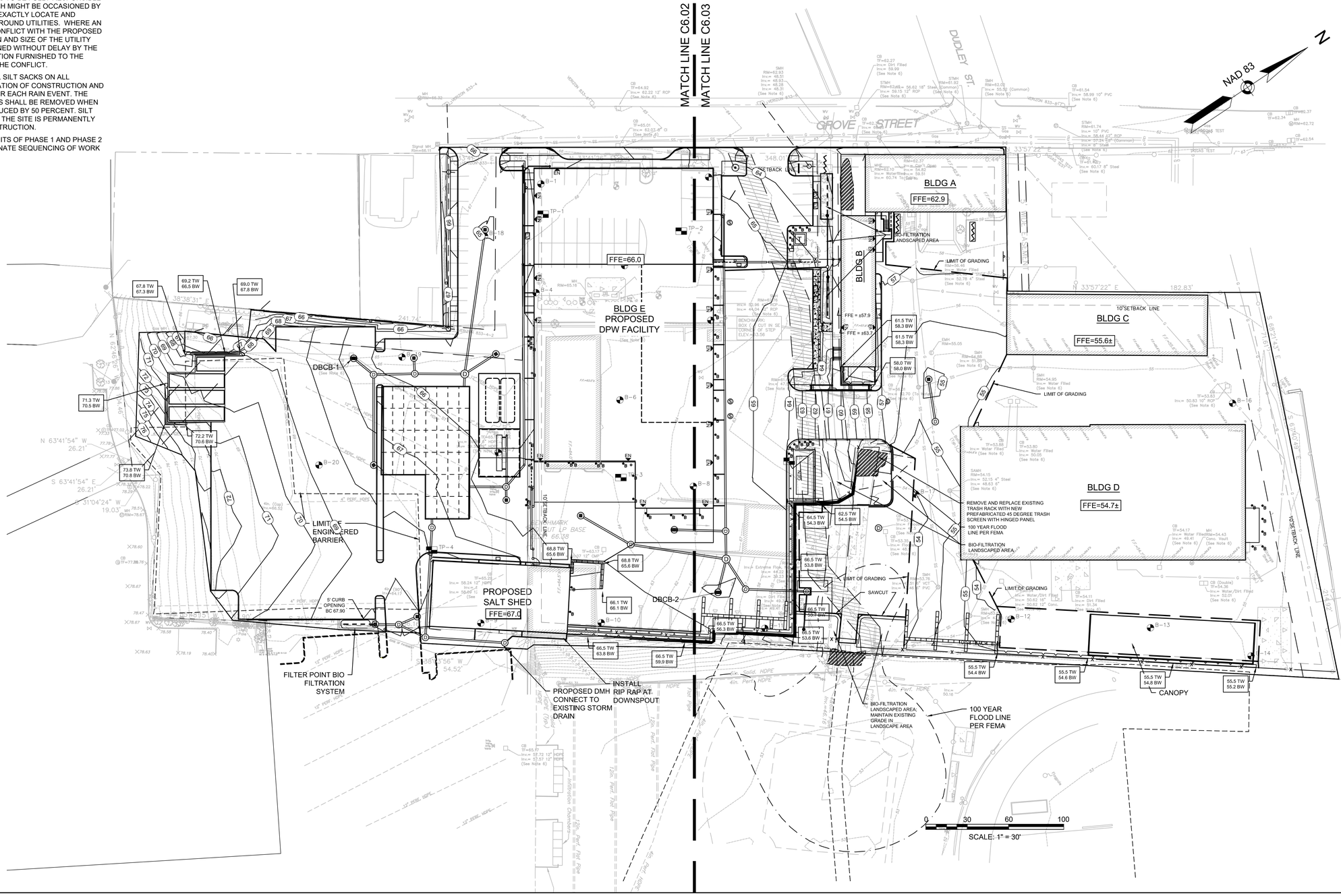
LEGEND:

100 YEAR FLOOD LINE PER FEMA

REGULATORY FLOODWAY PER FEMA

NOTES:

1. UNLESS OTHERWISE NOTED ALL DRAIN PIPES SHALL BE 12" HDPE (HIGH DENSITY POLYETHYLENE).
2. UNLESS OTHERWISE NOTED, ALL DRAIN MANHOLES SHALL BE 4' INSIDE DIAMETER.
3. ALL RIM ELEVATIONS SHALL BE FLUSH WITH FINISH GRADE.
4. DUMPSTER PAD SHALL SLOPE AT A MINIMUM 2% INTO THE PAVED AREA.
5. FOR THE PROPOSED ROOF DRAIN LINES, THE CONTRACTOR SHALL INSTALL CLEAN OUTS AT THE END OF THE PIPE LINE, AT ANY LOCATION WHERE THE PIPE CHANGES DIRECTIONS, AND AT A 100 FOOT INTERVALS AS NEEDED. CLEANOUTS LOCATED IN PAVED AREAS SHALL BE INSTALLED TO PROVIDE H-20 WHEEL LOADING RATING.
6. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
7. THE CONTRACTOR SHALL INSTALL SILT SACKS ON ALL PROPOSED INLETS FOR THE DURATION OF CONSTRUCTION AND INSPECT THE CATCH BASINS AFTER EACH RAIN EVENT. THE SEDIMENT FROM SEDIMENT TRAPS SHALL BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT. SILT SACKS SHALL BE REMOVED ONCE THE SITE IS PERMANENTLY STABILIZED AT THE END OF CONSTRUCTION.
8. REFER TO C301 AND C302 FOR LIMITS OF PHASE 1 AND PHASE 2 WORK. CONTRACTOR TO COORDINATE SEQUENCING OF WORK ACCORDINGLY.



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1-21-21

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Reviewed By:	LFK
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W&S Project No:	2170997

Drawing Title:

GRADING AND DRAINAGE PLAN - OVERALL

Sheet Number:

C701

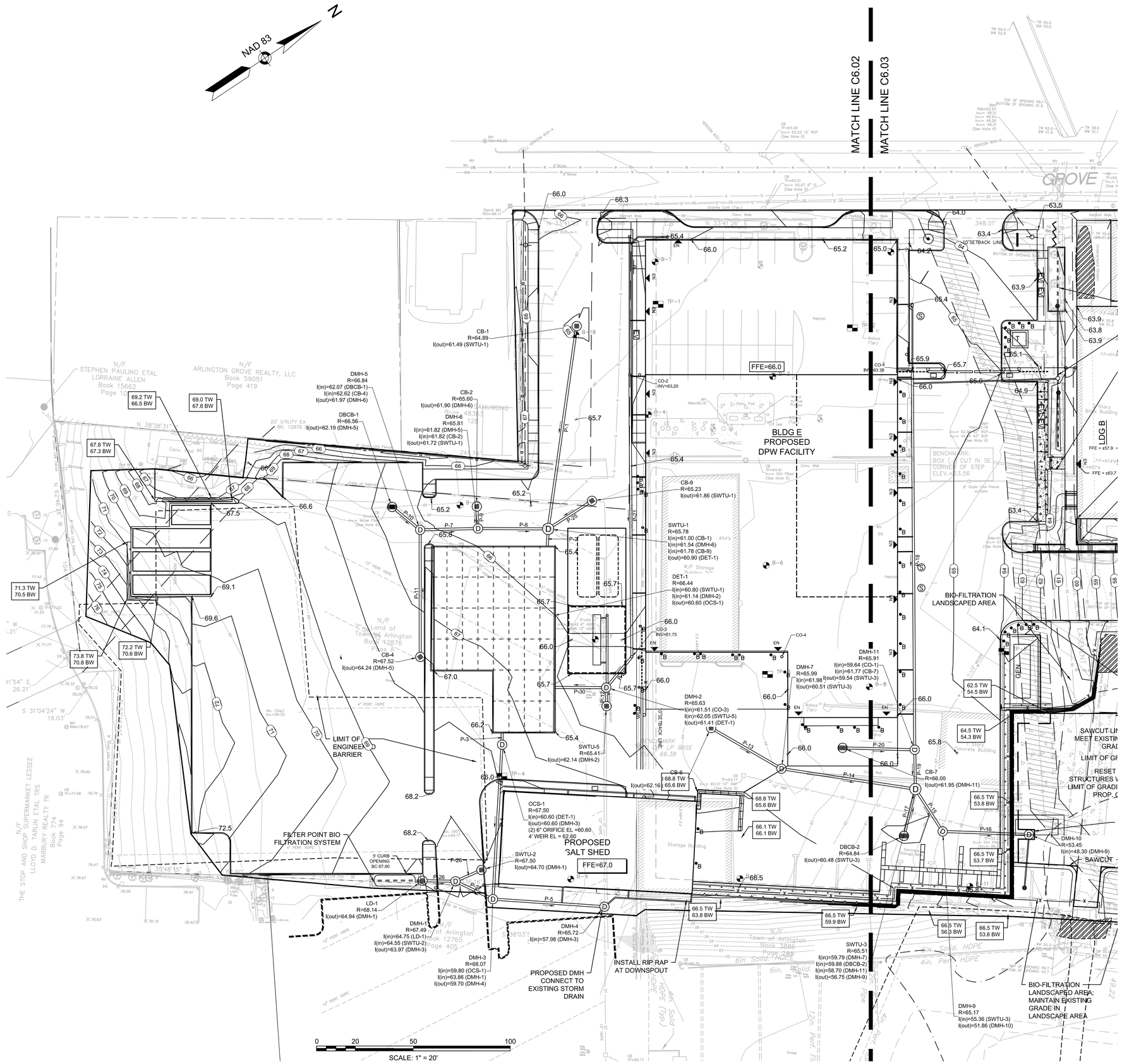
LEGEND:

100 YEAR FLOOD LINE PER FEMA

REGULATORY FLOODWAY PER FEMA

NOTES:

1. REFER TO C301 AND C302 FOR LIMITS OF PHASE 1 AND PHASE 2 WORK. CONTRACTOR TO COORDINATE SEQUENCING OF WORK ACCORDINGLY.



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1-27-21

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Reviewed By:	LFK
Approved By:	LFK
W&S Project No:	2170997

Drawing Title:

GRADING AND DRAINAGE PLAN - WEST

Sheet Number:

C702

LEGEND:

100 YEAR FLOOD LINE PER FEMA

REGULATORY FLOODWAY PER FEMA

NOTES:

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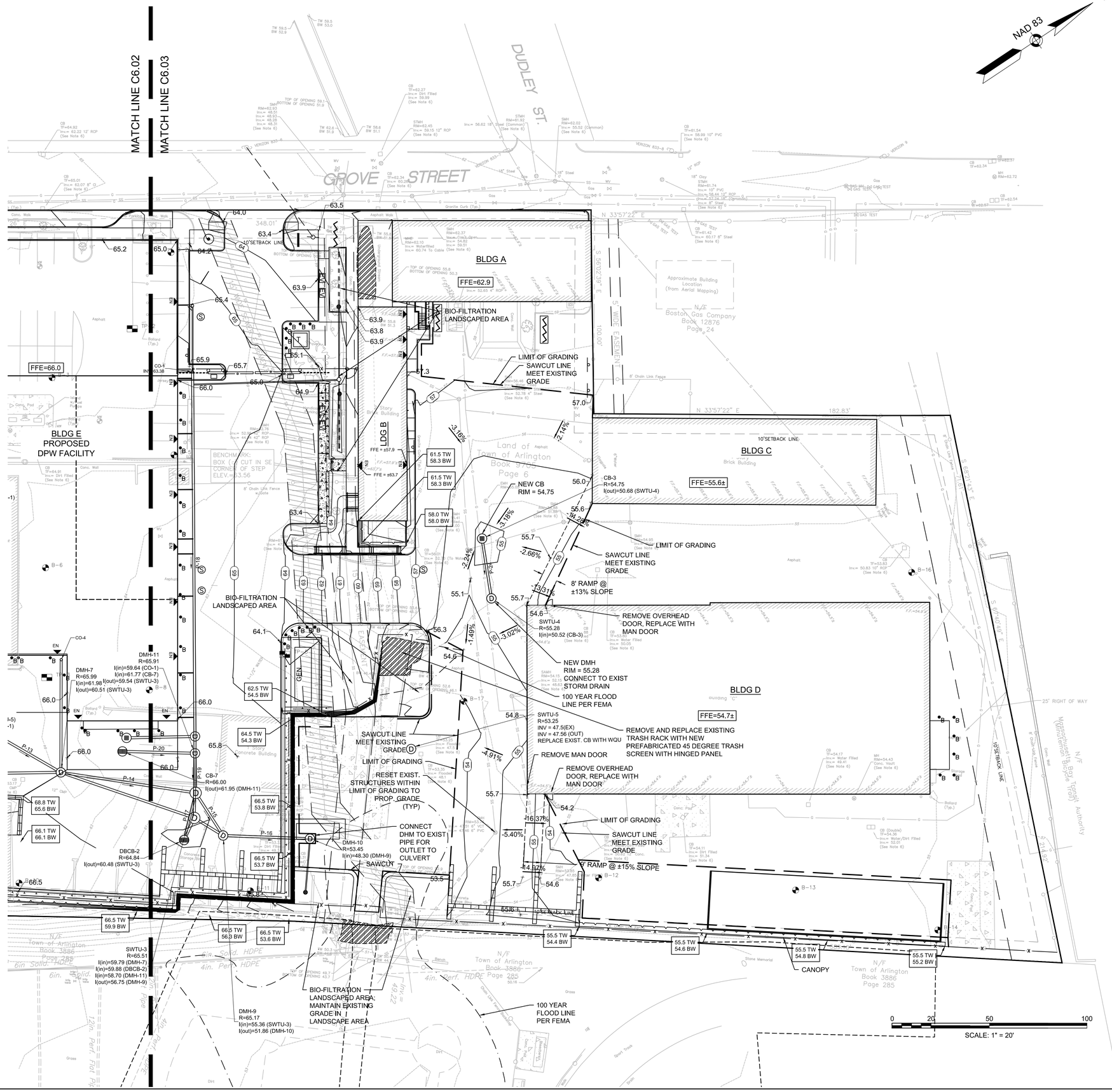

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Drawing Title:

GRADING AND DRAINAGE PLAN - EAST

Sheet Number:

C703

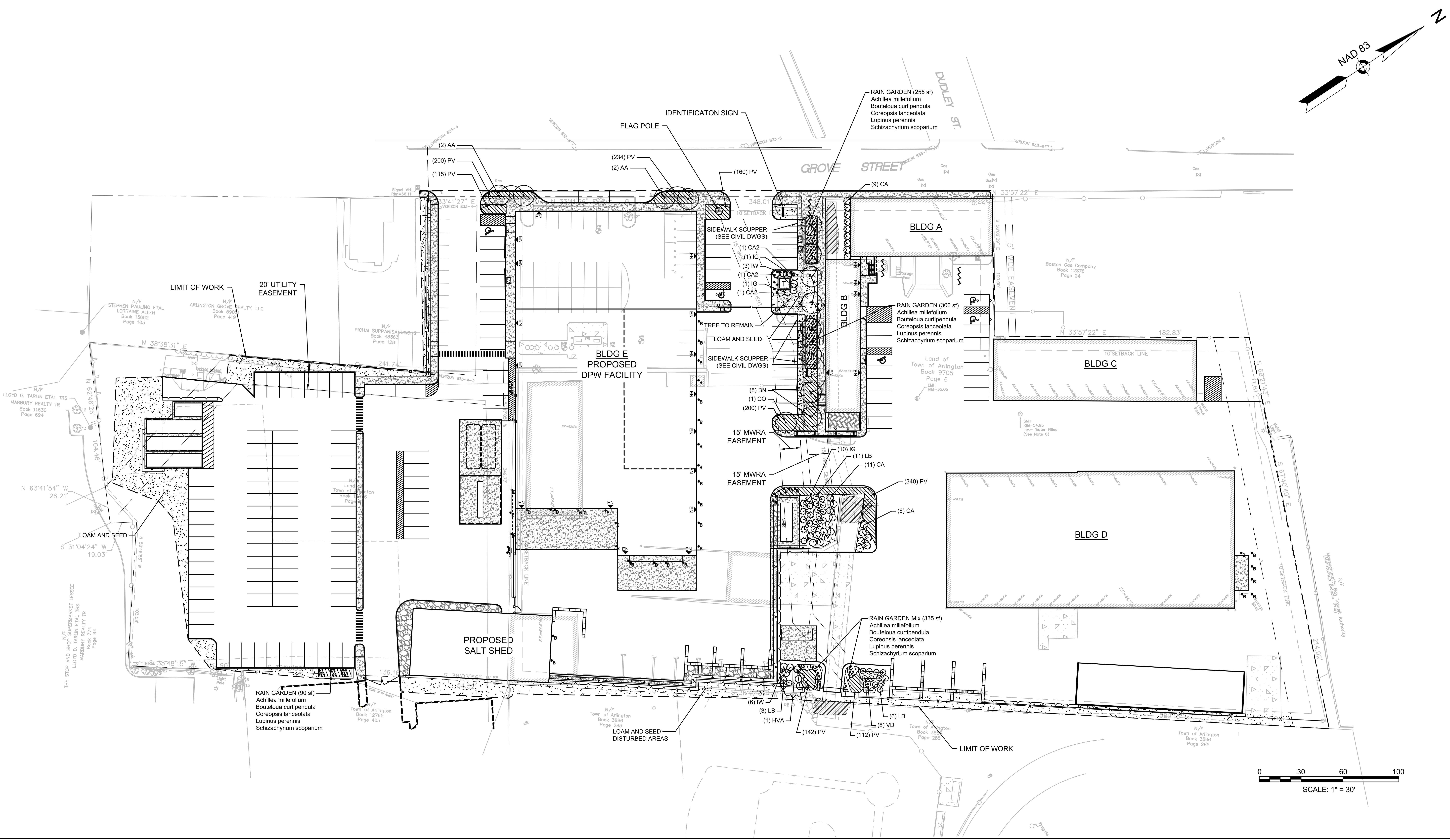
PLANTING SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE		QTY	DETAIL	REMARKS
	AA	Acer rubrum `Armstrong`	Armstrong Red Maple	---		4		
	BN	Betula nigra	River Birch Multi-Trunk	---		8		
	HVA	Hammamelis virginiana	Vernal Witch hazel			1		
	CO	Celtis occidentalis	Hackberry	---		1		
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE		QTY	DETAIL	REMARKS
	CA	Ceanothus americanus	New Jersey Tea	---		26		
	CA2	Clethra alnifolia	Summersweet Clethra	---		3		
	IG	Ilex glabra	Inkberry Holly	---		12		
	IW	Ilex verticillata	Winterberry	---		9		
	LB	Lindera benzoin	Spicebush			20		
	VD	Viburnum dentatum	Arrow-wood Viburnum			8		
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	DETAIL	REMARKS
	PV	Panicum virgatum	Switch Grass	---	12" o.c.	1,503		

LEGEND

RAIN GARDEN
Achillea millefolium / Common Yarrow
Bouteloua curtipendula / Side Oats Grama
Coreopsis lanceolata / Lanceleaf Tickseed
Lupinus perennis / Wild Lupine
Schizachyrium scoparium / Little Bluestem Grass

LOAM AND SEED. TYP.



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Consultants:

GARCIA-GALUSKA DESOUSA CONSULTING ENGINEERS INC.

CODE RED CONSULTANTS

The Green Engineer
Sustainable Design Consulting

Seal:

Revisions:

Rev	Date	Description

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Date: JANUARY 22, 2021
Drawn By: EC
Reviewed By: LFK
Approved By: LFK
W&S Project No: 2170997

Drawing Title:

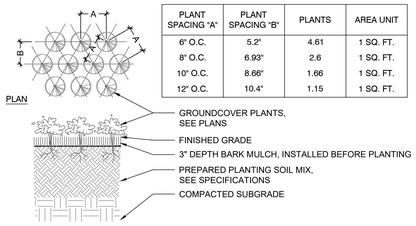
LANDSCAPE PLANTING PLAN

Sheet Number:

L100

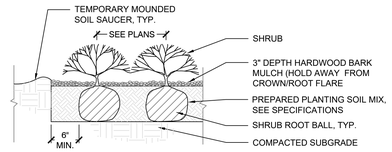
GROUNDCOVER SPACING TABLE

PLANT SPACING "A"	PLANT SPACING "B"	PLANTS	AREA UNIT
6" O.C.	5.2"	4.61	1 SQ. FT.
8" O.C.	6.93"	2.6	1 SQ. FT.
10" O.C.	8.66"	1.66	1 SQ. FT.
12" O.C.	10.4"	1.15	1 SQ. FT.



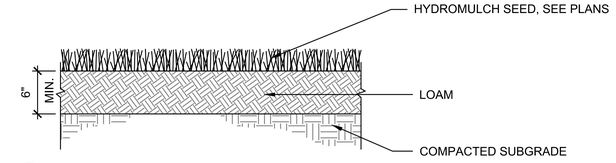
NOTES:
1. ALL GROUND COVERS TO BE PLANTED IN TRIANGULAR PATTERN. SEE PLANTING SCHEDULE FOR SPACING.
2. JUTE EROSION CONTROL MAT TO BE USED ON ALL SLOPES 3:1 OR GREATER. SEE SPECIFICATIONS

1 GROUND COVER PLANTING
SCALE: N.T.S.

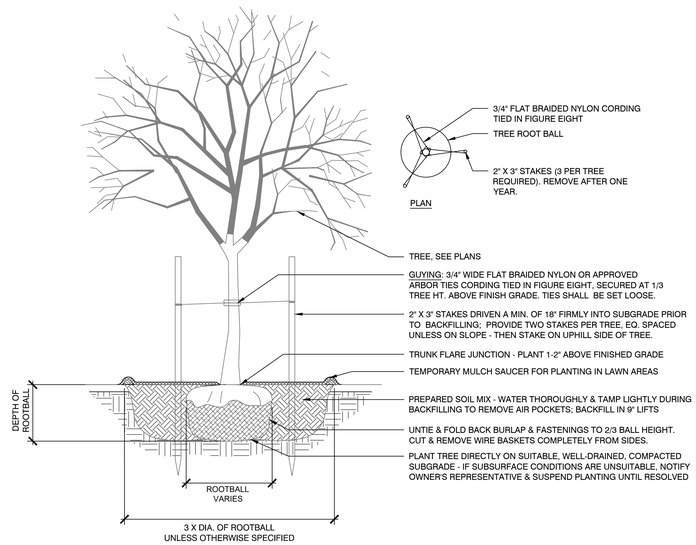


NOTES:
1. ALL MULCH MUST BE DARK IN COLOR. PROVIDE SAMPLE PRIOR TO INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.

2 SHRUB PLANTING
SCALE: N.T.S.



1 LOAM AND SEED, TYP.
SCALE: N.T.S.



4 TREE STAKING AND PLANTING
SCALE: N.T.S.

Project:

TOWN OF ARLINGTON

PUBLIC WORKS FACILTIY RENOVATIONS & ADDITION

51 GROVE STREET
ARLINGTON, MA 02476

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PLANTING DETAILS

Sheet Number:

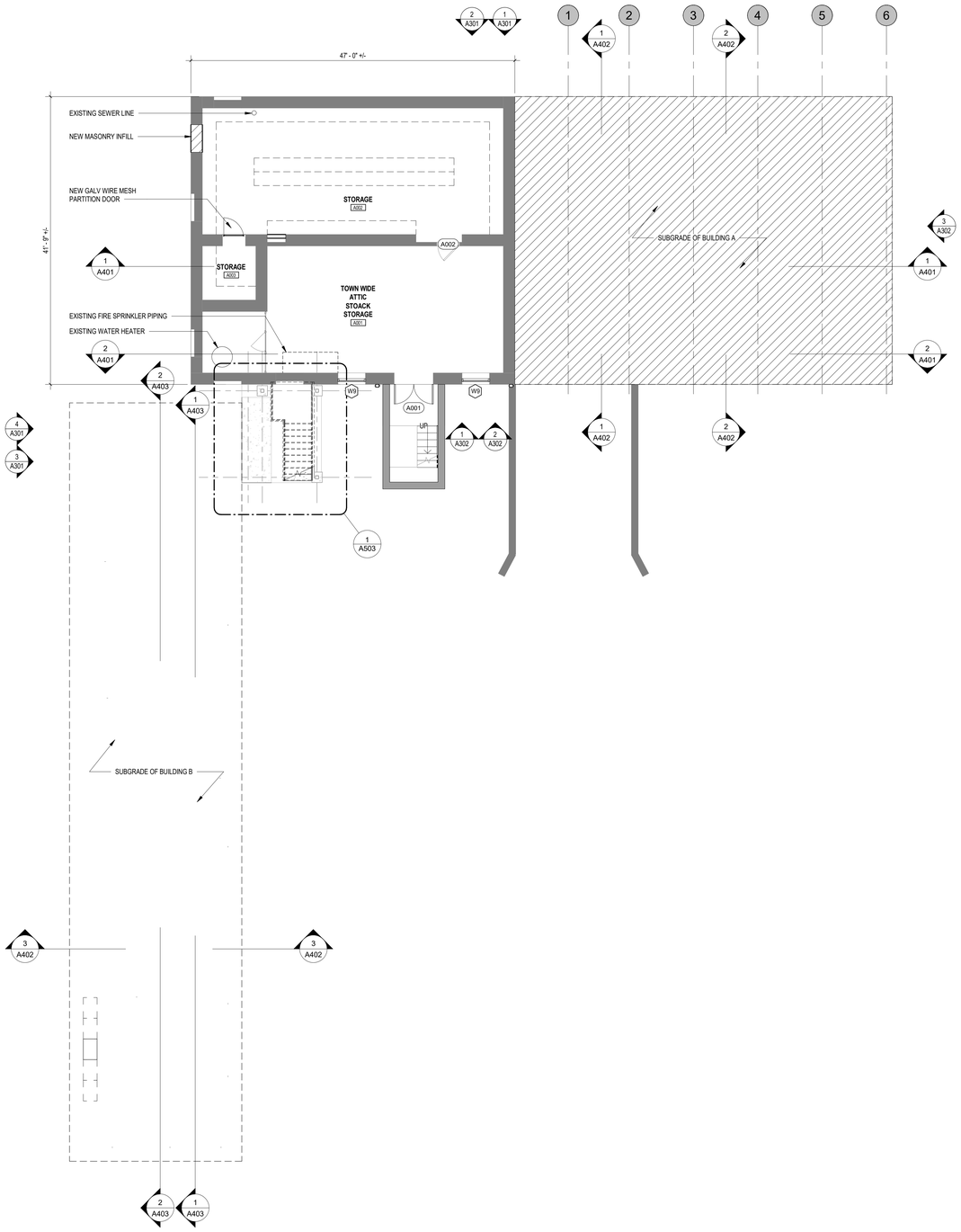
L200

APPENDIX C

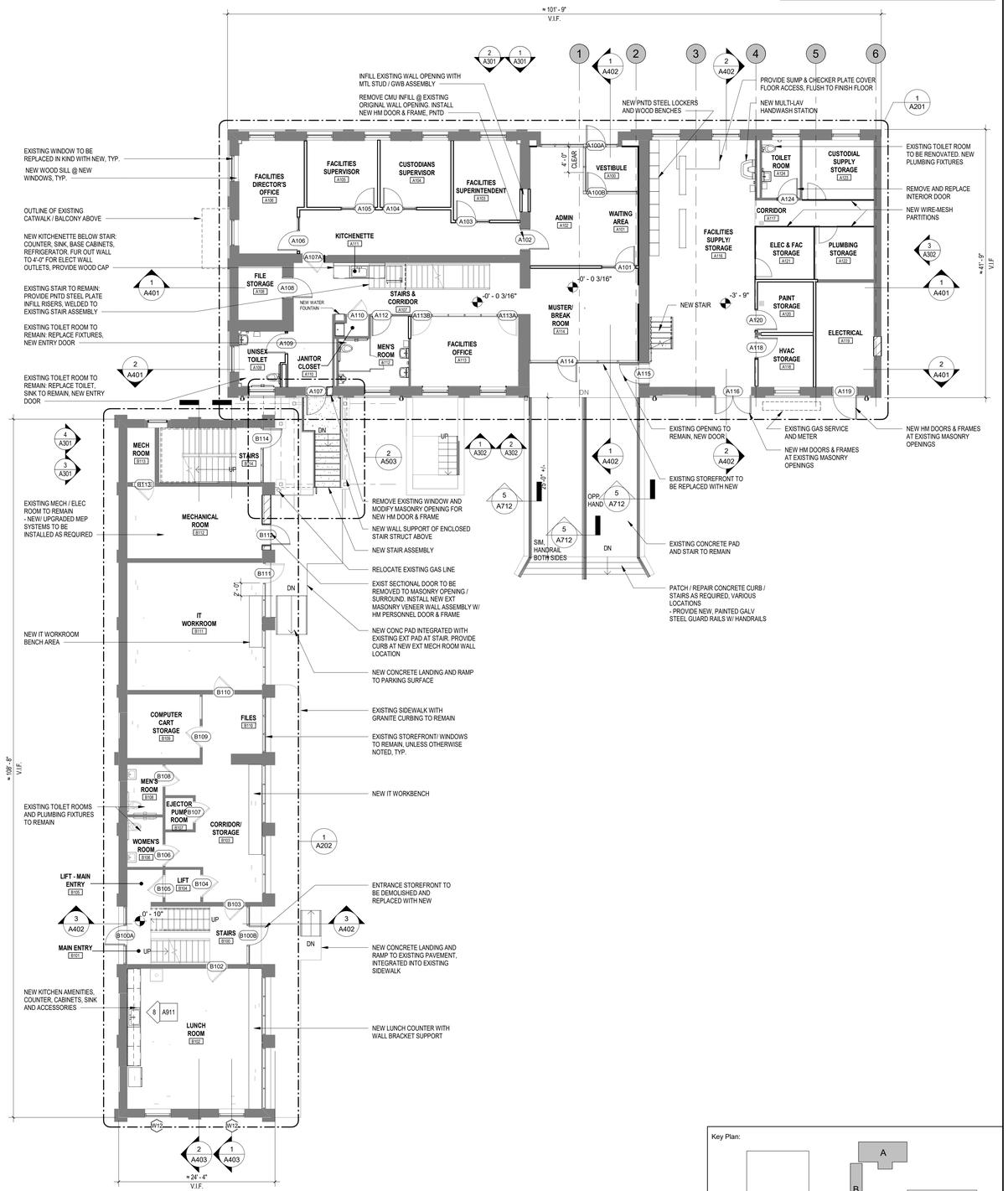
BUILDING PLANS

FLOOR PLAN GENERAL NOTES:

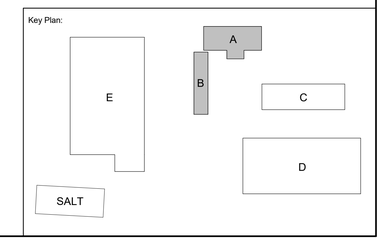
1. FURNITURE SHOWN FOR INFORMATION ONLY (N.I.C.). SEE FURNITURE PLAN A021 FOR MORE INFO.
2. F.E. = FIRE EXTINGUISHER.
   F.E.C = FIRE EXTINGUISHER CABINET
   <> BRACKET MOUNTED
   ▭ CABINET MOUNTED (SEMI-RECESSED)
3. ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF GYPSUM WALL BOARD TO FACE OF GYPSUM WALL BOARD OR FACE OF CMU UNLESS SPECIFICALLY NOTED OTHERWISE.
4. SEE SHEET A012 FOR PLUMBING FIXTURE SCHEDULE / MOUNTING HEIGHTS.



2 BASEMENT
1/8" = 1'-0"



1 LEVEL 1
1/8" = 1'-0"



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W&S Project No:	2170997

Drawing Title:

VOLUME I, BLDGS A & B

OVERALL FLOOR PLANS I

Sheet Number:

A101

FLOOR PLAN GENERAL NOTES:

1. FURNITURE SHOWN FOR INFORMATION ONLY (N.I.C.). SEE FURNITURE PLAN A821 FOR MORE INFO.
2. F.E. = FIRE EXTINGUISHER
   F.E.C = FIRE EXTINGUISHER CABINET
   - BRACKET MOUNTED
   - CABINET MOUNTED (SEMI-RECESSED)
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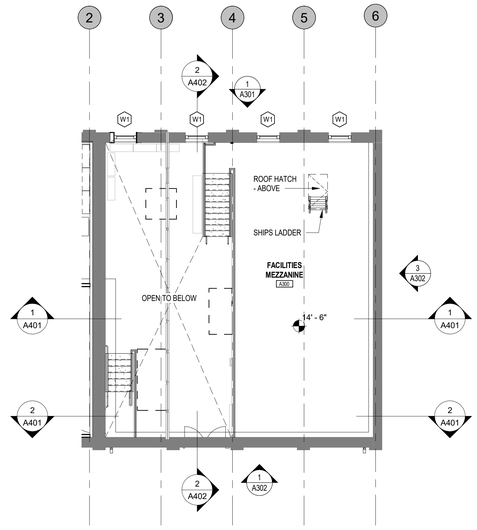
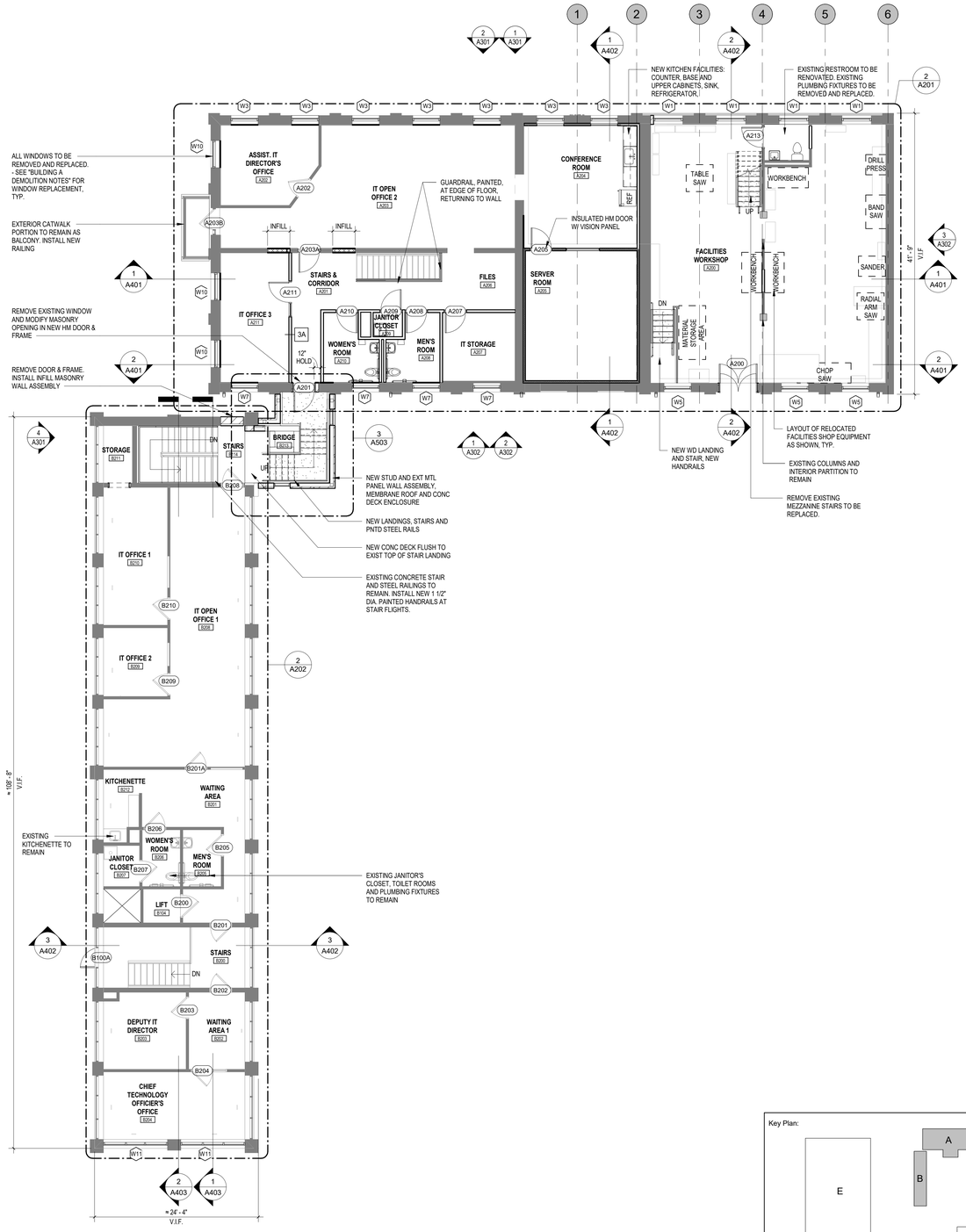
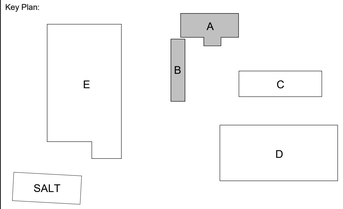


2 A - MEZZANINE
1/8" = 1'-0"



1 LEVEL 2 OVERALL PLAN
1/8" = 1'-0"

Key Plan:



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W&S Project No:	2170997

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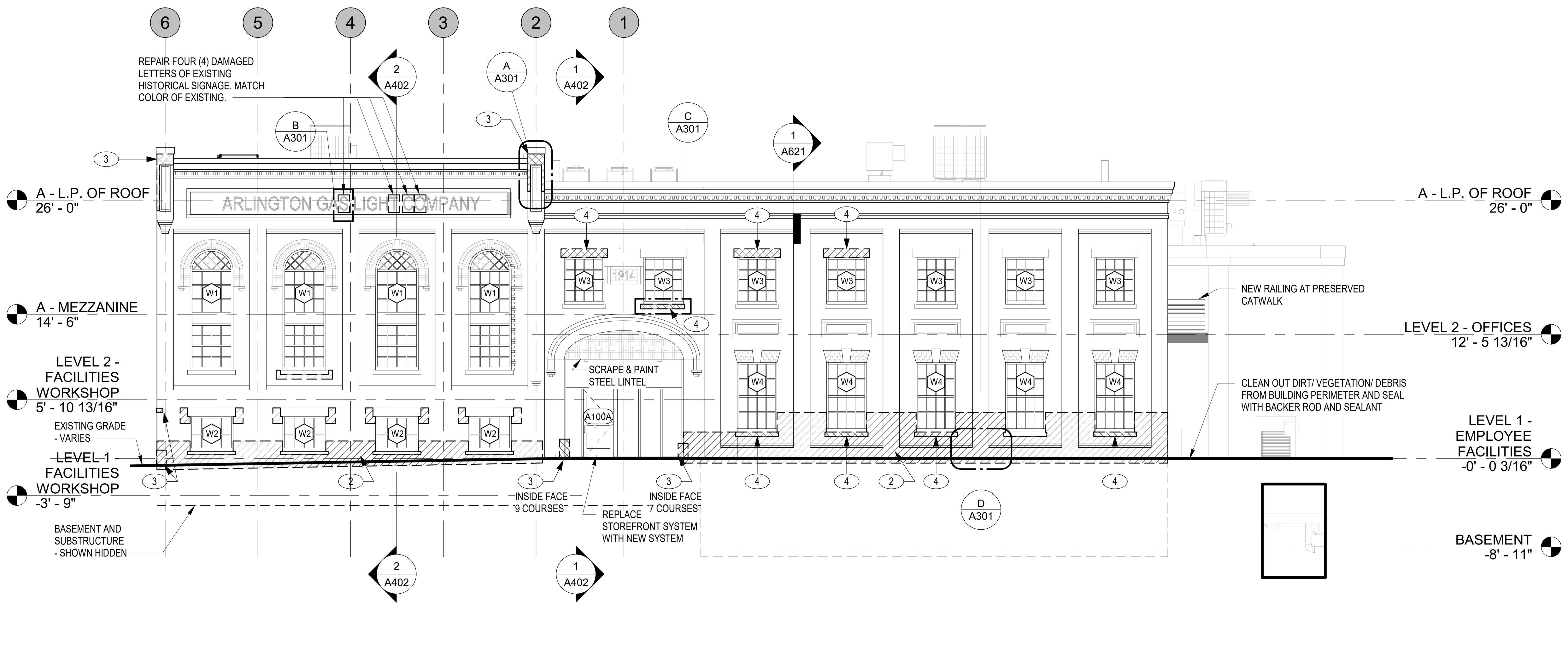
VOLUME I, BLDGS A & B

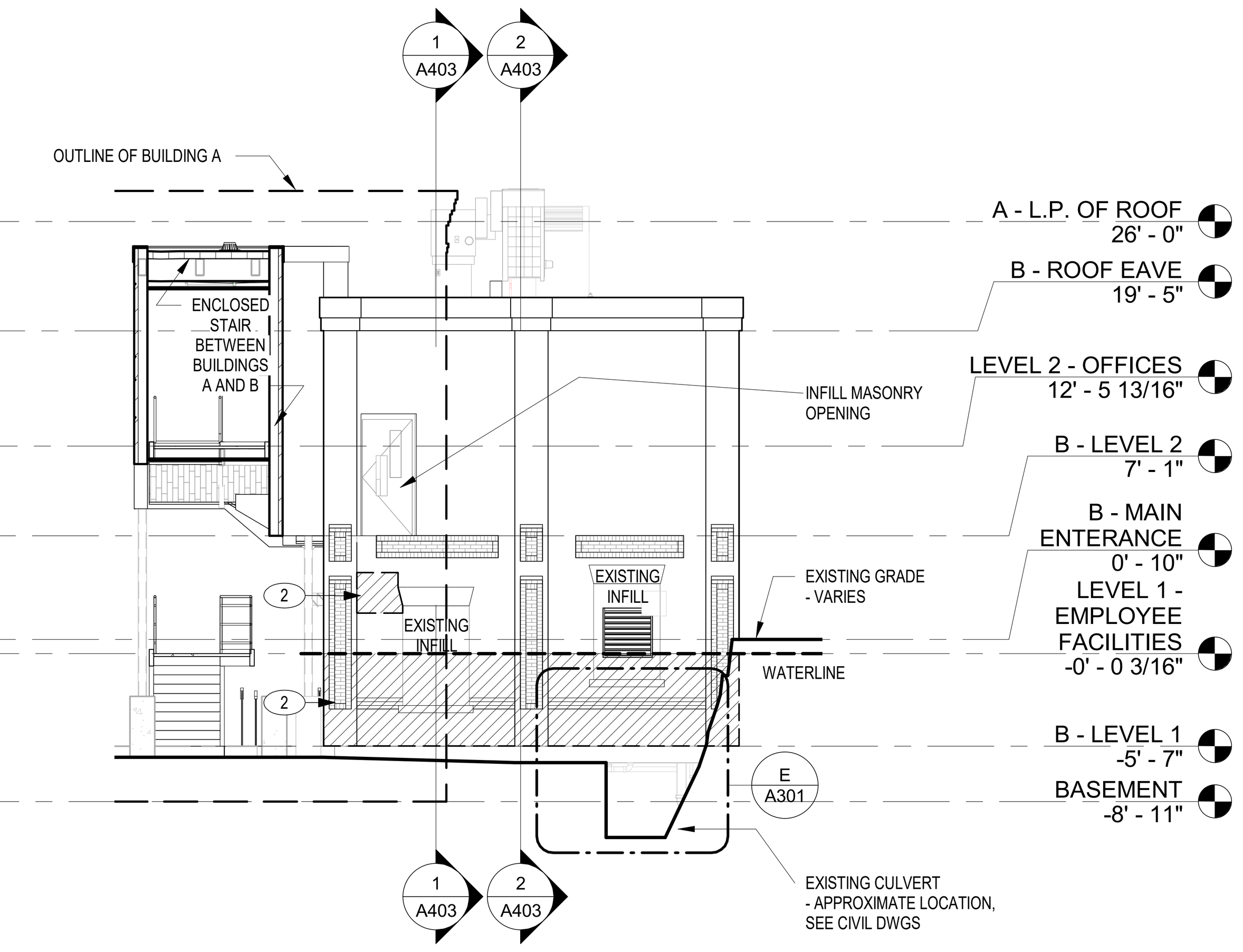
OVERALL FLOOR PLANS II

Sheet Number:

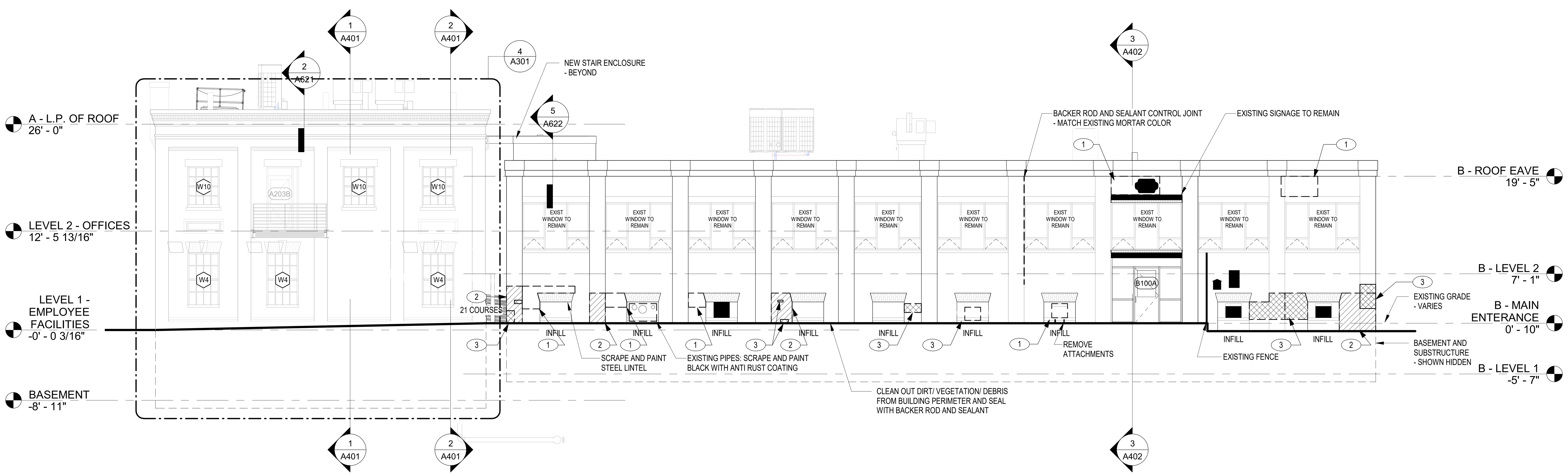
A102



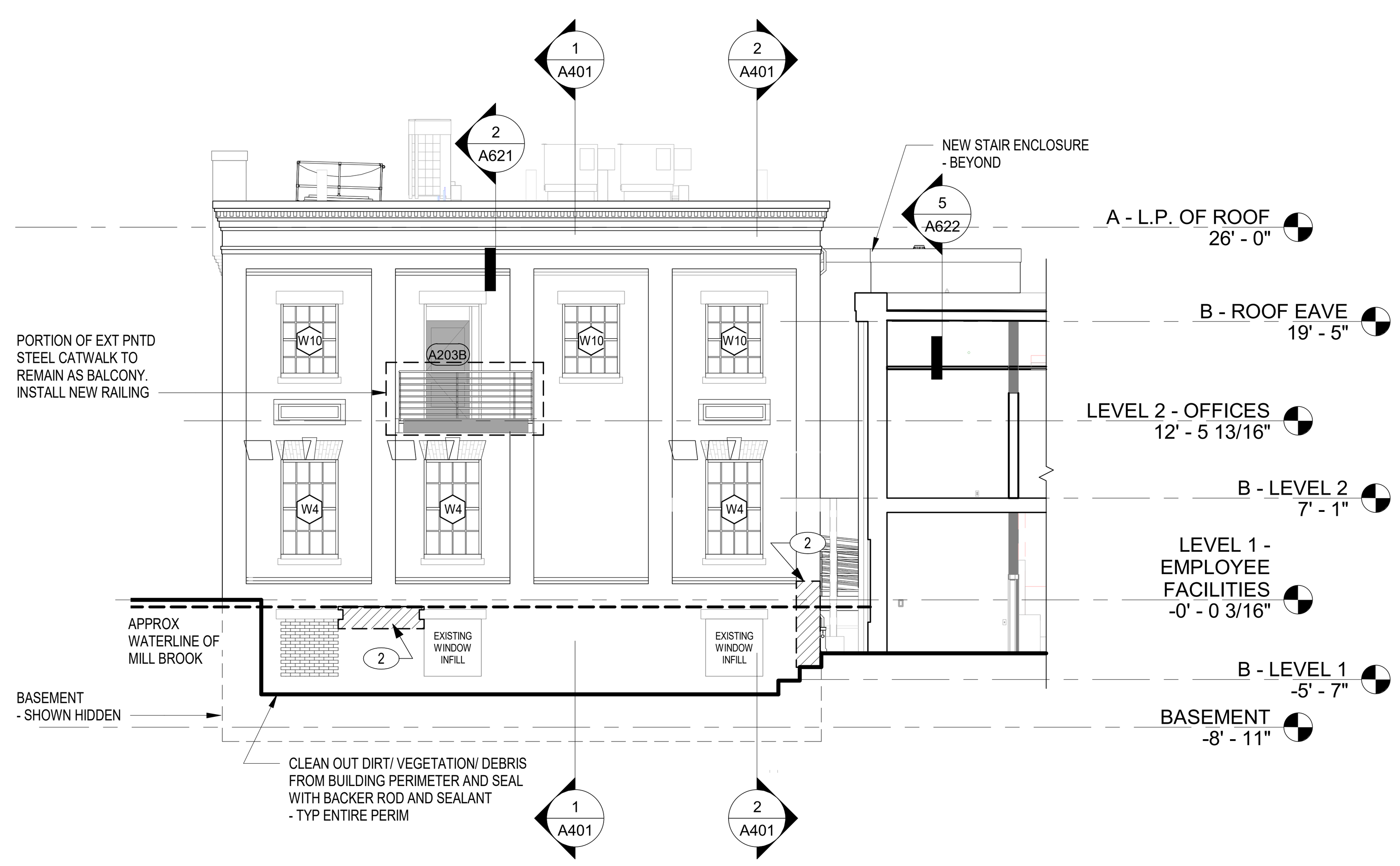
1 BUILDING A - NORTH ELEVATION
1/8" = 1'-0"



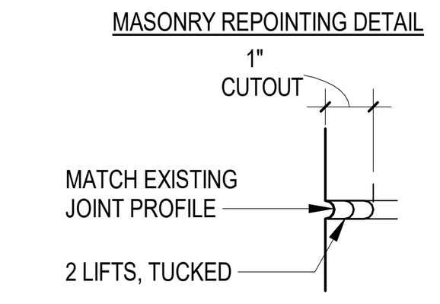
2 BUILDING B - NORTH ELEVATION
1/8" = 1'-0"



3 BUILDING B - WEST ELEVATION
1/8" = 1'-0"



4 BUILDING A - WEST ELEVATION
1/8" = 1'-0"



REPOINTING OPERATION

A. CUT-OUT JOINTS WHERE SHOWN TO BE DETERMINED IN FIELD.
B. CLEAN OUT DUST WITH COMPRESSED AIR.
C. REPOINT JOINT WITH MORTAR.
D. REFER TO MASONRY REPAIR AND RESTORATION SPECIFICATION SECTION FOR ADDITIONAL INFORMATION.

5 MASONRY REPOINTING OPERATION
1/4" = 1'-0"

A NORTH - PARAPET CONDITION
1" = 100'-0"

B NORTH - "S" LETTERS
1" = 100'-0"

C NORTH - CAST STONE CONDITION
1" = 100'-0"

D NORTH - BRICK & BLDG EDGE CONDITION
1" = 100'-0"

E NORTH - WATER DAMAGED BRICK - 2
1" = 100'-0"

GENERAL RESTORATION NOTES

GENERAL NOTES

1. CLEAN ALL EXTERIOR MASONRY WALLS WITH WARM WASH WATER AND MILD DETERGENT).
2. REMOVE ALL VEGETATION/MOLD/MILDEW/DIRT/DEBRIS/ALL OTHER SURFACE ELEMENTS.
3. SEE PROJECT SPECIFICATIONS FOR ALL MASONRY REPAIR/REPLACEMENT FOR TOOLING/COLOR/FINISHED QUALITY AND APPEARANCE.
4. FIELD VERIFY LIMITS/QUANTITATE AREAS OF MASONRY RESTORATION WORK REQUIRED.
5. REPAIR THE WALLS AND SEAL ALL PENETRATIONS THAT WILL RESULT FROM THE REMOVAL OF PIPES OR CONDUITS THROUGHOUT ALL THE ELEVATIONS.

BRICK NOTES

1. REMOVE LOOSE AND DISPLACED BRICKS AND PLACE ASIDE FOR RE-USE. CLEAN ALL LOOSE AND DETERIORATED MORTAR TO SOUND LAYER. REBUILD AREA BY USING UNDAMAGED EXISTING SALVAGED BRICKS. REPLACE ALL DAMAGED OR MISSING BRICKS WITH NEW UNITS MATCHING EXISTING IN SIZE AND COLOR. MAINTAIN EXISTING BOND AND MATCH JOINTS SIZES, TOOLING, AND MORTAR COLOR AS CLOSE AS POSSIBLE.
2. CUT-OUT AND REMOVE LOOSE OR DAMAGED MORTAR OR SEALANT FROM BRICK JOINTS TO A MINIMUM DEPTH OF 1" TO SOUND LAYER. CLEAN BY REMOVING ALL BRICK PARTICLES OR MORTAR DUST. RE-POINT ALL JOINTS AND REPLACE ANY DAMAGED, CRACKED, OR SPALLED BRICKS WITH NEW MATCHING UNITS. MATCH MORTAR COLOR AND JOINT TOOLING AS CLOSE AS POSSIBLE.

COPINGS STONE NOTES

1. REMOVE ALL DETERIORATED, CRACKED, SPALLED, OR DISPLACED COPING STONES. ANY EXISTING DISPLACED STONE THAT AFTER REMOVAL APPEARS TO BE IN GOOD CONDITION, SHALL BE SALVAGED AND SET ASIDE FOR POSSIBLE RE-USE. REMOVE EXISTING COPPER CAP FLASHING, LOOSE MORTAR AND PARTICLES OF ANY OTHER MATERIALS FROM TOP OF PARAPET WALL. REPAIR TOP OF WALL AS NEEDED AND INSTALL NEW COPPER CAP FLASHING BEDDED IN SEALANT AND NEW MATCHING COPING STONES AS INDICATED ON ATTACHED PROJECT DETAILS.
2. CUT-OUT AND REMOVE LOOSE OR DAMAGED MORTAR, SEALANT, OR ANY OTHER TYPE OF MATERIAL USED TO TEMPORARILY PATCH OR FILL COPING STONE JOINTS. CLEAN ALL JOINTS BY REMOVING ALL PARTICLES AND MORTAR DUST. RE-POINT ALL JOINTS AS INDICATED ON ATTACHED PROJECT DETAILS.
3. AFTER ALL REPAIRS TO COPING STONES HAVE BEEN COMPLETED AND SOURCES OF WATER INFILTRATION AND MOISTURE THROUGHOUT THE EXTERIOR WALLS HAVE BEEN IDENTIFIED AND REPAIRED, CLEAN EXTERIOR WALLS BY REMOVING ALL VISIBLE EFFLORESCENCE, STAINS, AND MORTAR SPLATTERS.

CAST STONE LINTEL AND SILL NOTES

1. REMOVE ALL SEVERELY DETERIORATED CAST STONE LINTELS SHOWING CRACK DAMAGES, SPALLED CONCRETE, AND EXPOSED RUSTED REINFORCING. REMOVE 3 OR 4 COURSES OF BRICK ABOVE LINTEL. SUPPORT SURROUNDING WALLS AS REQUIRED TO STABILIZE ALL REMAINING EXISTING BRICKS AND WINDOW OR DOOR OPENINGS. CLEAN THROUGHOUT AND INSTALL NEW MATCHING CAST STONE LINTELS. REFER TO PROJECT DETAILS FOR ADDITIONAL INFORMATION.
2. CUT-OUT AND REMOVE ALL LOOSE AND SPALLED CONCRETE FROM LINTEL SHOWING EVIDENCE OF MINOR CRACKS OR DAMAGE. CLEAN AREAS TO BE REPAIRED THROUGHOUT BY REMOVING ALL PARTICLES OF CONCRETE OR LOOSE AGGREGATED, BRUSH OFF ALL REMAINING DUST PRIOR TO BEGINNING REPAIRS. FOR REPAIR PROCEDURES FOLLOW REPAIR PRODUCTS MANUFACTURE'S INSTRUCTIONS.

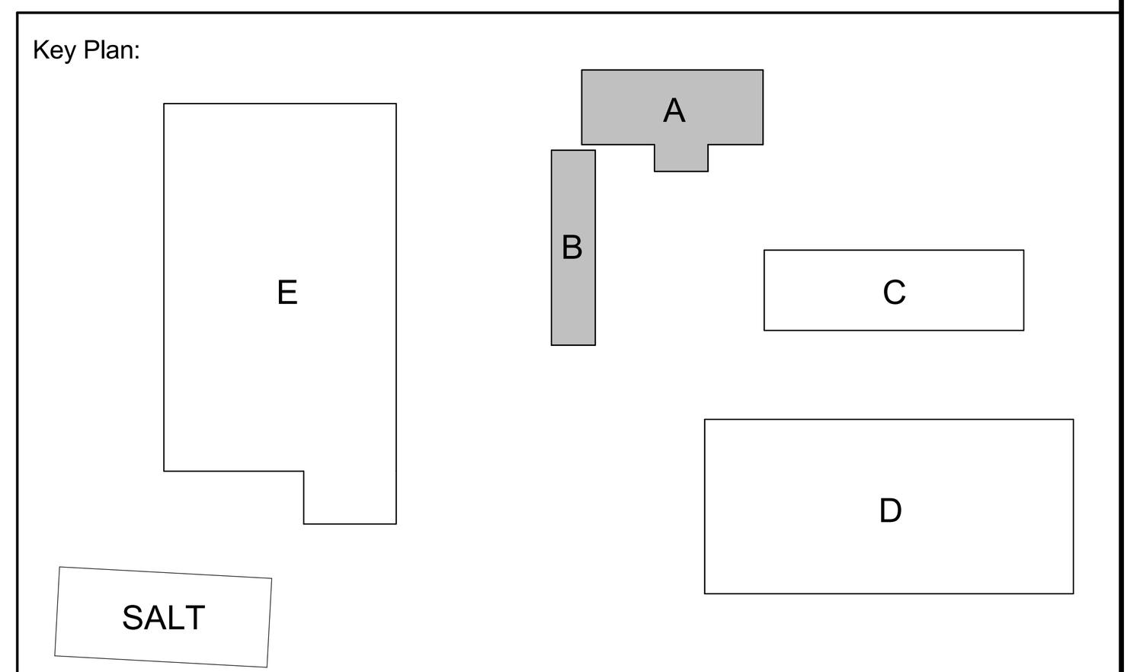
EXTERIOR RESTORATION KEY NOTES

1. CLEAN: REMOVE SURFACE STAINING/ SEALANT/ SPLATTER/ DEBRIS/ EFFLORESCENCE/ ETC., AS SHOWN.
2. REPOINT: RAKE OUT JOINTS AND REINSTALL BRICK MASONRY.
3. REBUILD WITH NEW: REMOVE EXISTING BRICK MASONRY.
4. PRECAST: REPLACE WITH NEW PRE-CAST SILL/LINTEL/ROOF COPING STONE/CAP STONE/DECORATIVE ELEMENTS/ETC. AS SHOWN.
5. STEEL LINTELS: REMOVE STEEL LINTEL AND REPLACE WITH NEW GALVANIZED STEEL LINTEL.
6. FLASHING: REMOVE AND REINSTALL WITH NEW.
7. WOOD ATTACHMENTS: REMOVE WOOD ASSEMBLY/ITEMS AT DOOR OPENINGS/MASONRY WALL SURFACES, AS SHOWN.

RESTORATION LEGEND

CLEAN AREA	EXISTING CRACK (APPROXIMATE)
REPOINT AREA	EXISTING FASTENER HOLE/ CONDUIT
REBUILD AREA	

Key Plan:



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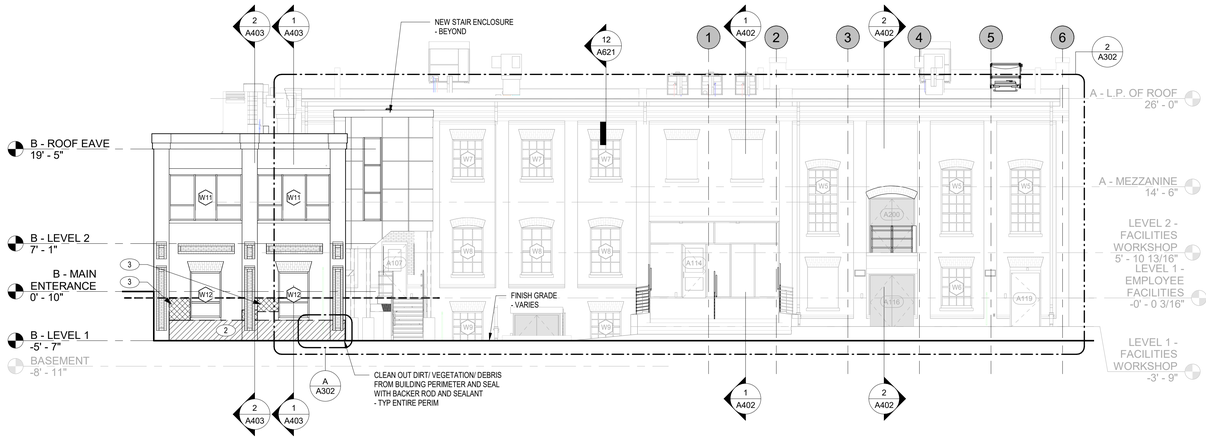
VOLUME I, BLDGS A & B

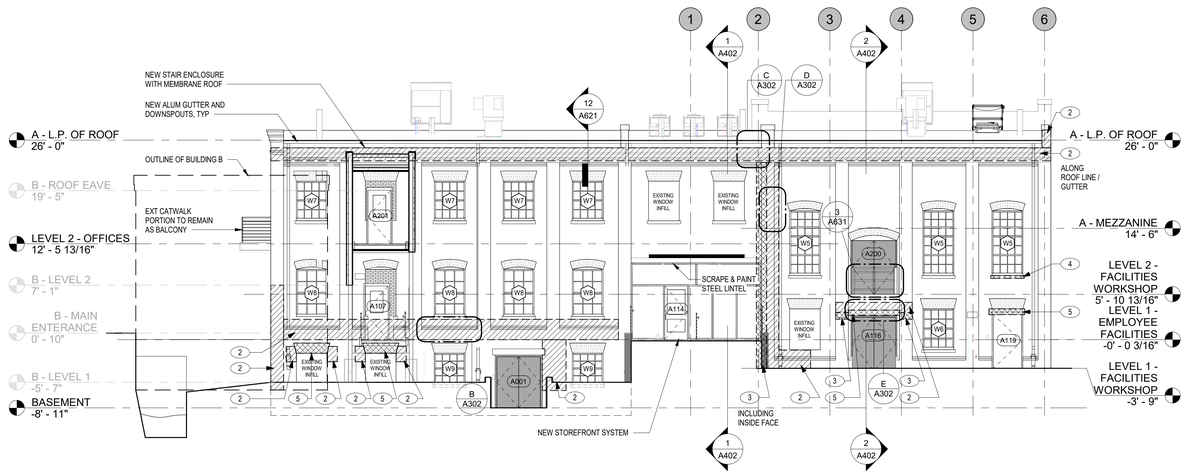
OVERALL ELEVATIONS

Sheet Number:

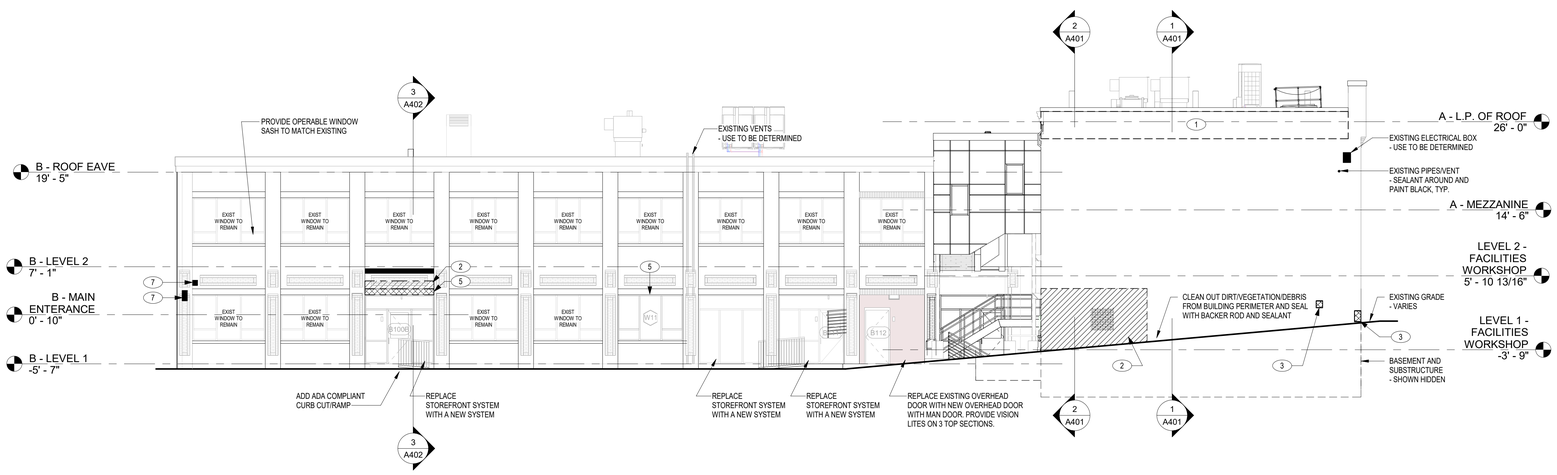
A301



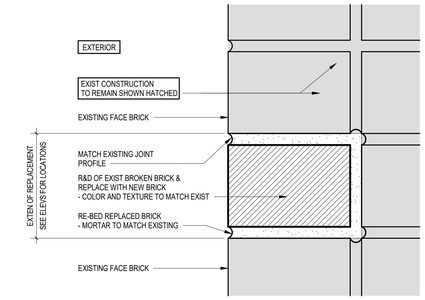
1 BUILDING B - SOUTH ELEVATION
1/8" = 1'-0"



2 BUILDING A - SOUTH ELEVATION
1/8" = 1'-0"



3 BUILDING A + B - EAST ELEVATION
1/8" = 1'-0"



TYPICAL BROKEN BRICK DETAIL

4 MASONRY REPOINTING DETAILS - DETAILS
6" = 1'-0"

A SOUTH - DAMAGED BRICK DECORATION - 1
1" = 100'-0"

B SOUTH - BRICK MORTAR CONDITION
1" = 100'-0"

C SOUTH - CORBEL GUTTER CONDITION
1" = 100'-0"

D SOUTH - PILASTER CONDITION
1" = 100'-0"

E SOUTH - STEEL LINTEL CONDITION
1" = 100'-0"

GENERAL RESTORATION NOTES

GENERAL NOTES

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4. PRECAST: REPLACE WITH NEW PRE-CAST SILL/LINTEL/ROOF COPING STONE/CAP STONE/DECORATIVE ELEMENTS/ETC. AS SHOWN.
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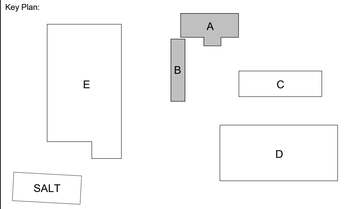
RESTORATION LEGEND

- CLEAN AREA
- EXISTING CRACK (APPROXIMATE)
- REPOINT AREA
- EXISTING FASTENER HOLE/ CONDUIT
- REBUILD AREA

Key Plan:



Project:

TOWN OF ARLINGTON

ARLINGTON TOWN YARD FACILITY
51 GROVE STREET
ARLINGTON, MA 02476

Weston & Sampson
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W&S Project No:	2170997

Drawing Title:

VOLUME I, BLDGS A & B

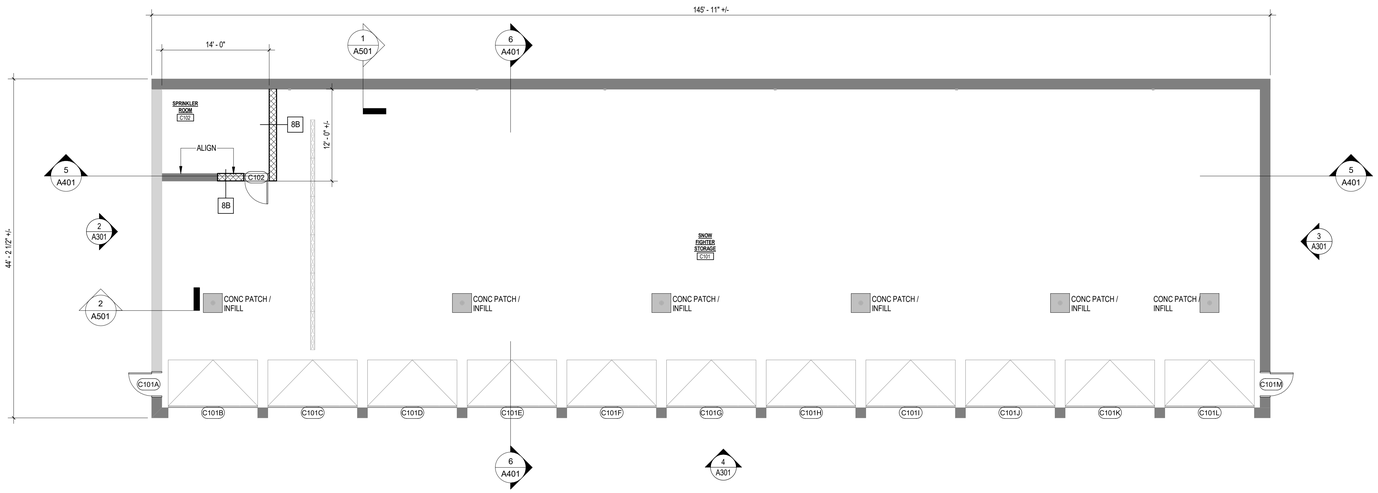
OVERALL ELEVATIONS

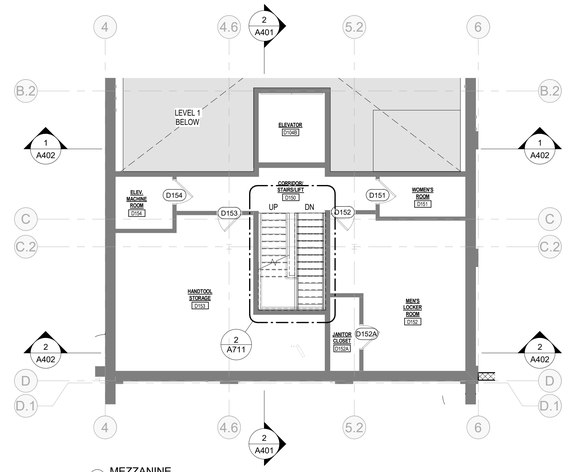
Sheet Number:

A302

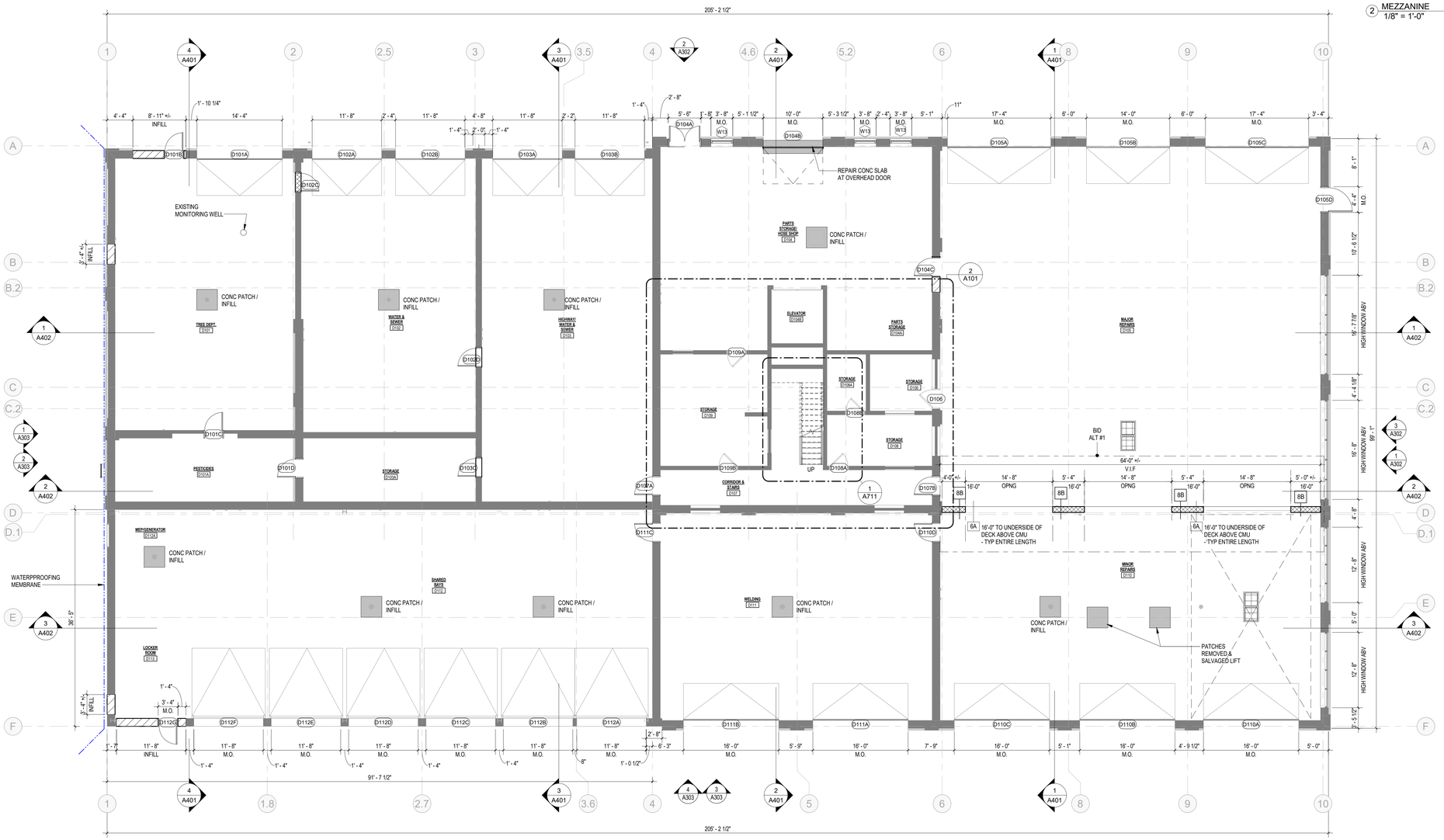
MEZZANINE GENERAL NOTES

1. AT EACH MEZZANINE SWING GATE LOCATION, PROVIDE 4" H (RED) LETTER SIGNAGE AT MEZZANINE FASCIA TO READ: 200LBS/SF MAXIMUM MEZZANINE LOADING
2. PROVIDE 6'-0" SWING GATE TO MATCH ADJACENT RAILING SYSTEM AT EACH LOCATION INDICATED.
3. PROVIDE SAFETY CHAIN PER OSHA STANDARDS AT EACH SWING GATE.
4. PROVIDE SAFETY YELLOW PAINT AT MEZZANINE FLOOR AT EACH SWING GATE, AS INDICATED.
5. COORDINATE EXACT LOCATION WITH MECHANICAL, STRUCTURAL AND EQUIPMENT REQUIREMENTS.





2 MEZZANINE
1/8" = 1'-0"

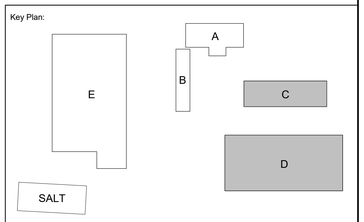


1 LEVEL 1
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES:

1. FURNITURE SHOWN FOR INFORMATION ONLY (N.I.C.). SEE FURNITURE PLAN A921 FOR MORE INFO.
2. F.E. = FIRE EXTINGUISHER.
   F.E.C = FIRE EXTINGUISHER CABINET
   - BRACKET MOUNTED
   - CABINET MOUNTED (SEMI-RECESSED)
3. ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF GYPSUM WALL BOARD TO FACE OF GYPSUM WALL BOARD OR FACE OF CMU UNLESS SPECIFICALLY NOTED OTHERWISE.
4. SEE SHEET A012 FOR PLUMBING FIXTURE SCHEDULE / MOUNTING HEIGHTS.

Key Plan:



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W&S Project No:	2170997

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VOLUME II, BLDGS C & D

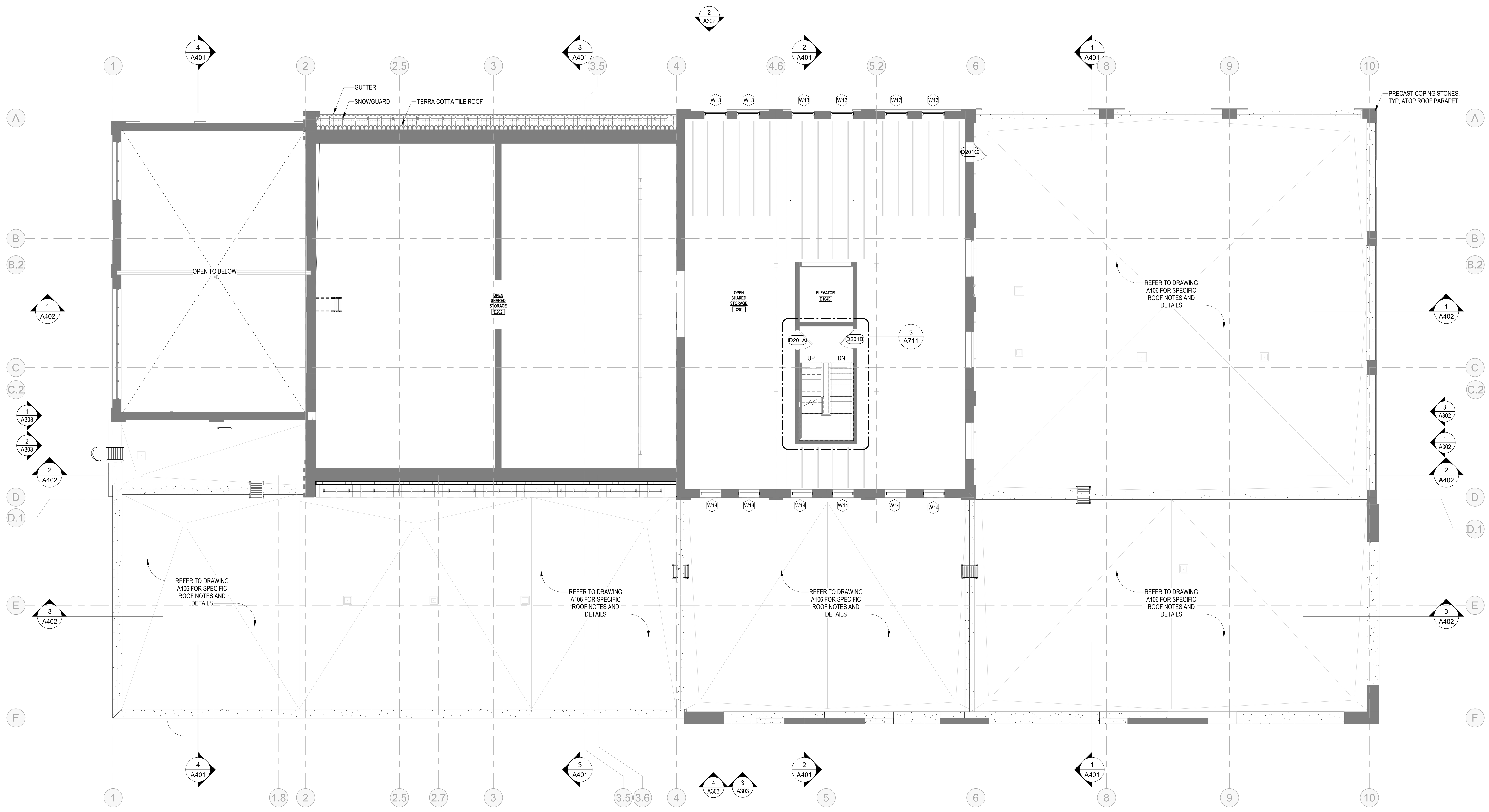
OVERALL FLOOR PLANS I

Sheet Number:

A101

ROOM FINISH SCHEDULE

ROOM		FLOOR			WALLS		CEILING			REMARKS
#	NAME	MAT	FINISH	BASE	MAT	FINISH	MAT	FINISH	HEIGHT	
C101	SNOW FIGHTER STORAGE	EXIST CONC	-	-	EXIST CONC / EXIST MASONRY	PNT / PNT	OTS	PNT		
C102	SPRINKLER ROOM	EXIST CONC	-	-	EXIST CONC / EXIST MASONRY	PNT / PNT	OTS	PNT		
D101	TREE DEPT.	CONCRETE	SEALER	-	EXIST MASONRY	PNT	OTS	PNT		
D101A	PESTICIDES	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D102	WATER & SEWER	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D103	HIGHWAY/ WATER & SEWER	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D103A	STORAGE	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D104	PARTS STORAGE/ HOSE SHOP	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D104A	PARTS STORAGE	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D104B	ELEVATOR	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D105	MAJOR REPAIRS	EXIST CONC	-	-	EXIST MASONRY / MASONRY / GYP BD	PNT/PNT/PNT	OTS	PNT		
D106	STORAGE	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D107	CORRIDOR & STAIRS	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D108	STORAGE	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D108A	STORAGE	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D109	STORAGE	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D110	MINOR REPAIRS	EXIST CONC	-	-	EXIST MASONRY / MASONRY / GYP BD	PNT/PNT/PNT	OTS	PNT		
D111	WELDING	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D112	SHARED BAYS	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D112A	MEP/GENERATOR	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D113	LOCKER ROOM	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D117	TREE DEPT.	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D123	CORRIDOR & STAIRS	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D136	SHARED STORAGE	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D137	VEHICLE WASH BAY/STORAGE	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D139	STAIRS	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D140	STAIRS	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D142	MINOR REPAIRS	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D143	MEN'S TOILET ROOM	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D150	CORRIDOR/ STAIRS/LIFT	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D151	WOMEN'S ROOM	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D152	MEN'S LOCKER ROOM	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D152A	JANITOR CLOSET	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D153	HANDTOOL STORAGE	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D154	ELEV. MACHINE ROOM	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D201	OPEN SHARED STORAGE	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D202	OPEN SHARED STORAGE	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		
D301	WATER & SEWER STORAGE	EXIST CONC	-	-	EXIST MASONRY	PNT	OTS	PNT		



2 LEVEL 2
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES:

1. FURNITURE SHOWN FOR INFORMATION ONLY (N.I.C.). SEE FURNITURE PLAN A921 FOR MORE INFO.
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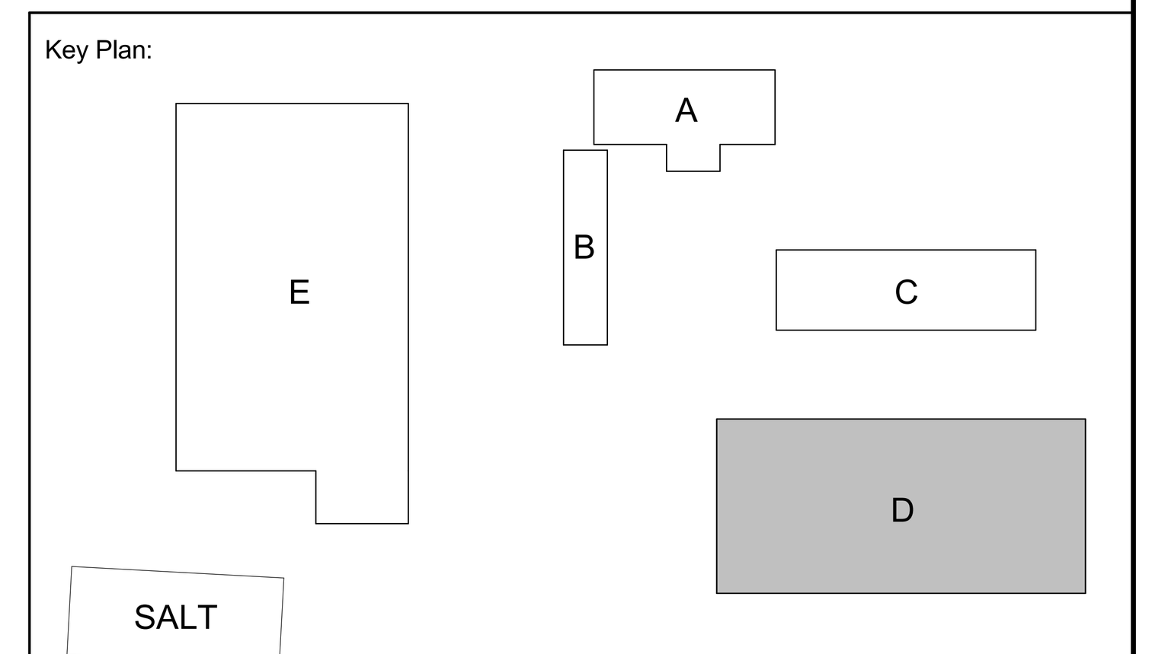
4. SEE SHEET A012 FOR PLUMBING FIXTURE SCHEDULE / MOUNTING HEIGHTS.

Key Plan:



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Approved By:	DGT
W&S Project No:	2170997

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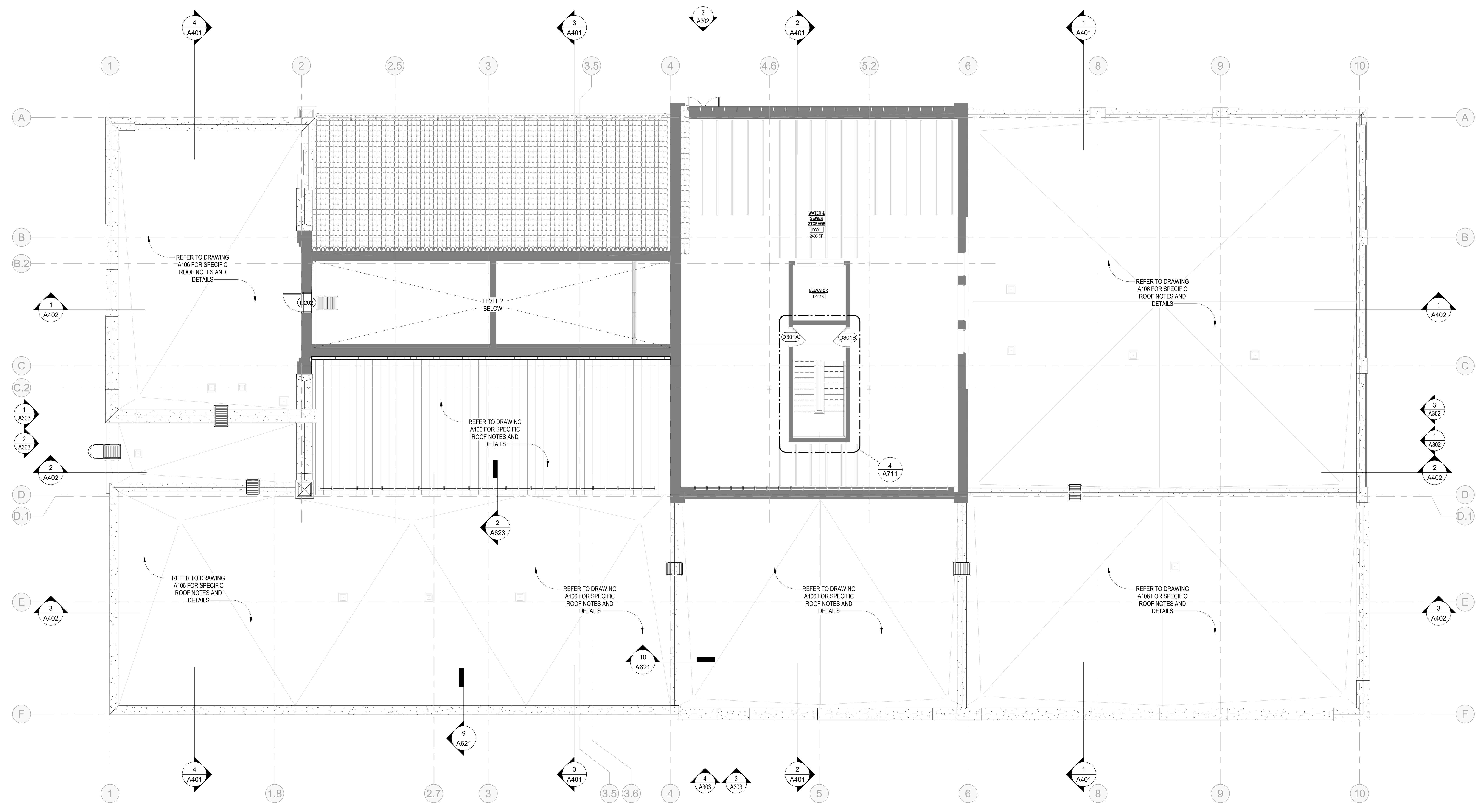
VOLUME II, BLDGS C & D

OVERALL FLOOR PLANS II & ROOM FINISH SCHEDULE

Sheet Number:

A102



1 LEVEL 3
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES:

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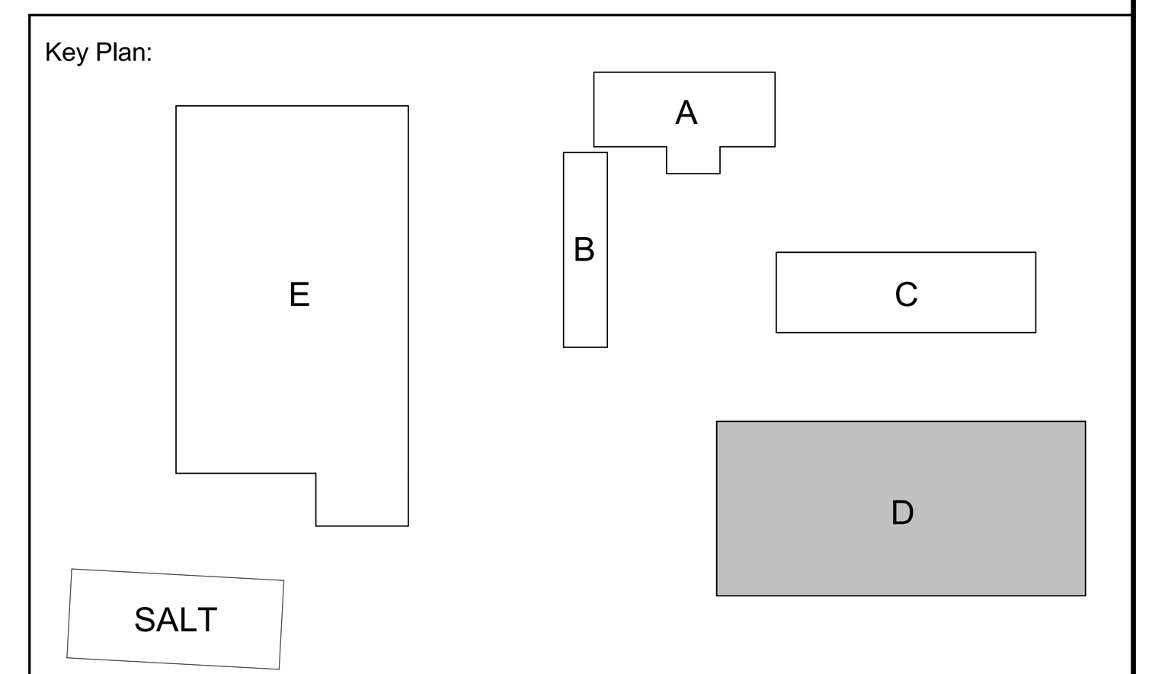
Key Plan:



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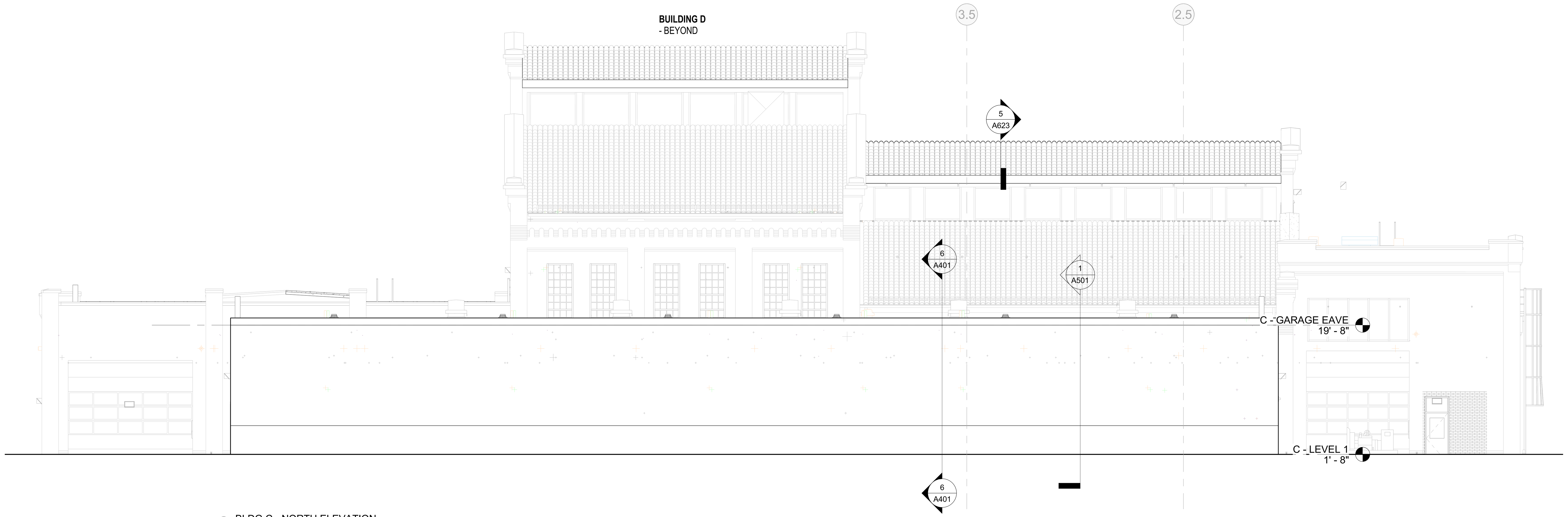
VOLUME II, BLDGS C & D

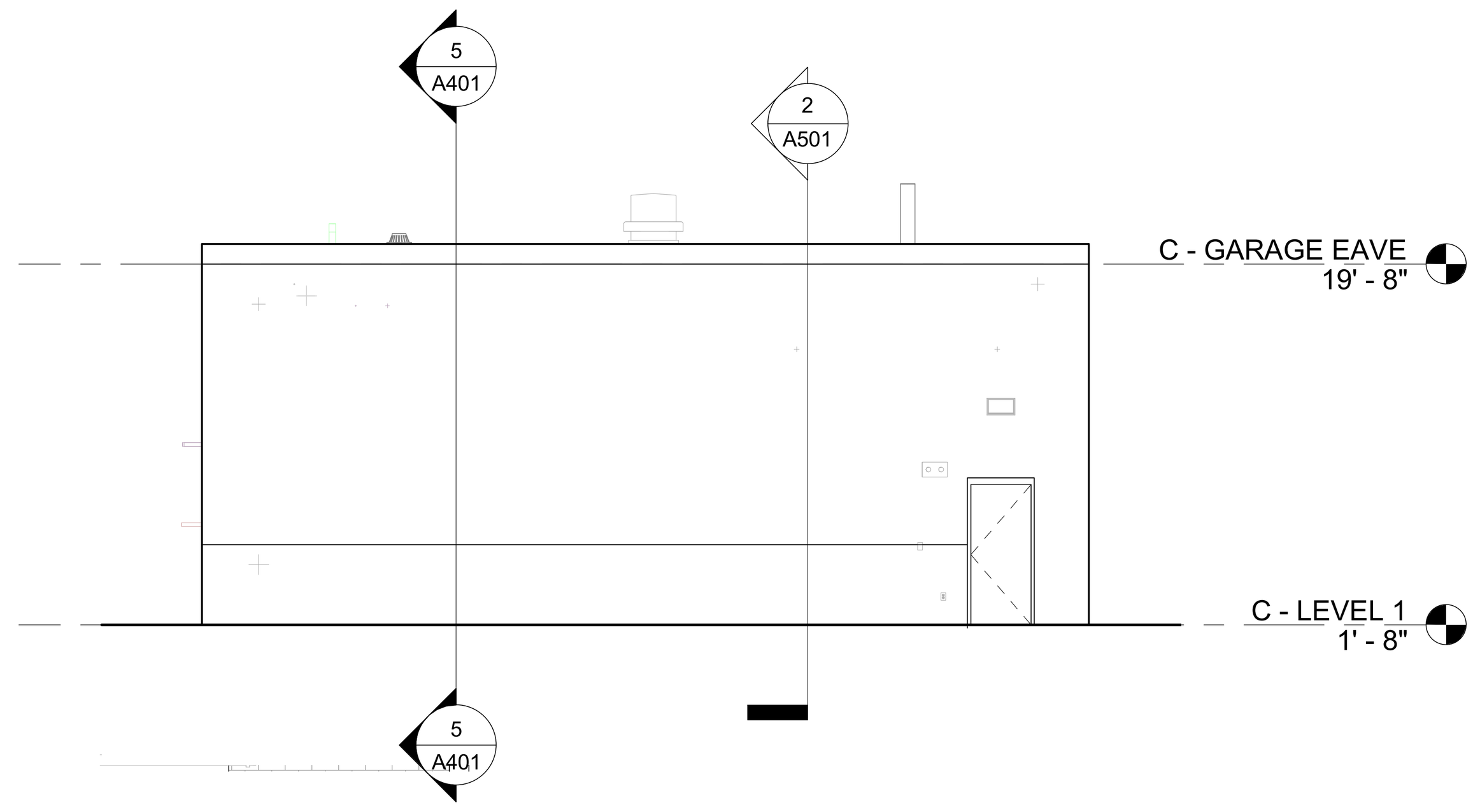
OVERALL FLOOR PLANS III

Sheet Number:

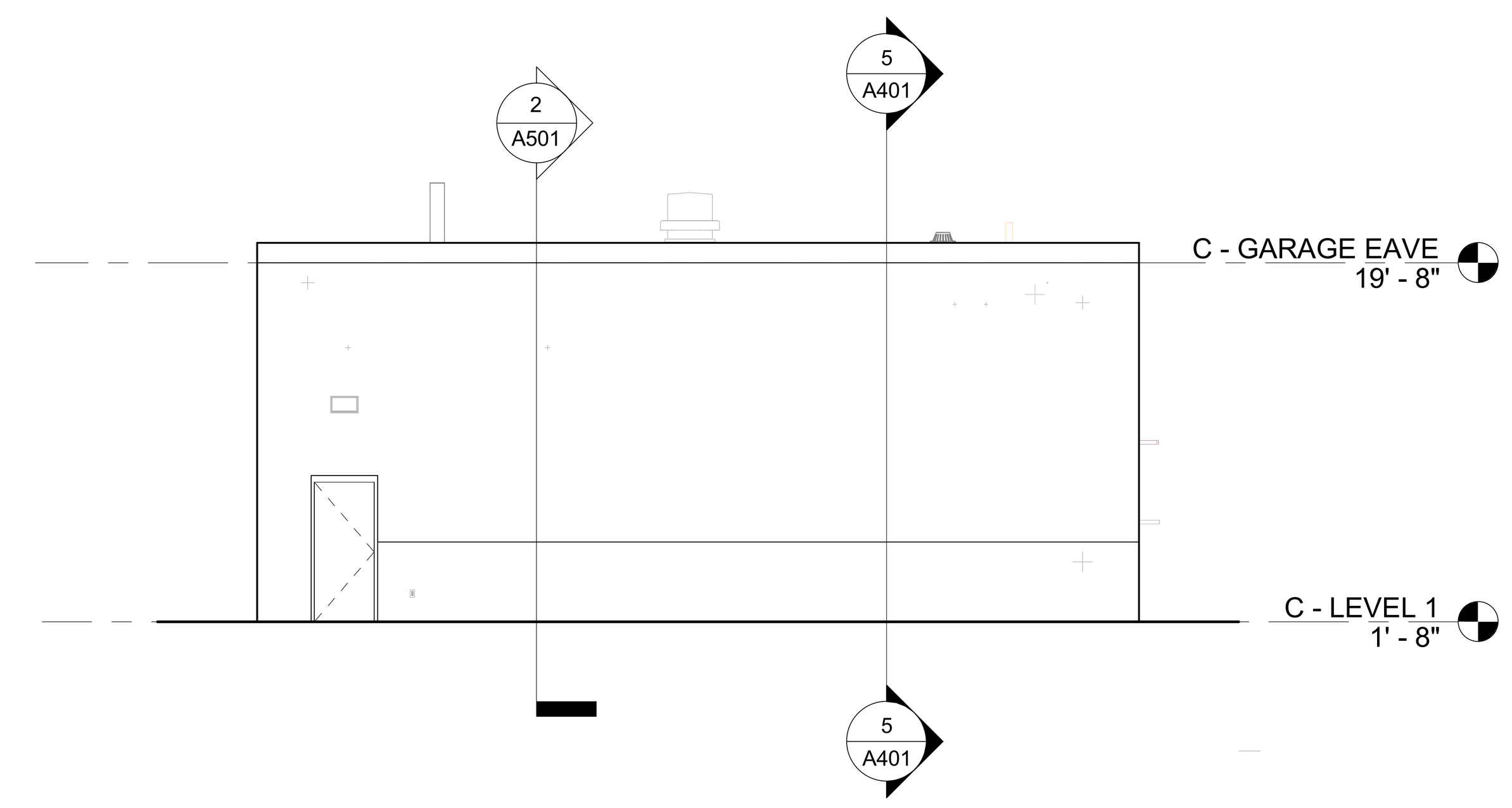
A103



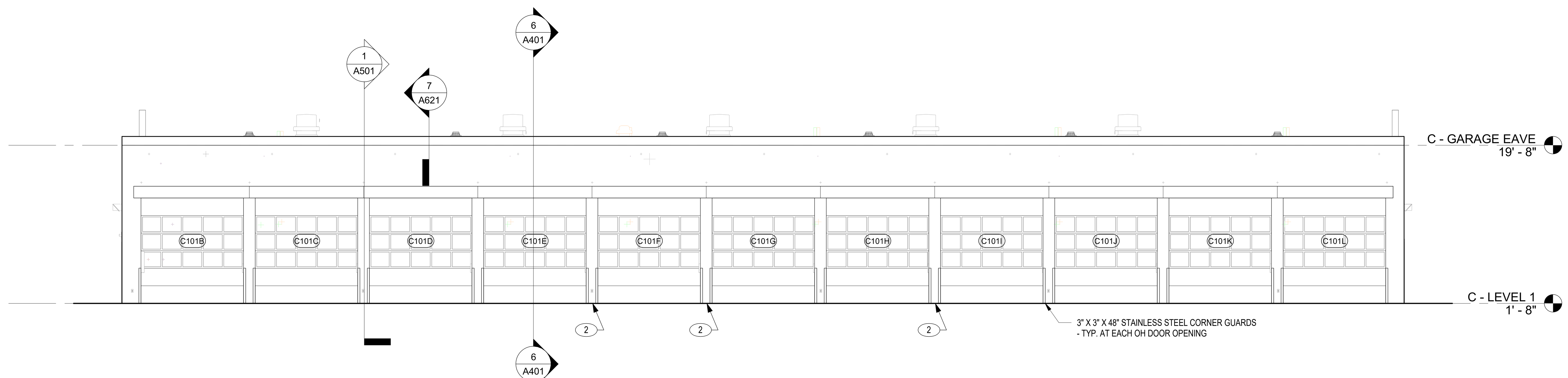
1 BLDG C - NORTH ELEVATION
1/8" = 1'-0"



2 BLDG C - EAST ELEVATION
1/8" = 1'-0"



3 BLDG C - WEST ELEVATION
1/8" = 1'-0"



4 BLDG C - SOUTH ELEVATION
1/8" = 1'-0"

5 BUILDING C - ELEVATION PHOTO
1/8" = 1'-0"

GENERAL RESTORATION NOTES

GENERAL NOTES

1. CLEAN ALL EXTERIOR MASONRY WALLS WITH WARM WASH WATER AND MILD DETERGENT).
2. REMOVE ALL VEGETATION/MOLD/MILDEW/DIRT/DEBRIS/ALL OTHER SURFACE ELEMENTS.
3. SEE PROJECT SPECIFICATIONS FOR ALL MASONRY REPAIR/REPLACEMENT FOR TOOLING/COLOR/FINISHED QUALITY AND APPEARANCE.
4. FIELD VERIFY LIMITS/QUANTITATE AREAS OF MASONRY RESTORATION WORK REQUIRED.
5. REPAIR THE WALLS AND SEAL ALL PENETRATIONS THAT WILL RESULT FROM THE REMOVAL OF PIPES OR CONDUITS THROUGHOUT ALL THE ELEVATIONS.

BRICK NOTES

1. REMOVE LOOSE AND DISPLACED BRICKS AND PLACE ASIDE FOR RE-USE. CLEAN ALL LOOSE AND DETERIORATED MORTAR TO SOUND LAYER. REBUILD AREA BY USING UNDAMAGED EXISTING SALVAGED BRICKS. REPLACE ALL DAMAGED OR MISSING BRICKS WITH NEW UNITS MATCHING EXISTING IN SIZE AND COLOR. MAINTAIN EXISTING BOND AND MATCH JOINTS SIZES, TOOLING, AND MORTAR COLOR AS CLOSE AS POSSIBLE.
2. CUT-OUT AND REMOVE LOOSE OR DAMAGED MORTAR OR SEALANT FROM BRICK JOINTS TO A MINIMUM DEPTH OF 1" TO SOUND LAYER. CLEAN BY REMOVING ALL BRICK PARTICLES OR MORTAR DUST. RE-POINT ALL JOINTS AND REPLACE ANY DAMAGED, CRACKED, OR SPALLED BRICKS WITH NEW MATCHING UNITS. MATCH MORTAR COLOR AND JOINT TOOLING AS CLOSE AS POSSIBLE.

COPINGS STONE NOTES

1. REMOVE ALL DETERIORATED, CRACKED, SPALLED, OR DISPLACED COPING STONES. ANY EXISTING DISPLACED STONE THAT AFTER REMOVAL APPEARS TO BE IN GOOD CONDITION, SHALL BE SALVAGED AND SET ASIDE FOR POSSIBLE RE-USE. REMOVE EXISTING COPPER CAP FLASHING, LOOSE MORTAR AND PARTICLES OF ANY OTHER MATERIALS FROM TOP OF PARAPET WALL. REPAIR TOP OF WALL AS NEEDED AND INSTALL NEW COPPER CAP FLASHING BEDDED IN SEALANT AND NEW MATCHING COPING STONES AS INDICATED ON ATTACHED PROJECT DETAILS.
2. CUT-OUT AND REMOVE LOOSE OR DAMAGED MORTAR, SEALANT, OR ANY OTHER TYPE OF MATERIAL USED TO TEMPORARILY PATCH OR FILL COPING STONE JOINTS. CLEAN ALL JOINTS BY REMOVING ALL PARTICLES AND MORTAR DUST. RE-POINT ALL JOINTS AS INDICATED ON ATTACHED PROJECT DETAILS.
3. AFTER ALL REPAIRS TO COPING STONES HAVE BEEN COMPLETED AND SOURCES OF WATER INFILTRATION AND MOISTURE THROUGHOUT THE EXTERIOR WALLS HAVE BEEN IDENTIFIED AND REPAIRED, CLEAN EXTERIOR WALLS BY REMOVING ALL VISIBLE EFFLORESCENCE, STAINS, AND MORTAR SPLATTERS.

CAST STONE LINTEL AND SILL NOTES

1. REMOVE ALL SEVERELY DETERIORATED CAST STONE LINTELS SHOWING CRACK DAMAGES, SPALLED CONCRETE, AND EXPOSED RUSTED REINFORCING. REMOVE 3 OR 4 COURSES OF BRICK ABOVE LINTEL. SUPPORT SURROUNDING WALLS AS REQUIRED TO STABILIZE ALL REMAINING EXISTING BRICKS AND WINDOW OR DOOR OPENINGS. CLEAN THROUGHOUT AND INSTALL NEW MATCHING CAST STONE LINTELS. REFER TO PROJECT DETAILS FOR ADDITIONAL INFORMATION.
2. CUT-OUT AND REMOVE ALL LOOSE AND SPALLED CONCRETE FROM LINTEL SHOWING EVIDENCE OF MINOR CRACKS OR DAMAGE. CLEAN AREAS TO BE REPAIRED THROUGHOUT BY REMOVING ALL PARTICLES OF CONCRETE OR LOOSE AGGREGATED, BRUSH OFF ALL REMAINING DUST PRIOR TO BEGINNING REPAIRS. FOR REPAIR PROCEDURES FOLLOW REPAIR PRODUCTS MANUFACTURE'S INSTRUCTIONS.

EXTERIOR RESTORATION KEY NOTES

1	CLEAN: REMOVE SURFACE STAINING/ SEALANT/ SPLATTER/ DEBRIS/ EFFLORESCENCE/ ETC., AS SHOWN.
2	REPOINT: RAKE OUT JOINTS AND REINSTALL BRICK MASONRY. SEE BRICK NOTES.
3	REBUILD WITH NEW: REMOVE EXISTING BRICK MASONRY. SEE BRICK NOTES.
4	PRECAST: REPLACE WITH NEW PRE-CAST SILL/LINTEL/ROOF COPING STONE/CAP STONE/DECORATIVE ELEMENTS/ETC. AS SHOWN. SEE COPING STONE NOTES, AND CAST STONE LINTEL AND SILL NOTES. REPLACE COPPER FLASHING WITH NEW COPPER FLASHING PRIOR TO SEETING THE PRE-CAST CAPS / STONES.
4A	BRICK PILASTERS TO BE REBUILT. INVESTIGATION OF STRUCTURAL STEEL BENEATH IS REQUIRED BEFORE ENCLOSING. STRUCTURAL ENGINEER TO EVALUATE AND RECOMMEND SOLUTIONS.
5	STEEL LINTELS: REMOVE STEEL LINTEL AND REPLACE WITH NEW GALVANIZED STEEL LINTEL.
5A	STEEL LINTELS TO REMAIN: SCRAPE FREE OF RUST AND PAINT TO MATCH NEW GALVANIZED STEEL LINTEL AND COAT WITH ANTI-CORROSIVE COATING.
6	FLASHING: REMOVE AND REINSTALL WITH NEW.
7	SURFACE ATTACHMENTS: REMOVE WOOD AND/OR METAL ASSEMBLIES /ITEMS AT DOOR OPENINGS/MASONRY WALL SURFACES, AS SHOWN.
8	SCRAPE AND PAINT EXISTING WOOD FRAMES
9	SCRAPE AND PAINT EXISTING METAL GRATES AT CLERESTORY WINDOWS.

RESTORATION LEGEND

CLEAN AREA

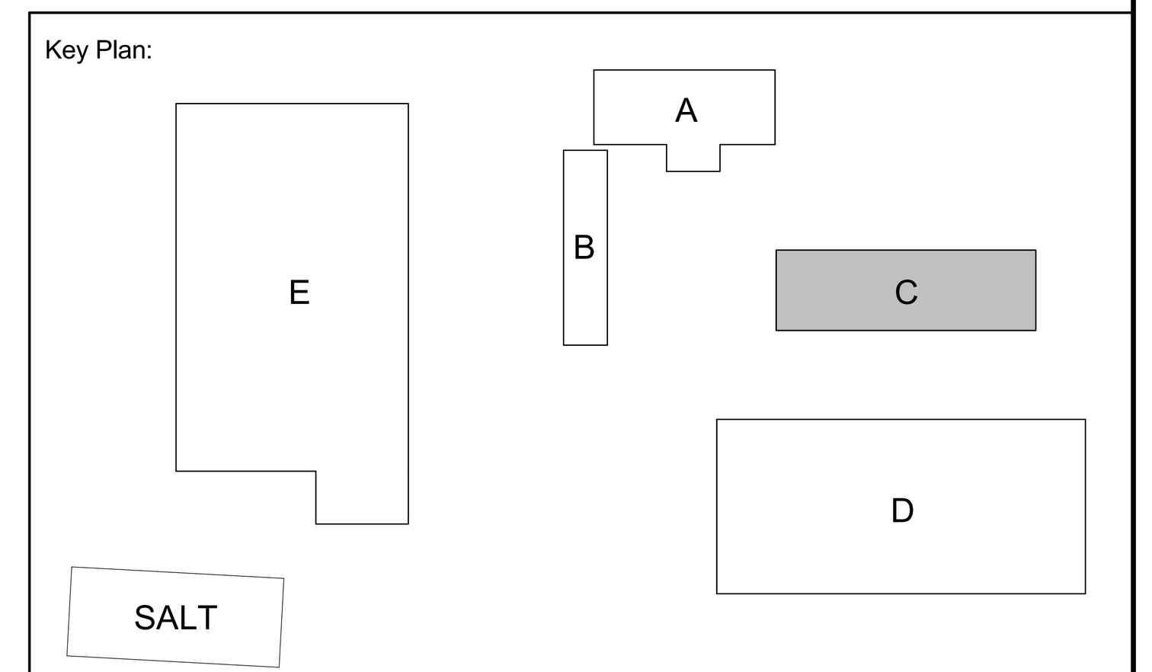
REPOINT AREA

REBUILD AREA

EXISTING CRACK (APPROXIMATE)

EXISTING FASTENER HOLE/ CONDUIT/ WOODEN BOARDS/ SIGNAGE/ GRATES

Key Plan:



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W&S Project No: 2170997

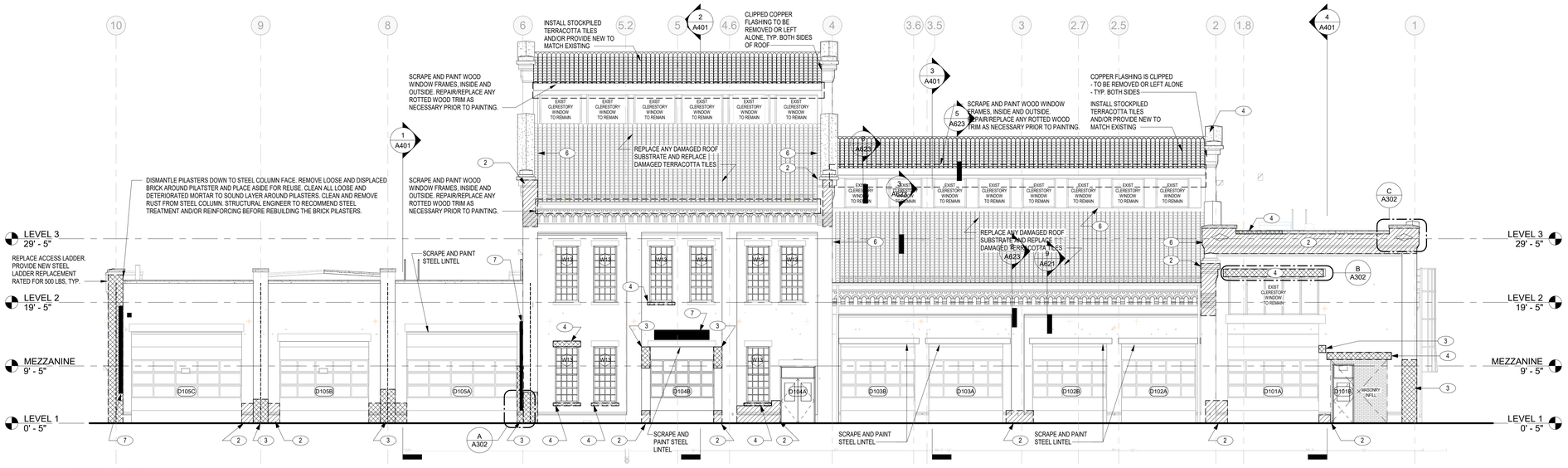
Drawing Title:

VOLUME II, BLDGS C & D

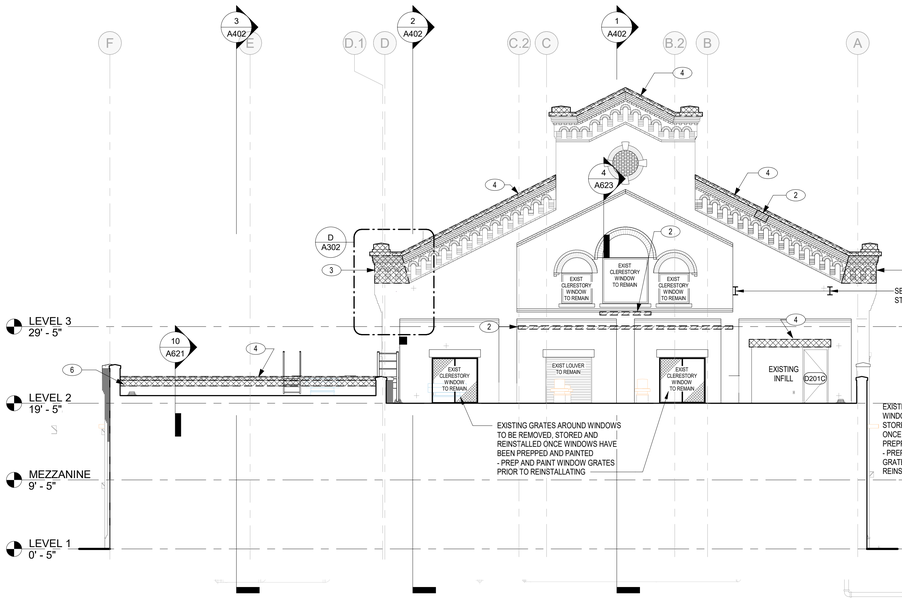
BUILDING C - OVERALL ELEVATIONS

Sheet Number:

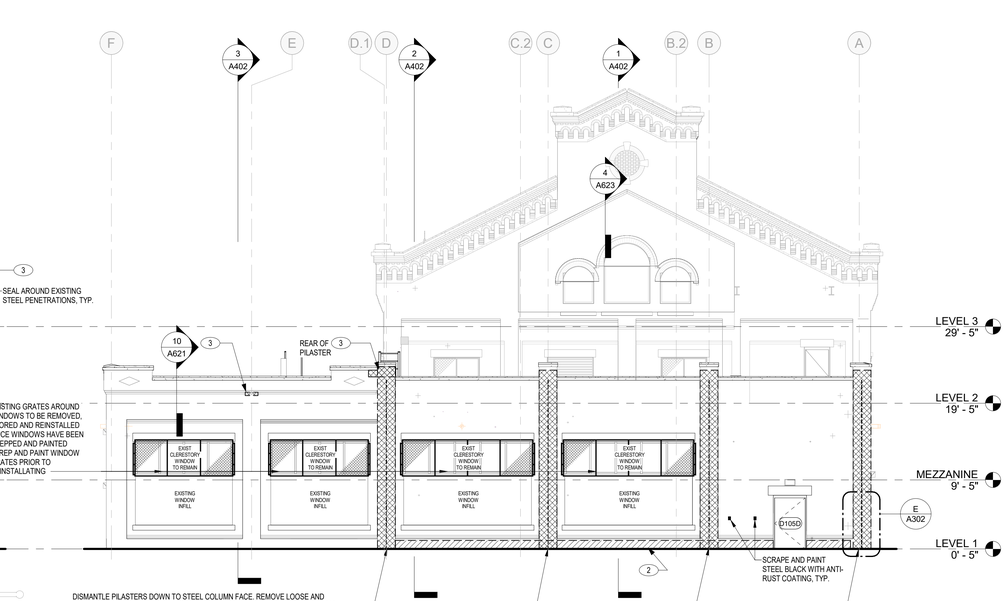
A301



2 NORTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION - BEYOND
1/8" = 1'-0"



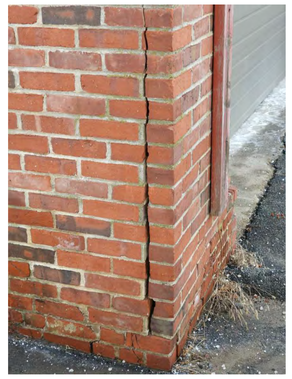
1 EAST ELEVATION
1/8" = 1'-0"

A NORTH - BRICK REBUILD
1" = 50'-0"

B NORTH - PRECAST REPLACE
1" = 50'-0"

C NORTH - CORBEL REBUILD
1" = 50'-0"

D EAST - CORBEL REPLACE
1" = 50'-0"



E EAST - DISMANTLE & REBUILD
1" = 50'-0"

GENERAL RESTORATION NOTES

GENERAL NOTES

1. CLEAN ALL EXTERIOR MASONRY WALLS WITH WARM WASH WATER AND MILD DETERGENT).
2. REMOVE ALL VEGETATION/MOLD/MILDEW/DIRT/DEBRIS/ALL OTHER SURFACE ELEMENTS.
3. SEE PROJECT SPECIFICATIONS FOR ALL MASONRY REPAIR/REPLACEMENT FOR TOOLING/COLOR/FINISHED QUALITY AND APPEARANCE.
4. FIELD VERIFY LIMITS/QUANTITATE AREAS OF MASONRY RESTORATION WORK REQUIRED.
5. REPAIR THE WALLS AND SEAL ALL PENETRATIONS THAT WILL RESULT FROM THE REMOVAL OF PIPES OR CONDUITS THROUGHOUT ALL THE ELEVATIONS.

BRICK NOTES

1. REMOVE LOOSE AND DISPLACED BRICKS AND PLACE ASIDE FOR RE-USE. CLEAN ALL LOOSE AND DETERIORATED MORTAR TO SOUND LAYER. REBUILD AREA BY USING UNDAMAGED EXISTING SALVAGED BRICKS. REPLACE ALL DAMAGED OR MISSING BRICKS WITH NEW UNITS MATCHING EXISTING IN SIZE AND COLOR. MAINTAIN EXISTING BOND AND MATCH JOINTS SIZES, TOOLING, AND MORTAR COLOR AS CLOSE AS POSSIBLE.
2. CUT-OUT AND REMOVE LOOSE OR DAMAGED MORTAR OR SEALANT FROM BRICK JOINTS TO A MINIMUM DEPTH OF 1" TO SOUND LAYER. CLEAN BY REMOVING ALL BRICK PARTICLES OR MORTAR DUST. RE-POINT ALL JOINTS AND REPLACE ANY DAMAGED, CRACKED, OR SPALLED BRICKS WITH NEW MATCHING UNITS. MATCH MORTAR COLOR AND JOINT TOOLING AS CLOSE AS POSSIBLE.

COPINGS STONE NOTES

1. REMOVE ALL DETERIORATED, CRACKED, SPALLED, OR DISPLACED COPING STONES. ANY EXISTING DISPLACED STONE THAT AFTER REMOVAL APPEARS TO BE IN GOOD CONDITION, SHALL BE SALVAGED AND SET ASIDE FOR POSSIBLE RE-USE. REMOVE EXISTING COPPER CAP FLASHING, LOOSE MORTAR AND PARTICLES OF ANY OTHER MATERIALS FROM TOP OF PARAPET WALL. REPAIR TOP OF WALL AS NEEDED AND INSTALL NEW COPPER CAP FLASHING BEDDED IN SEALANT AND NEW MATCHING COPING STONES AS INDICATED ON ATTACHED PROJECT DETAILS.
2. CUT-OUT AND REMOVE LOOSE OR DAMAGED MORTAR, SEALANT, OR ANY OTHER TYPE OF MATERIAL USED TO TEMPORARILY PATCH OR FILL COPING STONE JOINTS. CLEAN ALL JOINTS BY REMOVING ALL PARTICLES AND MORTAR DUST. RE-POINT ALL JOINTS AS INDICATED ON ATTACHED PROJECT DETAILS.
3. AFTER ALL REPAIRS TO COPING STONES HAVE BEEN COMPLETED AND SOURCES OF WATER INFILTRATION AND MOISTURE THROUGHOUT THE EXTERIOR WALLS HAVE BEEN IDENTIFIED AND REPAIRED, CLEAN EXTERIOR WALLS BY REMOVING ALL VISIBLE EFFLORESCENCE, STAINS, AND MORTAR SPLATTERS.

CAST STONE LINTEL AND SILL NOTES

1. REMOVE ALL SEVERELY DETERIORATED CAST STONE LINTELS SHOWING CRACK DAMAGES, SPALLED CONCRETE, AND EXPOSED RUSTED REINFORCING. REMOVE 3 OR 4 COURSES OF BRICK ABOVE LINTEL. SUPPORT SURROUNDING WALLS AS REQUIRED TO STABILIZE ALL REMAINING EXISTING BRICKS AND WINDOW OR DOOR OPENINGS. CLEAN THROUGHOUT AND INSTALL NEW MATCHING CAST STONE LINTELS. REFER TO PROJECT DETAILS FOR ADDITIONAL INFORMATION.
2. CUT-OUT AND REMOVE ALL LOOSE AND SPALLED CONCRETE FROM LINTEL SHOWING EVIDENCE OF MINOR CRACKS OR DAMAGE. CLEAN AREAS TO BE REPAIRED THROUGHOUT BY REMOVING ALL PARTICLES OF CONCRETE OR LOOSE AGGREGATED. BRUSH OFF ALL REMAINING DUST PRIOR TO BEGINNING REPAIRS. FOR REPAIR PROCEDURES FOLLOW REPAIR PRODUCTS MANUFACTURE'S INSTRUCTIONS.

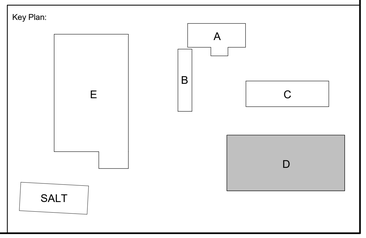
EXTERIOR RESTORATION KEY NOTES

1. CLEAN: REMOVE SURFACE STAINING/ SEALANT/ SPLATTER/ DEBRIS/ EFFLORESCENCE/ ETC., AS SHOWN.
2. REPOINT: RAKE OUT JOINTS AND REINSTALL BRICK MASONRY. SEE BRICK NOTES.
3. REBUILD WITH NEW: REMOVE EXISTING BRICK MASONRY. SEE BRICK NOTES.
4. PRECAST: REPLACE WITH NEW PRE-CAST SILL/LINTEL/ROOF COPING STONE/CAP STONE/DECORATIVE ELEMENTS/ETC. AS SHOWN. SEE COPING STONE NOTES, AND CAST STONE LINTEL AND SILL NOTES. REPLACE COPPER FLASHING WITH NEW COPPER FLASHING PRIOR TO SEETING THE PRE-CAST CAPS / STONES.
4A. BRICK PILASTERS TO BE REBUILT. INVESTIGATION OF STRUCTURAL STEEL BENEATH IS REQUIRED BEFORE ENCLOSING. STRUCTURAL ENGINEER TO EVALUATE AND RECOMMEND SOLUTIONS.
5. STEEL LINTELS: REMOVE STEEL LINTEL AND REPLACE WITH NEW GALVANIZED STEEL LINTEL.
5A. STEEL LINTELS TO REMAIN: SCRAPE FREE OF RUST AND PAINT TO MATCH NEW GALVANIZED STEEL LINTEL AND COAT WITH ANTI-CORROSIVE COATING.
6. FLASHING: REMOVE AND REINSTALL WITH NEW.
7. SURFACE ATTACHMENTS: REMOVE WOOD AND/OR METAL ASSEMBLIES /ITEMS AT DOOR OPENINGS/MASONRY WALL SURFACES, AS SHOWN.
8. SCRAPE AND PAINT EXISTING WOOD FRAMES
9. SCRAPE AND PAINT EXISTING METAL GRATES AT CLERESTORY WINDOWS.

RESTORATION LEGEND

- CLEAN AREA
- REPOINT AREA
- REBUILD AREA
- EXISTING CRACK (APPROXIMATE)
- EXISTING FASTENER HOLE/ CONDUIT/ WOODEN BOARDS/ SIGNAGE/ GRATES

Key Plan:



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Seal:

Revisions:

Rev	Date	Description

PROGRESS PRINT
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Issued For: 95% PROGRESS

0' 4' 8' 16'
SCALE: 1/8" = 1'-0"

Date: NOVEMBER 20, 2020
Drawn By: JL / BPM
Reviewed By: BPM
Approved By: DGT
W&S Project No: 2170997

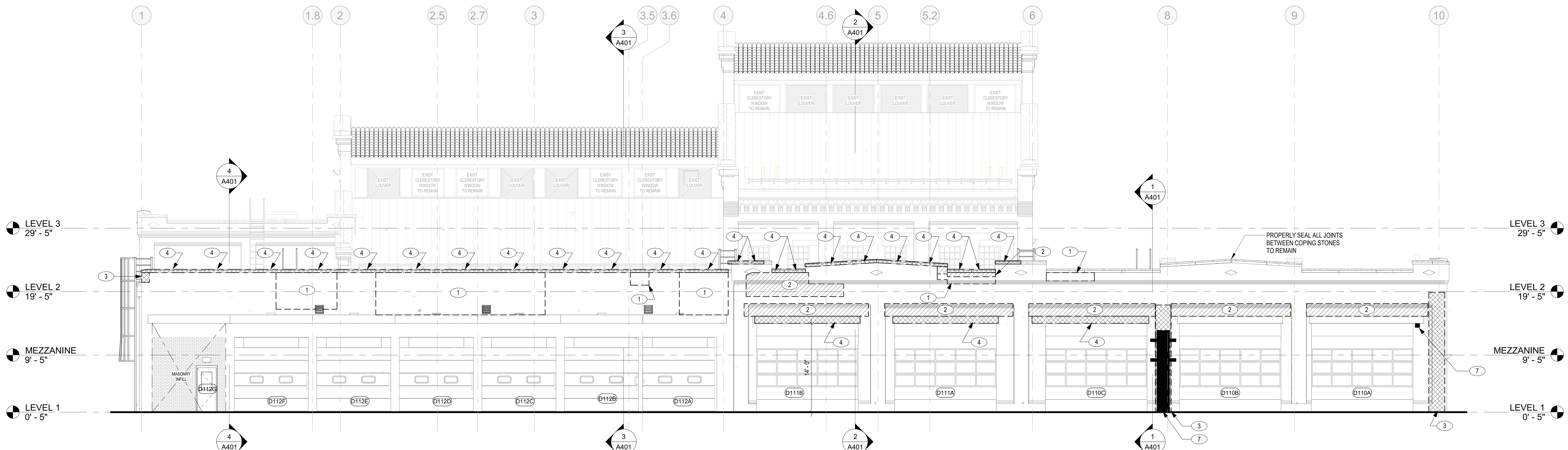
Drawing Title:

VOLUME II, BLDGS C & D

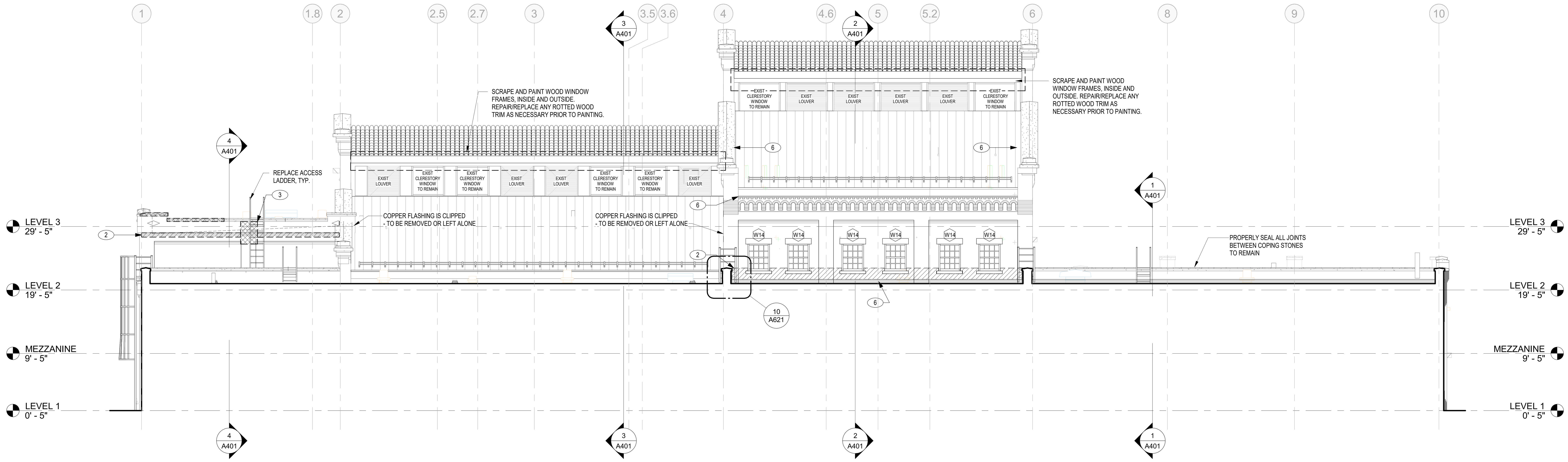
BUILDING D - OVERALL ELEVATIONS I

Sheet Number:

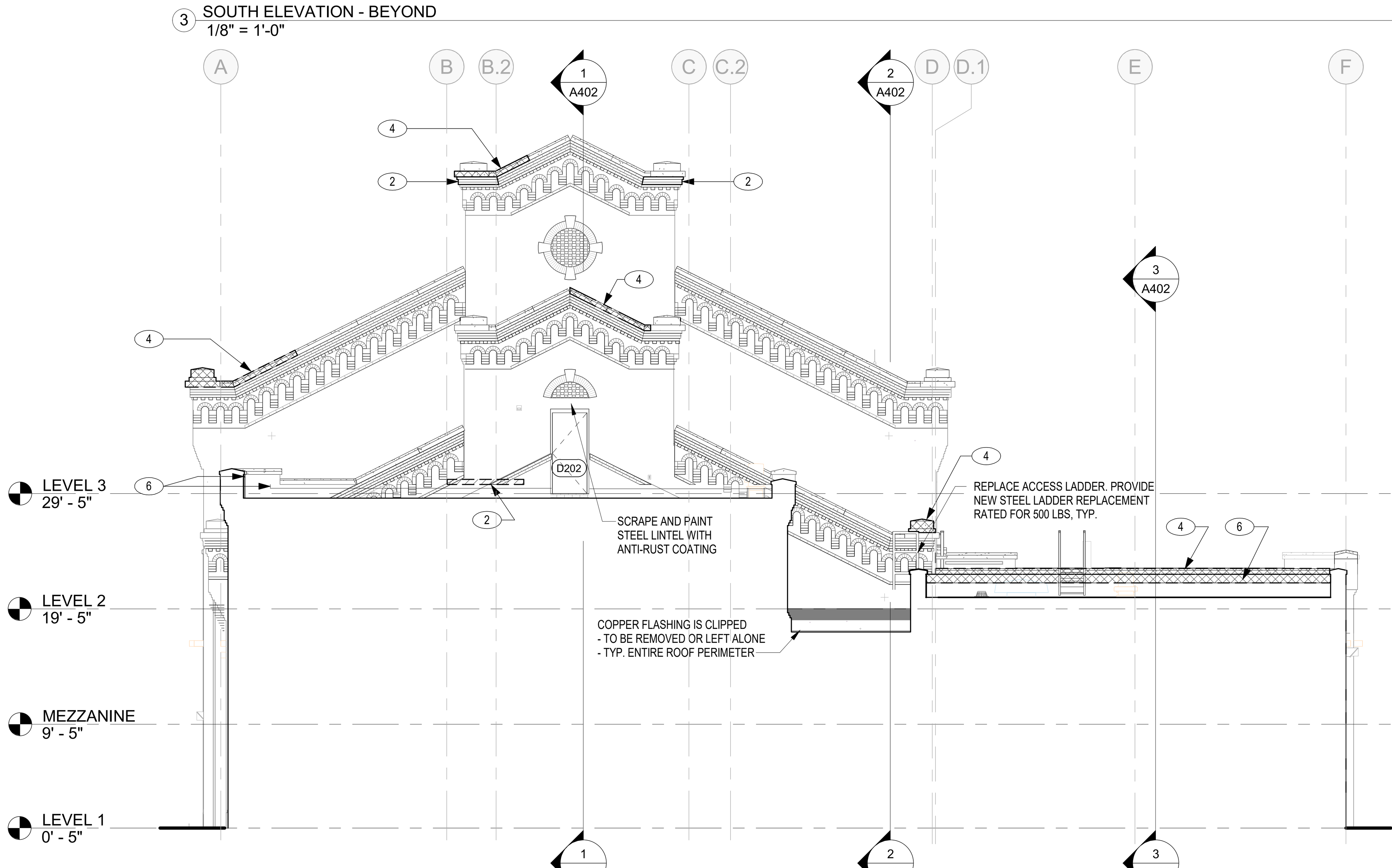
A302



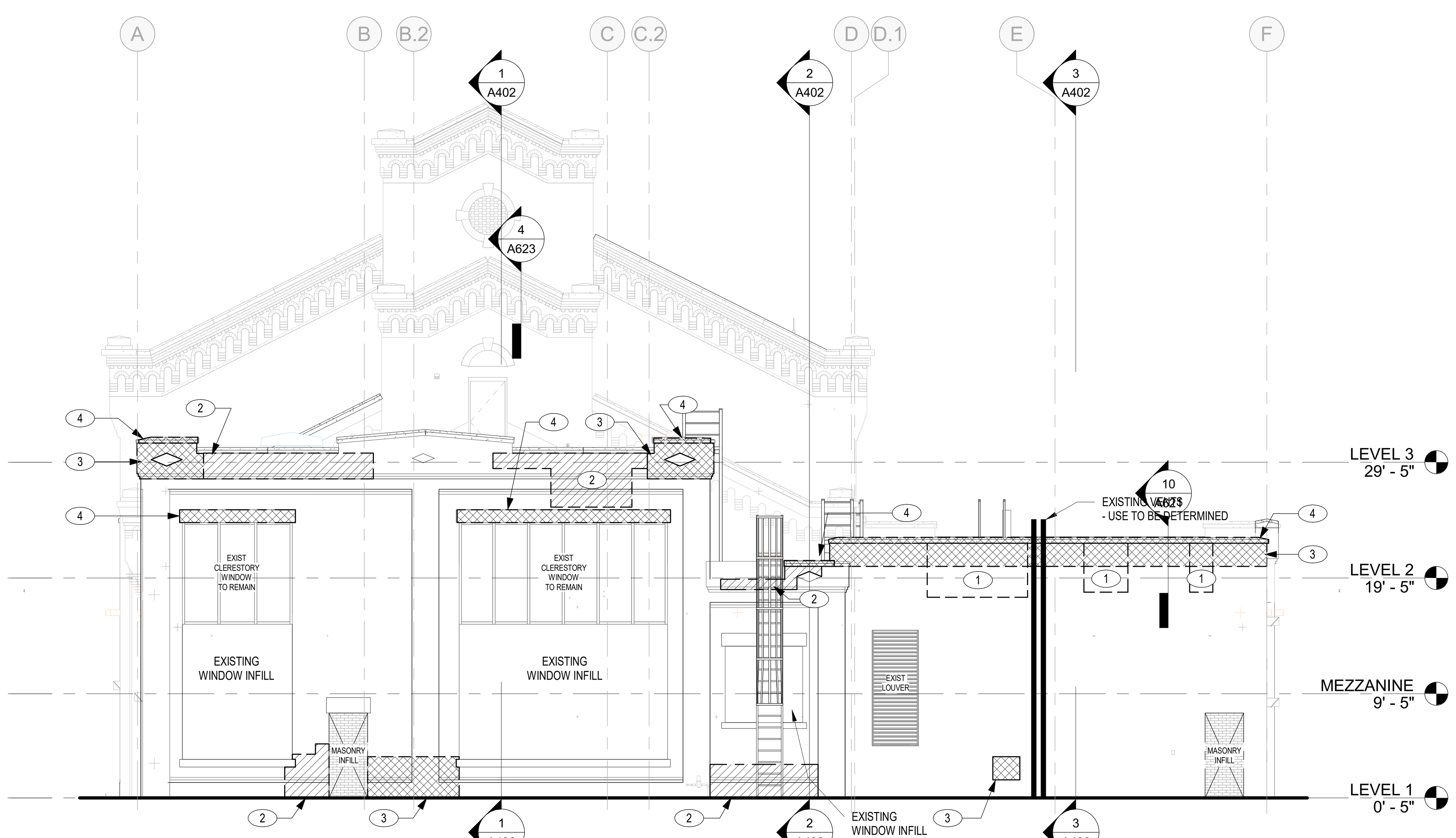
4 SOUTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION - BEYOND
1/8" = 1'-0"



2 WEST ELEVATION - BEYOND
1/8" = 1'-0"



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8	SCRAPE AND PAINT EXISTING WOOD FRAMES
9	SCRAPE AND PAINT EXISTING METAL GRATES AT CLERESTORY WINDOWS.

RESTORATION LEGEND

CLEAN AREA

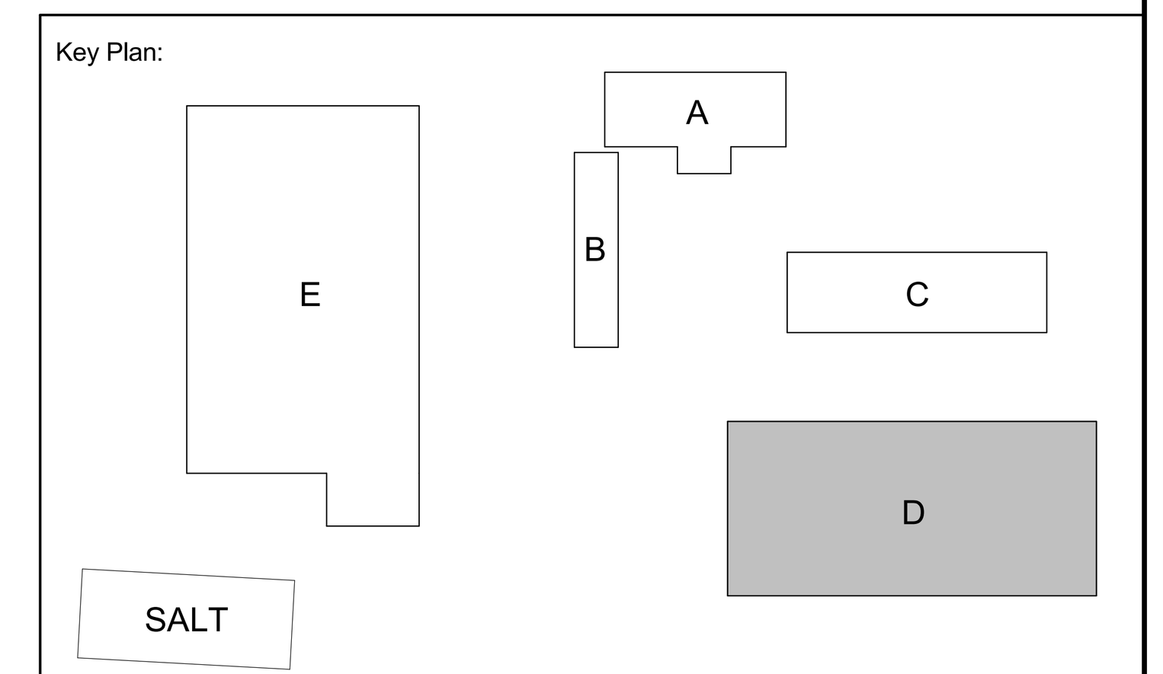
EXISTING CRACK (APPROXIMATE)

REPOINT AREA

EXISTING FASTENER HOLE/ CONDUIT/ WOODEN BOARDS/ SIGNAGE/ GRATES

REBUILD AREA

Key Plan:



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Sydney Project Management

Seal:

Revisions:

Rev	Date	Description

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0' 4' 8' 16'
SCALE: AS NOTED

Date:	NOVEMBER 20, 2020
Drawn By:	JL / BPM
Reviewed By:	BPM
Approved By:	DGT
W&S Project No:	2170997

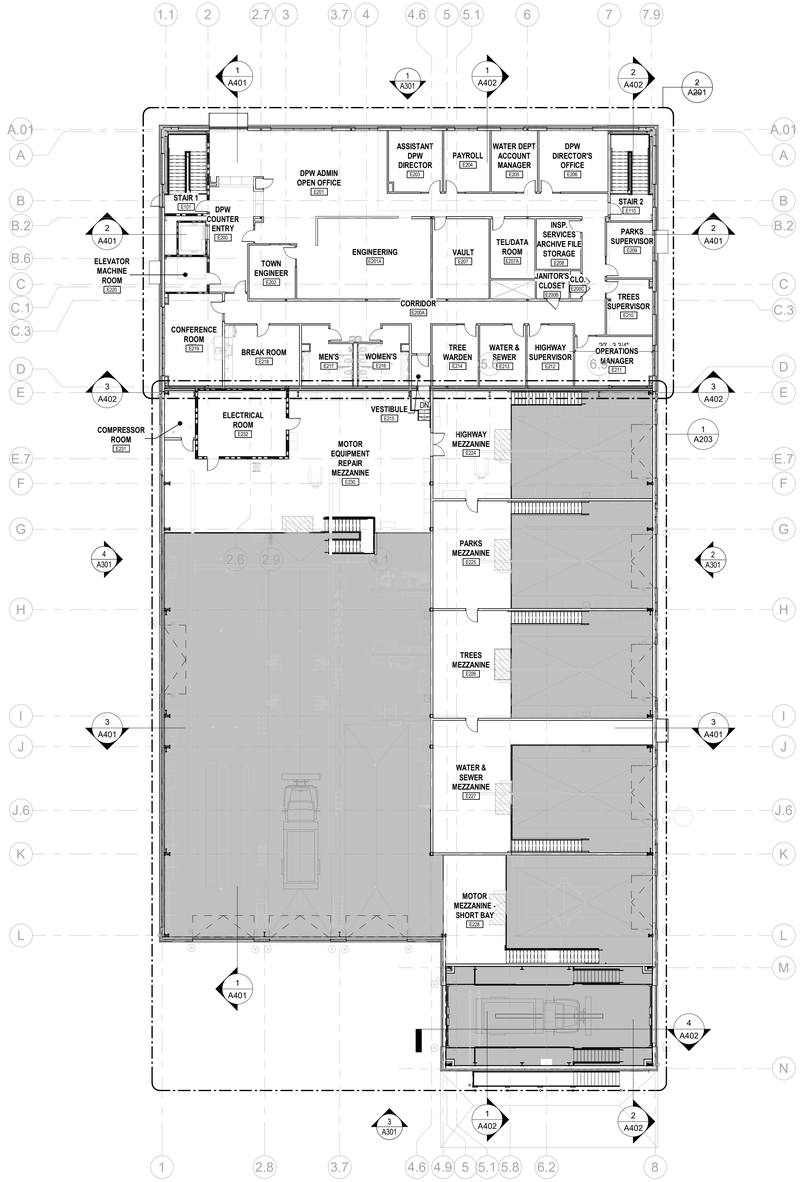
Drawing Title:

VOLUME II, BLDGS C & D

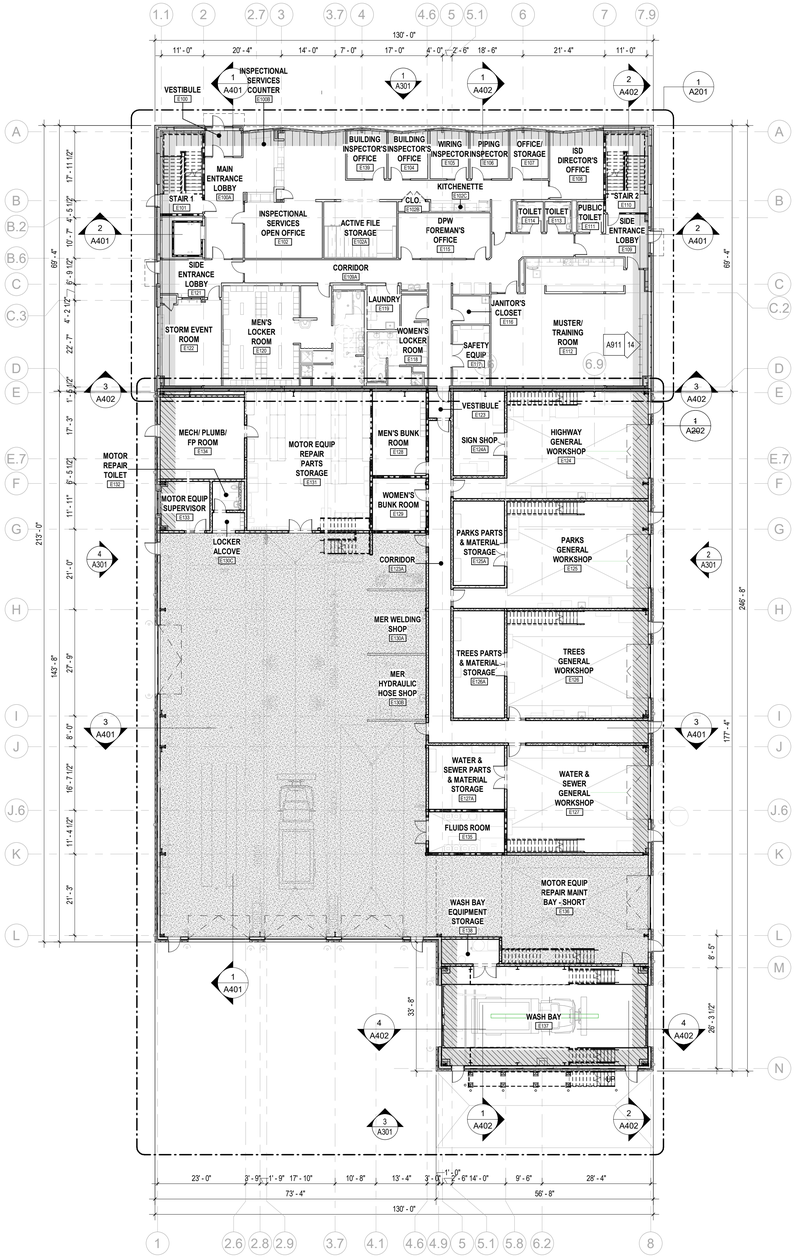
BUILDING D - OVERALL ELEVATIONS II

Sheet Number:

A303



2 OVERALL SECOND FLOOR PLAN
1/16" = 1'-0" 1/ A1.03



1 OVERALL FIRST FLOOR PLAN
1/16" = 1'-0" 1/ A1.03

FLOOR PLAN GENERAL NOTES:

1. EQUIPMENT SHOWN FOR REFERENCE ONLY. SEE Q DRAWINGS FOR MORE INFO.
2. FURNITURE SHOWN FOR INFORMATION ONLY (N.I.C.). SEE FURNITURE PLAN A921 FOR MORE INFO.
3. F.E. = FIRE EXTINGUISHER.
   F.E.C = FIRE EXTINGUISHER CABINET
   - BRACKET MOUNTED
   - CABINET MOUNTED (SEMI-RECESSED)
4. ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF GYPSUM WALL BOARD TO FACE OF GYPSUM WALL BOARD OR FACE OF CMU UNLESS SPECIFICALLY NOTED OTHERWISE.
5. SEE SHEET A012 FOR PLUMBING FIXTURE SCHEDULE / MOUNTING HEIGHTS.
6. BOLLARD:
   - EB: EXTERIOR BOLLARD, 6" DIAMETER (SEE CIVIL DWGS)
   - IB: INTERIOR BOLLARD, 6" DIAMETER (SEE DETAIL 4 / A631)
7. FUME SEPARATION PARTITION, SEE A031 - FUME SEPARATION ASSEMBLY, TYPE F1 AND F2.

MEZZANINE GENERAL NOTES

1. AT EACH MEZZANINE SWING GATE LOCATION, PROVIDE 4" H (RED) LETTER SIGNAGE AT MEZZANINE FASCIA TO READ: 200LBS/SF MAXIMUM MEZZANINE LOADING
2. PROVIDE 6'-0" SWING GATE TO MATCH ADJACENT RAILING SYSTEM AT EACH LOCATION INDICATED.
3. PROVIDE SAFETY CHAIN PER OSHA STANDARDS AT EACH SWING GATE.
4. PROVIDE SAFETY YELLOW PAINT AT MEZZANINE FLOOR AT EACH SWING GATE, AS INDICATED.
5. COORDINATE EXACT LOCATION WITH MECHANICAL, STRUCTURAL AND EQUIPMENT REQUIREMENTS.
6. DO NOT RUN ANY UTILITIES BELOW GATES EXPOSED AND MOUNTED TO WALLS.
7. PROVIDE TIE-OFF POINT FOR OSHA FALL ARREST SYSTEM NEAR MEZZANINE SWING-GATE ON PRIMARY STRUCTURAL ELEMENT.

UNDERSLAB RIGID INSULATION LEGEND:

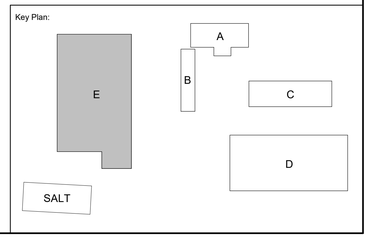
R-10 RIGID INSULATION
- STANDARD COMPRESSIVE STRENGTH - 25 PSI
- 4'-0" HORIZONTAL FROM FOUNDATION WALL INWARDS

-2'-0" VERTICAL ON EXTERIOR SIDE OF FOUNDATION WALL

R-10 RIGID INSULATION
- HIGH COMPRESSIVE STRENGTH - 100 PSI
- 4'-0" HORIZONTAL FROM FOUNDATION WALL INWARDS

R-15 RIGID INSULATION
- HIGH COMPRESSIVE STRENGTH - 100 PSI
- COMPLETELY UNDER SLAB
- AND DOWN TO TOP OF FOOTING ON EXTERIOR SIDE OF FOUNDATION WALL

Key Plan:



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Seal:

Revisions:

Rev	Date	Description

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Date:	NOVEMBER 20, 2020
Drawn By:	JL
Reviewed By:	DJS
Approved By:	JJA
W&S Project No:	2170997

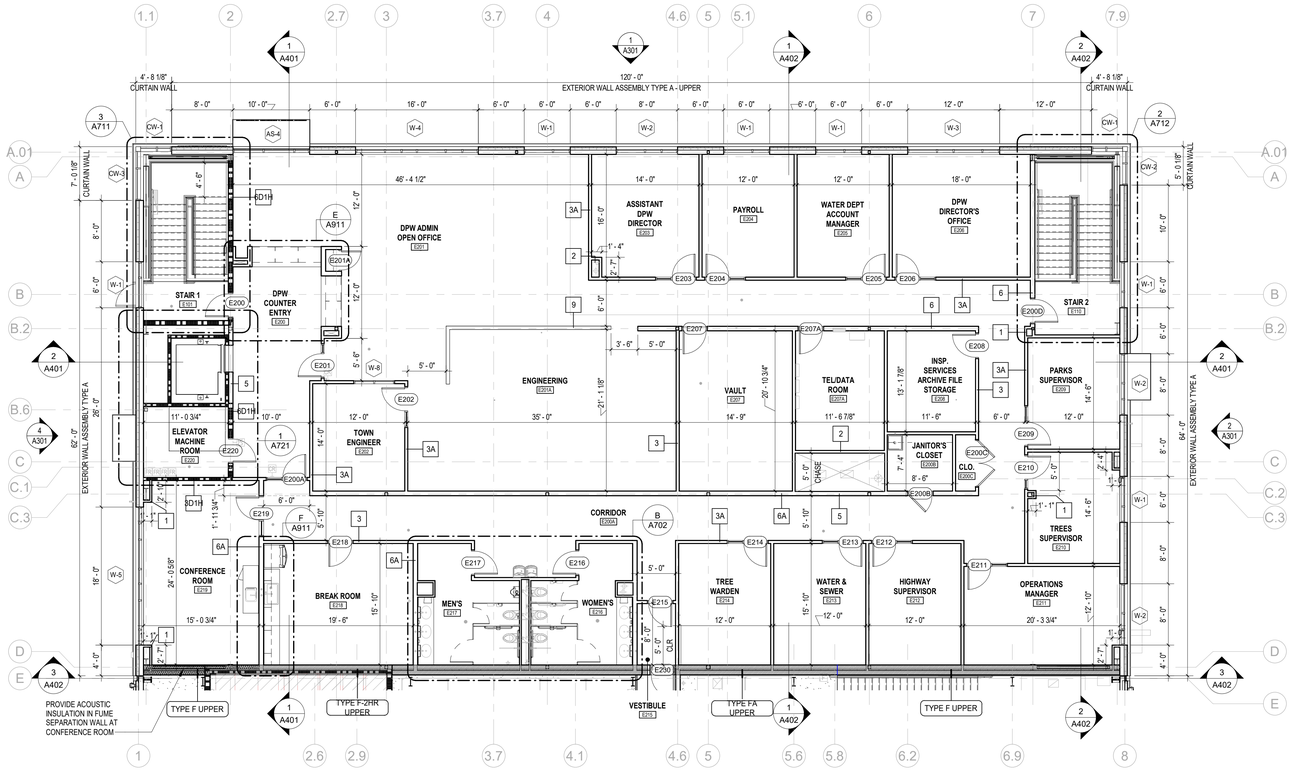
Drawing Title:

VOLUME III, BUILDING E

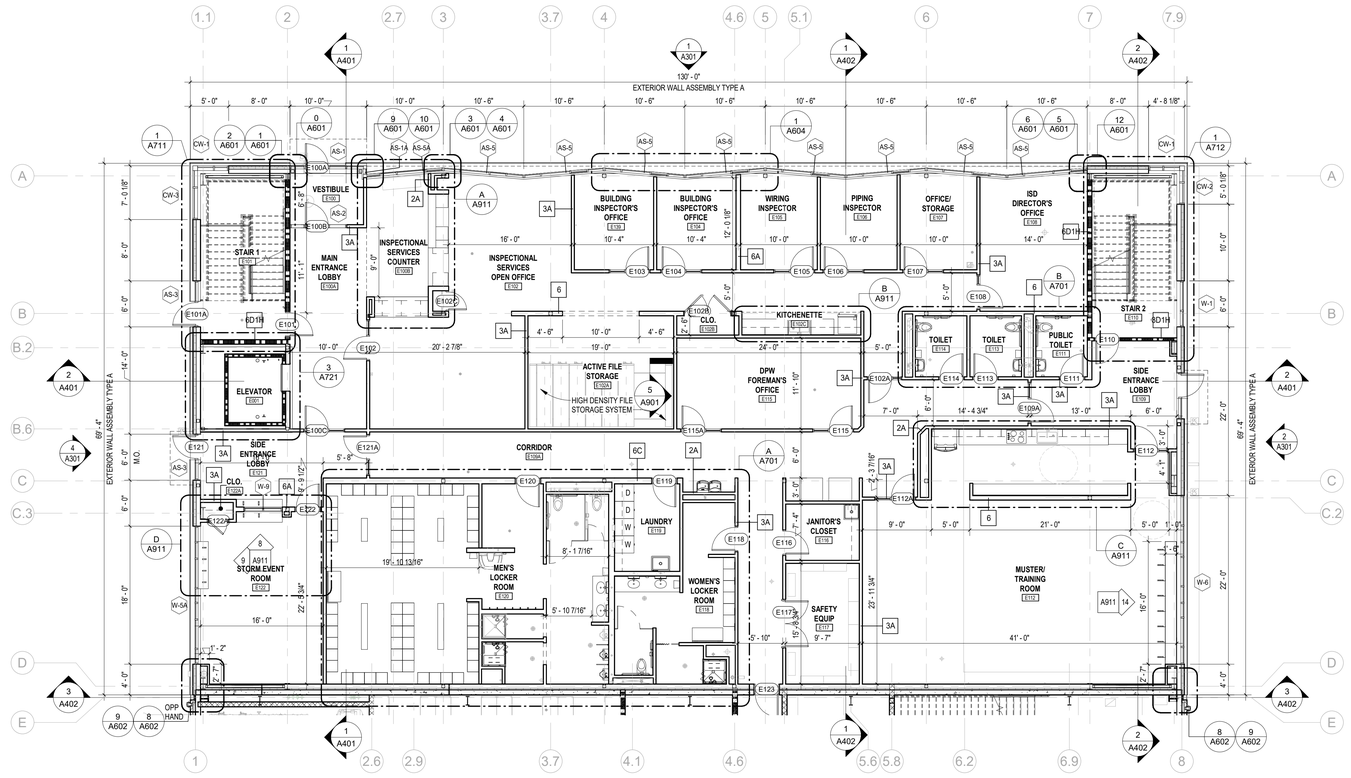
OVERALL FLOOR PLANS

Sheet Number:

A101



2 LARGE SCALE ADMINISTRATION - SECOND FLOOR PLAN
1/8" = 1'-0" 2/ A101



1 LARGE SCALE ADMINISTRATION - FIRST FLOOR PLAN
1/8" = 1'-0" 1/ A101

FLOOR PLAN GENERAL NOTES:

1. EQUIPMENT SHOWN FOR REFERENCE ONLY. SEE Q DRAWINGS FOR MORE INFO.
2. FURNITURE SHOWN FOR INFORMATION ONLY (N.I.C.). SEE FURNITURE PLAN A921 FOR MORE INFO.
3. F.E. = FIRE EXTINGUISHER.
   F.E.C = FIRE EXTINGUISHER CABINET
   BRACKET MOUNTED
   CABINET MOUNTED (SEMI-RECESSED)
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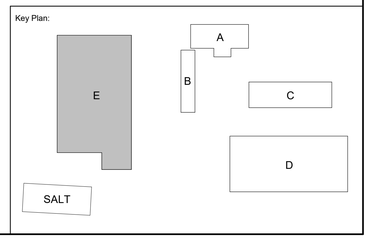
Key Plan:



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Seal:

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Drawn By:	JL
Reviewed By:	DJS
Approved By:	JJA
W&S Project No:	2170997

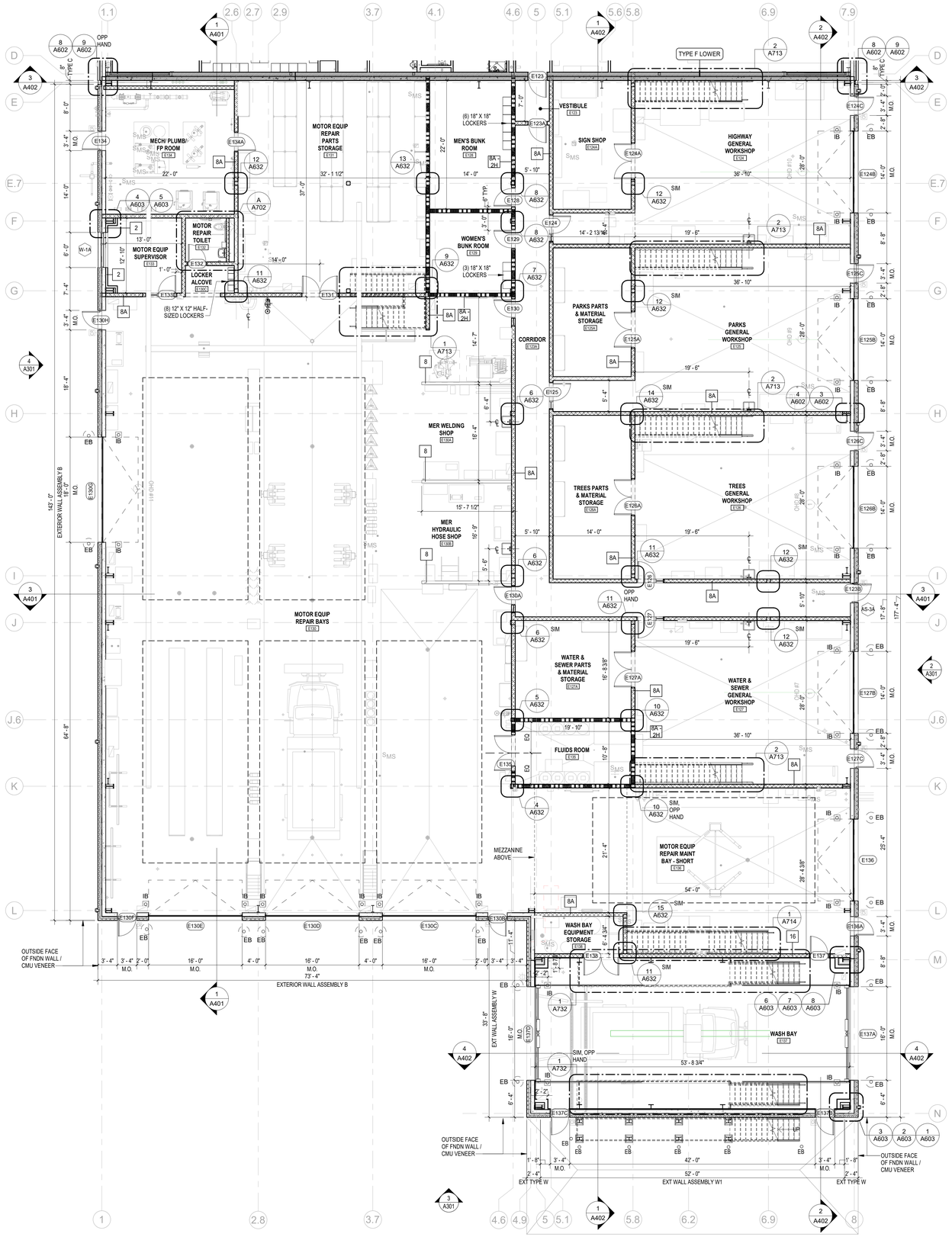
Drawing Title:

VOLUME III, BUILDING E

LARGE SCALE ADMINISTRATION FLOOR PLANS

Sheet Number:

A201



1 LARGE SCALE MAINTENANCE - FIRST FLOOR PLAN
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   - CABINET MOUNTED (SEMI-RECESSED)
4. ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF GYPSUM WALL BOARD TO FACE OF GYPSUM WALL BOARD OR FACE OF CMU UNLESS SPECIFICALLY NOTED OTHERWISE.
5. SEE SHEET A012 FOR PLUMBING FIXTURE SCHEDULE / MOUNTING HEIGHTS.
6. BOLLARD:
   - EB: EXTERIOR BOLLARD, 6" DIAMETER (SEE CIVIL DWGS)
   - IB: INTERIOR BOLLARD, 6" DIAMETER (SEE DETAIL 4 / A631)
7. FUME SEPARATION PARTITION, SEE A031 - FUME SEPARATION ASSEMBLY, TYPE F1 AND F2.

UNDERSLAB RIGID INSULATION LEGEND:

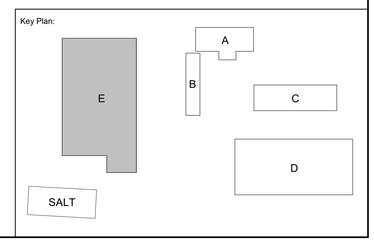
R-10 RIGID INSULATION
- STANDARD COMPRESSIVE STRENGTH - 25 PSI
- 4'-0" HORIZONTAL FROM FOUNDATION WALL INWARDS

-2'-0" VERTICAL ON EXTERIOR SIDE OF FOUNDATION WALL

R-10 RIGID INSULATION
- HIGH COMPRESSIVE STRENGTH - 100 PSI
- 4'-0" HORIZONTAL FROM FOUNDATION WALL INWARDS

R-15 RIGID INSULATION
- HIGH COMPRESIVE STRENGTH - 100 PSI
- COMPLETELY UNDER SLAB
- AND DOWN TO TOP OF FOOTING ON EXTERIOR SIDE OF FOUNDATION WALL

Key Plan:



Project:

TOWN OF ARLINGTON

ARLINGTON TOWN YARD FACILITY
51 GROVE STREET
ARLINGTON, MA 02476

Weston & Sampson Engineers, Inc.
100 Foxborough Boulevard Suite 250
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GGD
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Date:	NOVEMBER 20, 2020
Drawn By:	JL
Reviewed By:	DJS
Approved By:	JJA
W&S Project No:	2170997

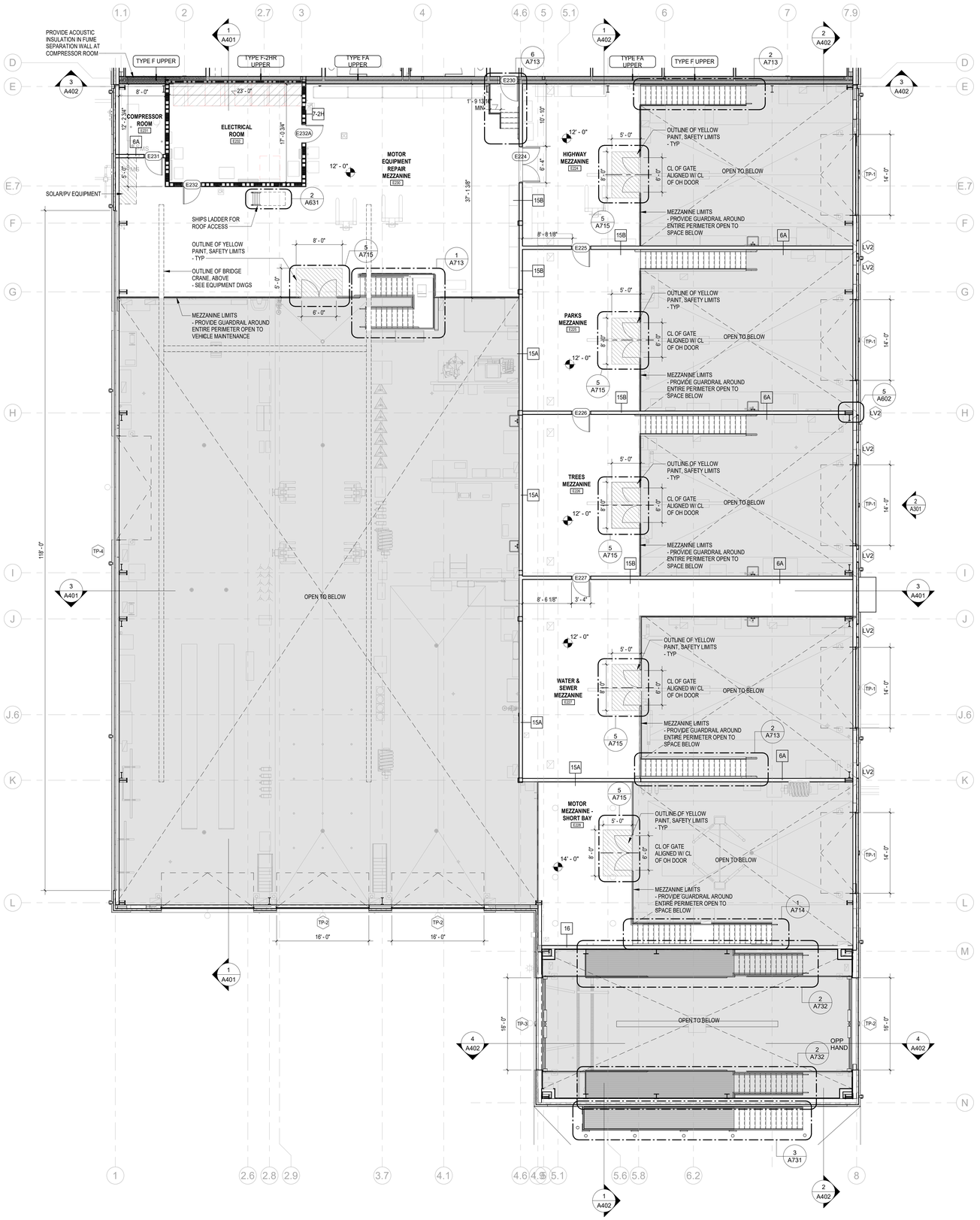
Drawing Title:

VOLUME III, BUILDING E

LARGE SCALE VEHICLE MAINTENANCE FLOOR PLAN

Sheet Number:

A202

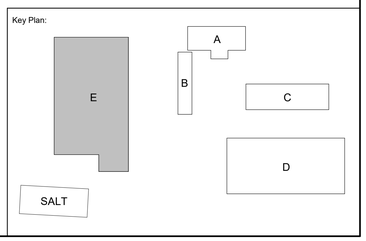


1 LARGE SCALE MEZZANINE FLOOR PLAN
1/8" = 1'-0" 2/ A101

MEZZANINE GENERAL NOTES

1. AT EACH MEZZANINE SWING GATE LOCATION, PROVIDE 4" H (RED) LETTER SIGNAGE AT MEZZANINE FASCIA TO READ: 200LBS/SF MAXIMUM MEZZANINE LOADING
2. PROVIDE 6'-0" SWING GATE TO MATCH ADJACENT RAILING SYSTEM AT EACH LOCATION INDICATED.
3. PROVIDE SAFETY CHAIN PER OSHA STANDARDS AT EACH SWING GATE.
4. PROVIDE SAFETY YELLOW PAINT AT MEZZANINE FLOOR AT EACH SWING GATE, AS INDICATED.
5. COORDINATE EXACT LOCATION WITH MECHANICAL, STRUCTURAL AND EQUIPMENT REQUIREMENTS.
6. DO NOT RUN ANY UTILITIES BELOW GATES EXPOSED AND MOUNTED TO WALLS.
7. PROVIDE TIE-OFF POINT FOR OSHA FALL ARREST SYSTEM NEAR MEZZANINE SWING-GATE ON PRIMARY STRUCTURAL ELEMENT.

Key Plan:



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Approved By:	JJA
W&S Project No:	2170997

Drawing Title:

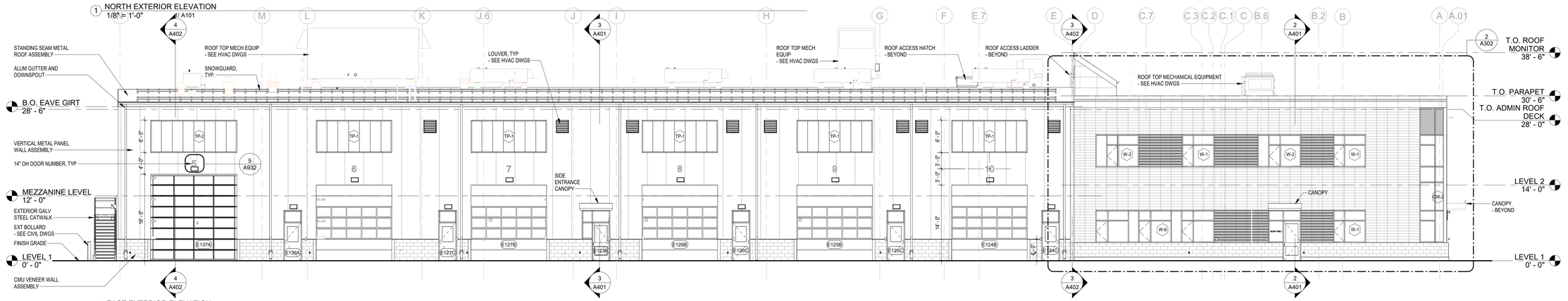
VOLUME III, BUILDING E

LARGE SCALE MEZZANINE FLOOR PLAN

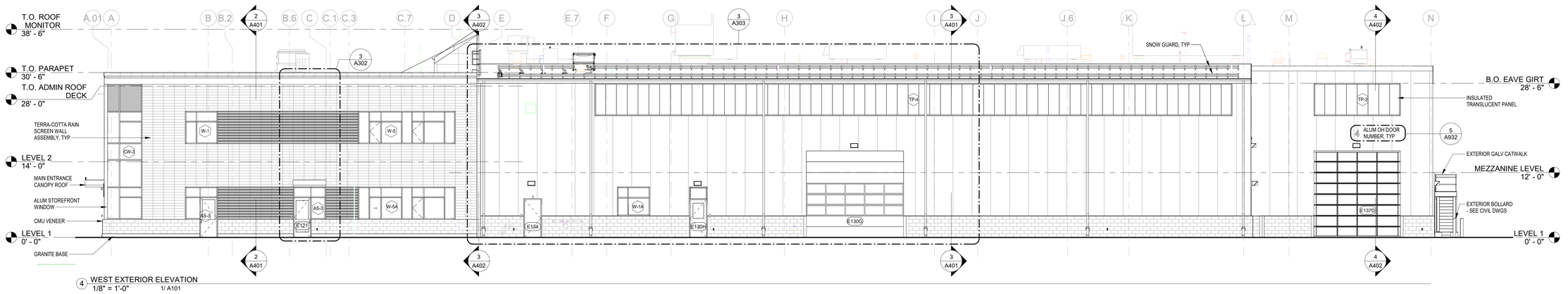
Sheet Number:

A203

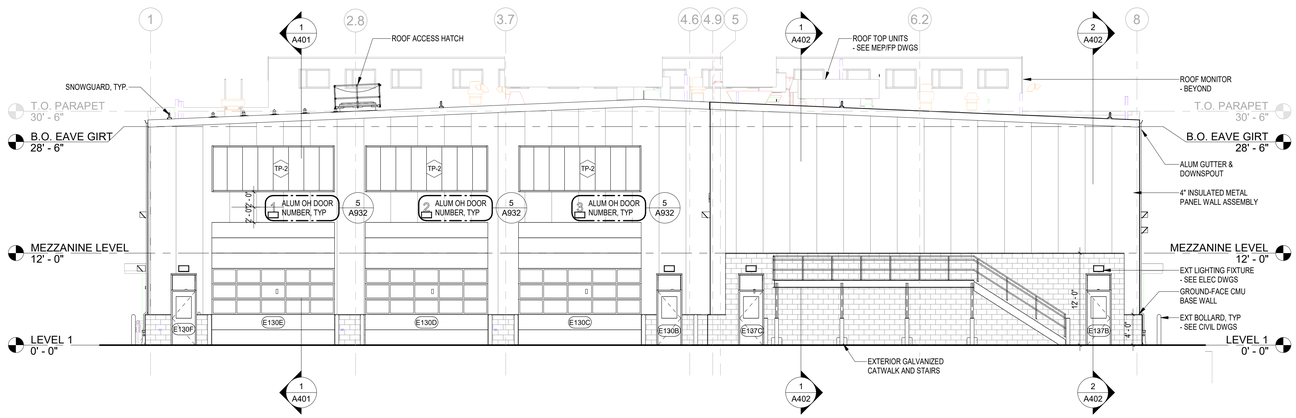
1 NORTH EXTERIOR ELEVATION
1/8" = 1'-0" 1/ A101



2 EAST EXTERIOR ELEVATION
1/8" = 1'-0" 1/ A101



4 WEST EXTERIOR ELEVATION
1/8" = 1'-0" 1/ A101



3 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0" 1/ A101

CMU VENEER LEGEND:

CONTROL JOINT LOCATION
- SEE DETAIL 1&2 / A604 FOR ADDITIONAL INFO

TYPE 1 - STANDARD GROUND FACE MASONRY BLOCK: 8" X 16"

TERRA-COTTA PANEL LEGEND:

TC-1 - TYPE 1 - FLAT PROFILE IN "COLOR 1"
PANEL SIZE: 6" X 24"

TC-2 - TYPE 2 - WAVE PROFILE IN "COLOR 2"
PANEL SIZE: 6" X 24"

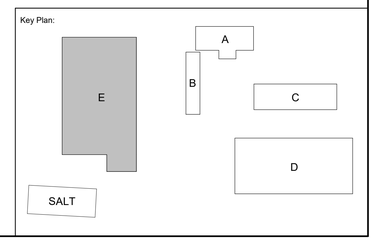
WALL PANEL TYPES LEGEND:

WP-1 - PROFILE 1 IN "COLOR 1"
INSULATED WALL PANEL SIZE: 42" WIDTH

WP-2 - PROFILE 2 IN "COLOR 2"
INSULATED WALL PANEL SIZE : 42" WIDE

WP-3 - FLAT PROFILE IN "COLOR 3"
ALUCOBOND, OR SIM
WALL PANEL SIZE : 48" WIDE

Key Plan:



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Reviewed By:	DJS
Approved By:	JJA
W&S Project No:	2170997

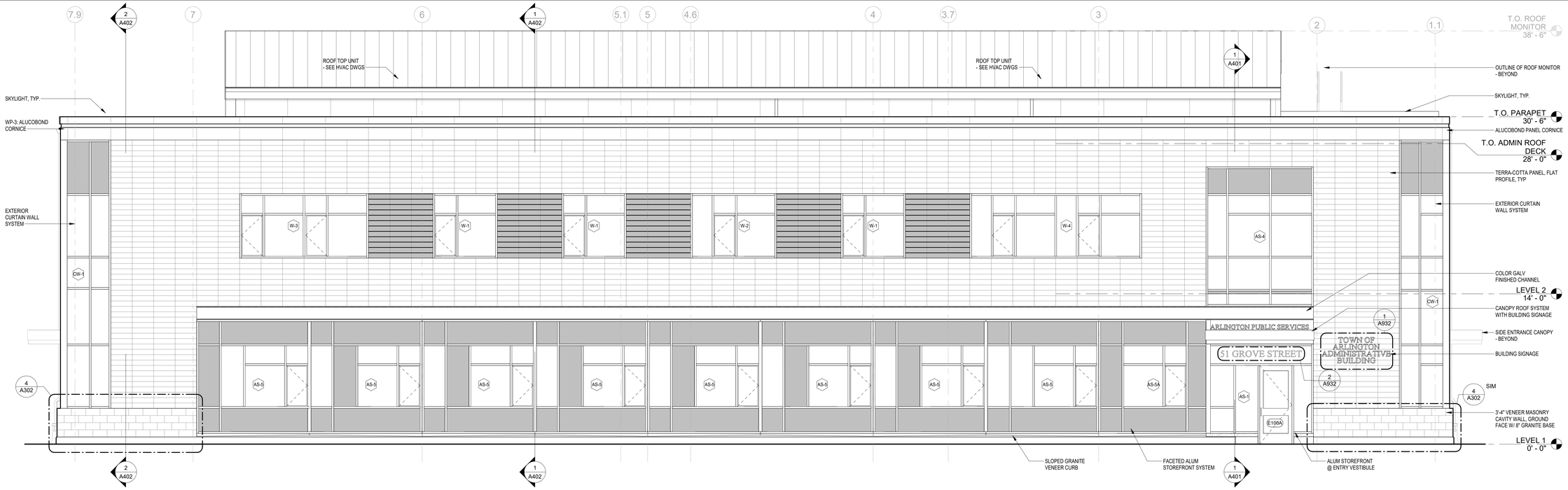
Drawing Title:

VOLUME III, BUILDING E

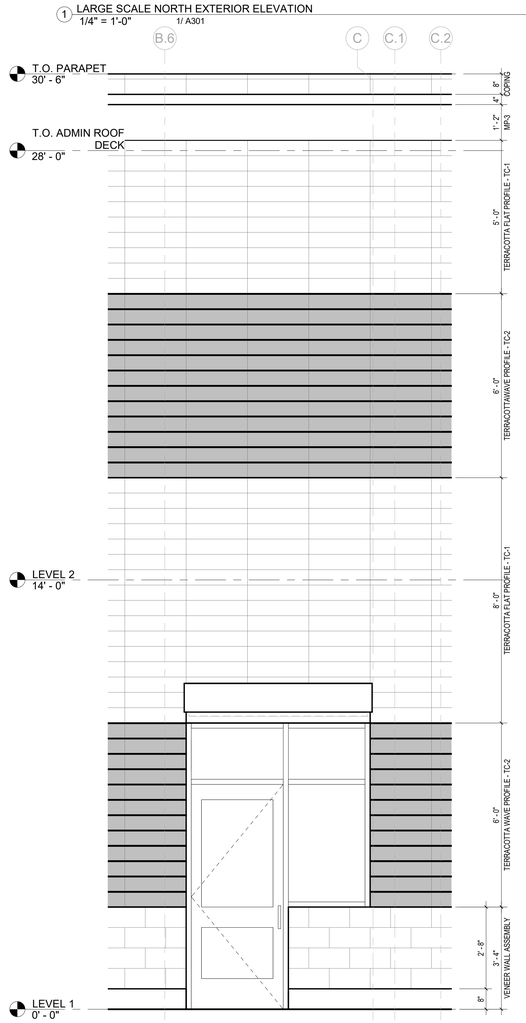
OVERALL EXTERIOR ELEVATIONS

Sheet Number:

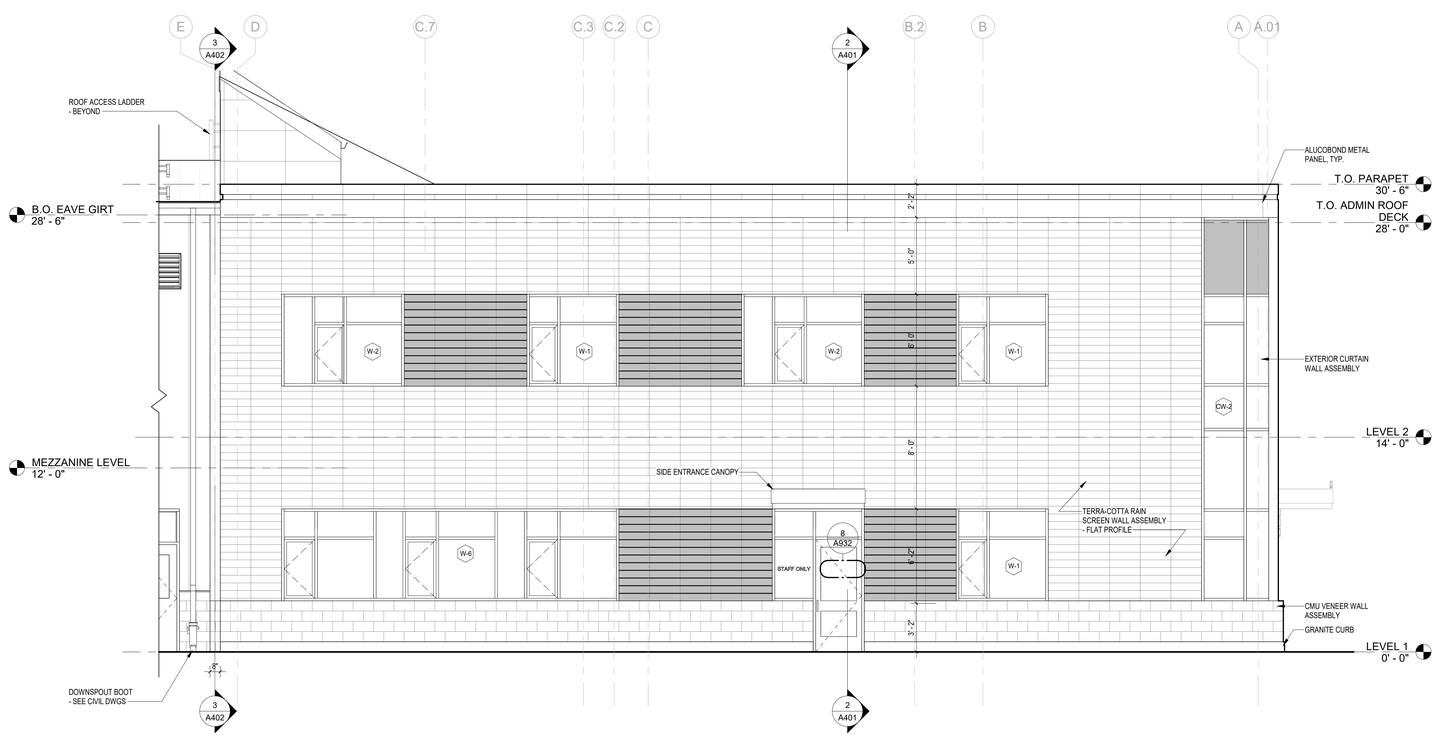
A301



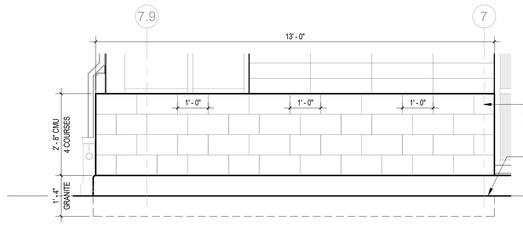
1 LARGE SCALE NORTH EXTERIOR ELEVATION
1/4" = 1'-0" 1/ A301



3 LARGE SCALE WEST EXTERIOR ELEVATION - COURSING
1/2" = 1'-0" 4/ A301



2 LARGE SCALE EAST EXTERIOR ELEVATION - NORTH
1/4" = 1'-0" 2/ A301



4 LARGE SCALE NORTH EXTERIOR ELEVATION - FRONT COURSING
1/2" = 1'-0" 1/ A302

CMU VENEER LEGEND:

CONTROL JOINT LOCATION - SEE DETAIL 182 / A604 FOR ADDITIONAL INFO

CMU - TYPE 1 - STANDARD GROUND FACE MASONRY BLOCK: 8" X 16"

TERRA-COTTA PANEL LEGEND:

TC-1 - TYPE 1 - FLAT PROFILE IN "COLOR 1" PANEL SIZE: 6" X 24"

TC-2 - TYPE 2 - WAVE PROFILE IN "COLOR 2" PANEL SIZE: 6" X 24"

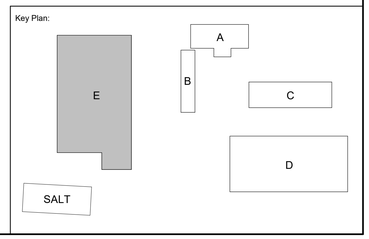
WALL PANEL TYPES LEGEND:

WP-1 - PROFILE 1 IN "COLOR 1" INSULATED WALL PANEL SIZE: 42" WIDTH

WP-2 - PROFILE 2 IN "COLOR 2" INSULATED WALL PANEL SIZE : 42" WIDE

WP-3 - FLAT PROFILE IN "COLOR 3" ALUCOBOND, OR SIM WALL PANEL SIZE : 48" WIDE

Key Plan:



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Approved By:	JJA
W&S Project No:	2170997

Drawing Title:

VOLUME III, BUILDING E

LARGE SCALE PARTIAL EXTERIOR ELEVATIONS

Sheet Number:

A302

APPENDIX D

NEW BUILDING E EXTERIOR MATERIALS

Town of Arlington

New / Upgraded Public Works Facility

Proposed Exterior Materials – Building E

Town of Arlington

New / Upgraded Public Works Facility

Architectural – Building E

VIEW 1

1 NORTH EXTERIOR ELEVATION - RENDERED
1/8" = 1'-0"

VIEW 2

4 SOUTH EXTERIOR ELEVATION - RENDERED
1/8" = 1'-0"

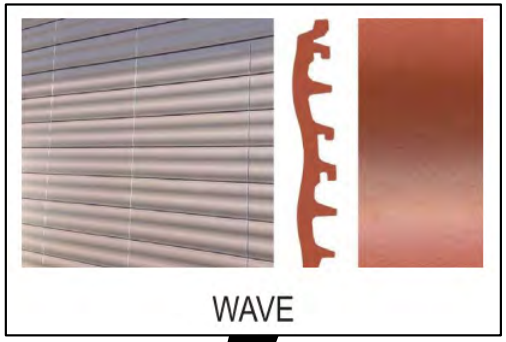
VIEW 3

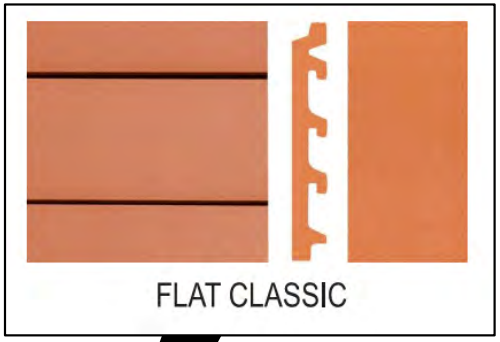
2 EAST EXTERIOR ELEVATION - RENDERED
1/8" = 1'-0"

Town of Arlington

New / Upgraded Public Works Facility

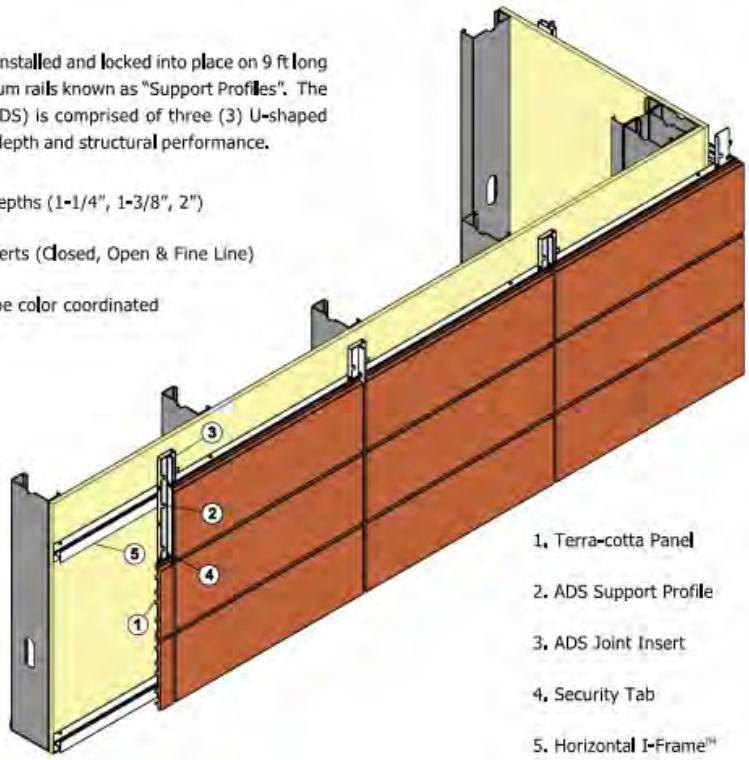
Architectural – Building E





NeaCera panels are installed and locked into place on 9 ft long x 2.5 in wide aluminum rails known as "Support Profiles". The Adaptive System (ADS) is comprised of three (3) U-shaped frames that vary in depth and structural performance.

- o Multiple System Depths (1-1/4", 1-3/8", 2")
- o Different Joint Inserts (Closed, Open & Fine Line)
- o Joint Inserts can be color coordinated



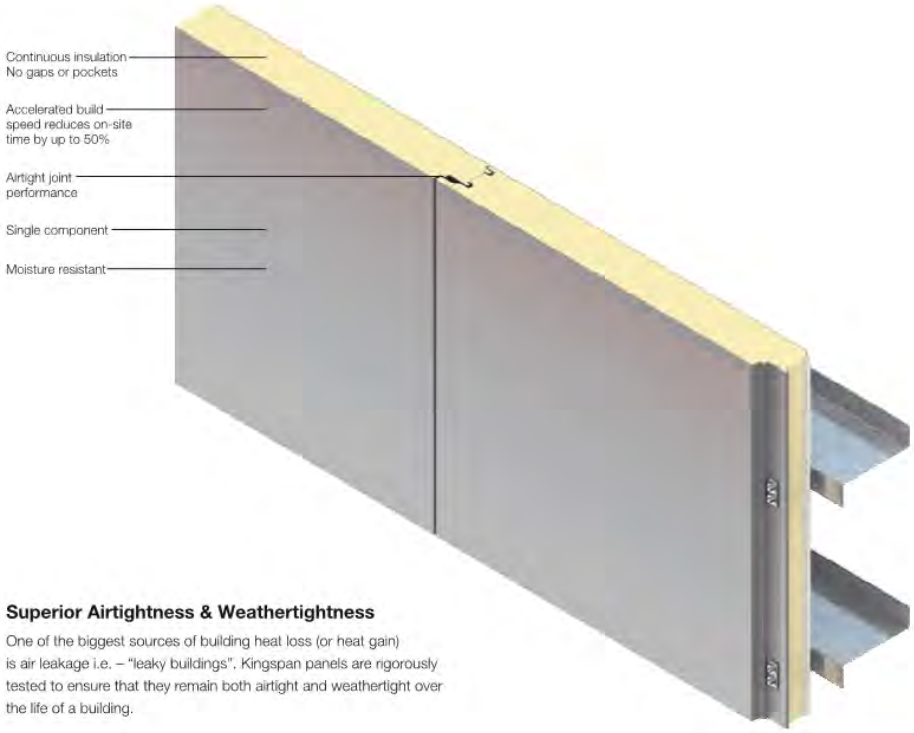
Town of Arlington

New / Upgraded Public Works Facility

Architectural – Building E

High R-value

Kingspan insulated panels' insulating cores provide superior thermal performance with tested R-values of 7.5 per inch. Most importantly, the insulation is on the exterior of the building structure to provide the best possible thermal envelope by reducing thermal bridging typical of cavity wall systems. In addition, the panels feature excellent foam-to-foam contact, which provides an unbroken thermal shield against heat transfer.



Superior Airtightness & Weathertightness

One of the biggest sources of building heat loss (or heat gain) is air leakage i.e. – "leaky buildings". Kingspan panels are rigorously tested to ensure that they remain both airtight and weathertight over the life of a building.

APPENDIX E

EXISTING CONDITIONS PHOTOGRAPHS

Existing Town Yard

49 & 51 Grove Street

Photo Location Plan

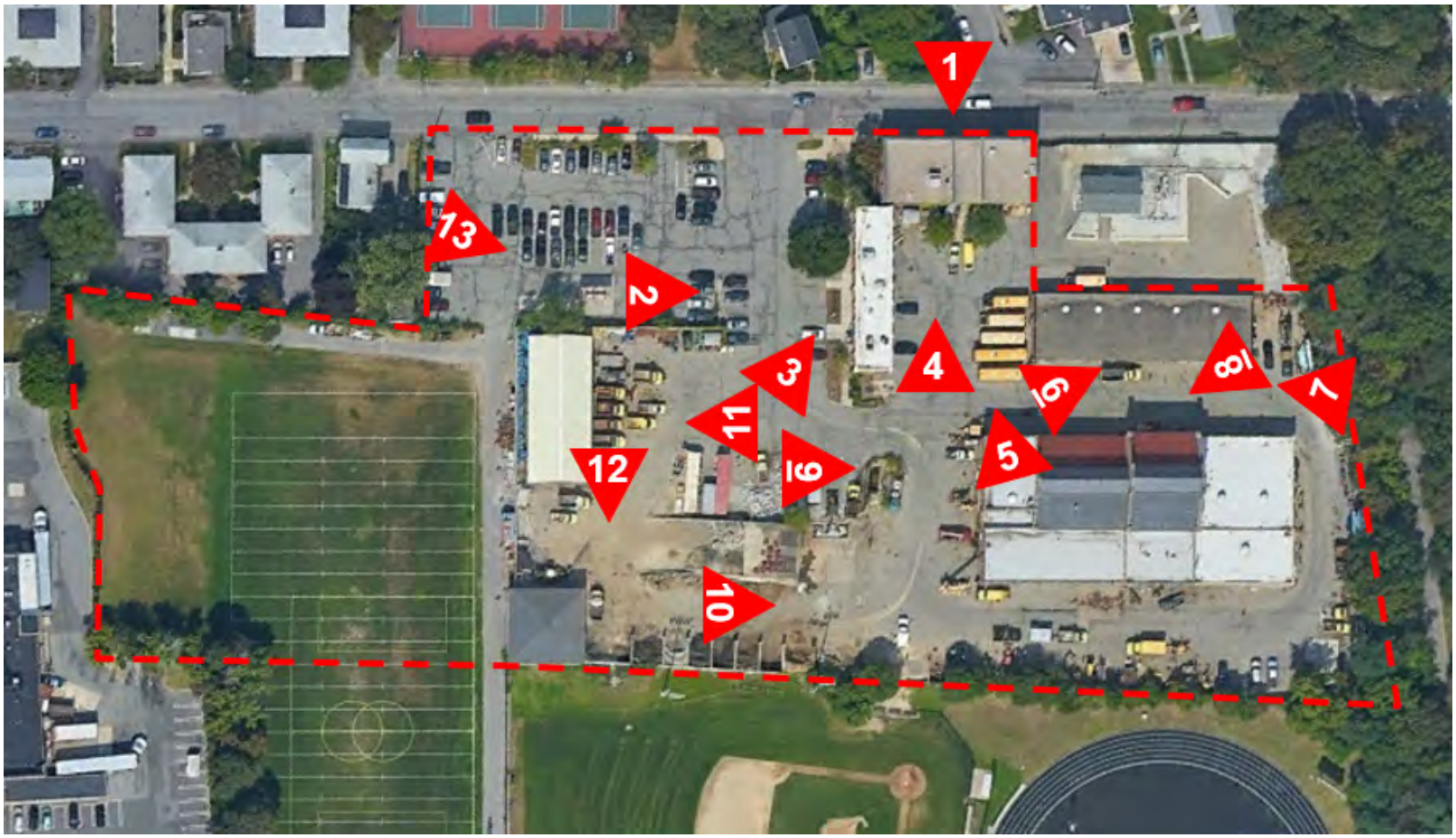


Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

Photo 8

Photo 9

Photo 10

Photo 11

Photo 12

Photo 13

APPENDIX F

LEED CHECKLIST

LEED v4 for New Construction

Project Name: Arlington DPW
Address: 51 Grove Street, Arlington, MA 02476
Date of Issue: 1/21/21

D/C	Yes	Maybe	No			
	0	0	1		**Integrative Process**	1
D			1	Credit 1	**Integrative Process**	1

	Yes	Maybe	No			
	10	0	6		**Location and Transportation**	16
D			x	Credit 1	**LEED for Neighborhood Development Location**	16
D	1			Credit 2	**Sensitive Land Protection**	1
D	2			Credit 3	**High Priority Site**	2
D	2		3	Credit 4	**Surounding Density and Diverse Uses**	5
D	2		3	Credit 5	**Access to Quality Transit**	5
D	1			Credit 6	**Bicycle Facilities**	1
D	1			Credit 7	**Reduced Parking Footprint**	1
D	1			Credit 8	**Green Vehicles**	1

	Yes	Maybe	No			
	4	0	6		**Sustainable Sites**	10
C	Y			Prereq 1	**Construction Activity Pollution Prevention**	Required
D	1			Credit 1	**Site Assessment**	1
D			2	Credit 2	**Site Development; Protect or Restore Habitat**	2
D			1	Credit 3	**Open Space**	1
D			3	Credit 4	**Rainwater Management**	3
D	2			Credit 5	**Heat Island Reduction**	2
D	1			Credit 6	**Light Pollution Reduction**	1

	Yes	Maybe	No			
	5	0	6		**Water Efficiency**	11
D	Y			Prereq 1	**Outdoor Water Use Reduction**	Required
D	Y			Prereq 2	**Indoor Water Use Reduction**	Required
D	Y			Prereq 3	**Building-level Water Metering**	Required
D	2			Credit 1	**Outdoor Water Use Reduction**	2
D	2		4	Credit 2	**Indoor Water Use Reduction**	6
C			2	Credit 3	**Cooling Tower Water Use**	2
D	1			Credit 4	**Water Metering**	1

	Yes	Maybe	No			
	14	7	12		**Energy and Atmosphere**	33
C	Y			Prereq 1	**Fundamental Commissioning and Verification**	Required
D	Y			Prereq 2	**Minimum Energy Performance**	Required
D	Y			Prereq 3	**Building-level Energy Metering**	Required
D	Y			Prereq 4	**Fundamental Refrigerant Management**	Required
C	6			Credit 1	**Enhanced Commissioning**	6
D	6	4	8	Credit 2	**Optimize Energy Performance**	18
D			1	Credit 3	**Advanced Energy Metering**	1
C			2	Credit 4	**Demand Response**	2
D		2	1	Credit 5	**Renewable Energy Production**	3
D		1		Credit 6	**Enhanced Refrigerant Management**	1
C	2			Credit 7	**Green Power and Carbon Offsets**	2

	Yes	Maybe	No			
	5	3	5		**Materials and Resources**	13
D	Y			Prereq 1	**Storage & Collection of Recyclables**	Required
C	Y			Prereq 2	**Construction and Demolition Waste Management Planning**	Required
C		3	2	Credit 1	**Building Life-cycle Impact Reduction**	5
C	1		1	Credit 2	**Building Product Disclosure and Optimization**-Environmental Product Declarations	2
C	1		1	Credit 3	**Building Product Disclosure and Optimization**-Sourcing of Raw Materials	2
C	1		1	Credit 4	**Building Product Disclosure and Optimization**-Material Ingredients	2
C	2			Credit 5	**Construction and Demolition Waste Management**	2

	Yes	Maybe	No			
	8	2	6		**Indoor Environmental Quality**	16
D	Y			Prereq 1	**Minimum IAQ Performance**	Required
D	Y			Prereq 2	**Environmental Tobacco Smoke (ETS) Control**	Required
D	2			Credit 1	**Enhanced IAQ Strategies**	2
C	3			Credit 2	**Low-Emitting Materials**	3
C	1			Credit 3	**Construction IAQ Management Plan**	1
C	1		1	Credit 4	**IAQ Assessment**	2
D		1		Credit 5	**Thermal Comfort**	1
D	1	1		Credit 6	**Interior Lighting**	2
D			3	Credit 7	**Daylight**	3
D			1	Credit 8	**Quality Views**	1
D			1	Credit 9	**Acoustical Performance**	1

	Yes	Maybe	No			
	6	0	0		**Innovation**	6
D	1			Credit 1	**Innovation Credit: TBD (ex: O&M Starter Kit - Green Cleaning & Integrated Pest Management**	1
D	1			Credit 2	**Innovation Credit: TBD (ex: Low-Mercury Lamps)**	1
D	1			Credit 3	**Innovation Credit: TBD (ex: Reuse of vehicle wash water)**	1
D/C	1			Credit 4	**Innovation Credit: TBD (ex: Pilot Credit - Safety First: Cleaning and Disinfecting Your Space**	1
D/C	1			Credit 5	**Pilot Credit: TBD (ex: Integrative Analysis of Bldg Materials)**	1
C	1			Credit 6	**LEED Accredited Professional**	1

	Yes	Maybe	No			
	1	2	1		**Regional Priority**	4
					02476 - LTc3 (pts), SSc4 (2 pts), WEc2 (4 pts), MRc1 (2 pts), EAc2 (8 pts), EAc5 (2 pts)	
D		1		Credit 1	**EAc2 Optimize Energy Performance (17%/8 pts)**	1
C		1		Credit 2	**MRc1 Building Life-Cycle Impact Reduction (2pts)**	1
D	1			Credit 3	**LTc3 High Priority Site (2 points)**	1
D			1	Credit 4	**SSc4 Rainwater Management (2 pts)**	1

Yes	Maybe	No	
53	14	43	110

Certified: 40-49 points, **Silver:** 50-59 points, **Gold:** 60-79 points, **Platinum:** 80+ points

APPENDIX G

IMPACT STATEMENT

Preservation of Landscape. *The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.*

Landscape will be preserved where practicable. Note that a majority of the existing Town yard site has been previously developed with an impervious paved surface which provides a contact barrier to historic contamination located in the soil below per Massachusetts Department of Environmental Protection (MassDEP) standards. In addition, the adjacent field area consists of a grass surface with a partial engineered barrier below grade to provide a barrier to subsurface contamination. The site includes some landscaped area near Grove Street. Other limited natural landscaped areas contain mostly non-native/invasive species near the culvert openings. The proposed design is intended to restore these non-native landscaped areas with new native species. In addition, several landscape areas have been provided along the existing buildings near Grove Street as well as along the stream openings to restore portions of these area to a more native state. See Landscape Plan in APPENDIX B. Native planting species have been reviewed and approved by the Conservation Commission and an Order of Conditions has been issued by the Conservation Commission for the proposed development. Any proposed grading changes have been minimized and are in keeping with the general appearance of neighboring developed areas.

Relation of Buildings to Environment. *Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.*

The proposed use of the Town Yard site will not change. This project involves the renovation of four industrial style buildings (Buildings A, B, C, and D) and the construction of a new building (Building E), plus the replacement of existing features such as the fuel island and the salt shed. The proposed development will be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity. The new building maintains its position along the street edge for a continuous street front elevation which is consistent with the existing building fronting Grove Street. The new building is consistent with the existing buildings on the site in terms of scale and massing. In terms of use of materials, the new building fronting on the Grove Street elevation employs the use of terracotta tile panel to knit the new building into the fabric of the site as terracotta tile is employed as the roofing material on the historically designated former Arlington Gas Works Building (Building D). The proposed development has been reviewed by the Massachusetts Historical Commission and they have made a determination that the proposed develop has “no adverse effect” on the historical quality and character of the existing buildings on site. In addition, the project has been reviewed by the Arlington Historic Commission.

Open Space. *All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.*

The proposed development includes very little open space due to the operational needs of the facility as well as the below grade historic contamination conditions. Where feasible, landscape areas have been designed to add to the visual appearance of the site near the Grove Street entrance and to create buffers where feasible. Proposed parking was also designed to be used for access to the surrounding open space areas at the school.

Circulation. *With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.*

Site circulation has been laid out to enable a safer, counterclockwise vehicle path for DPW vehicles. Parking stalls, 18-feet in depth, have been placed adjacent to a 30-foot travel path to provide ideal parking conditions. Parking lots are skirted by concrete sidewalks to ensure a safe path for employees and visitors and the sidewalk along Grove Street will remain to maintain a continuous walking path for pedestrians. Site access to the DPW yard is restricted by gates and fencing to prevent the public from accessing DPW operation areas thereby improving safety for the site. The quantity and location of the access points to the site is consistent with the existing two access points. The site has been equipped with provisions for bicycle parking; both outside the facility as well as inside the new building (Building E). Other dimensional information as it relates to parking and circulation are shown on the Dimensional and Parking Information plan.

Surface Water Drainage. *Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.*

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

The approach to stormwater management for the project consists of maintaining existing drainage patterns and outfalls, installing structural BMP's to provide water quality treatment, and improving environmentally sensitive areas of the site where feasible. To achieve this, the runoff from the driveways, parking, and circulation areas will be conveyed to deep sump catch basins and hydrodynamic separators prior to discharge. The runoff from the parking lot proposed within the existing soccer field area will be stored in an underground detention area and discharged at a reduced rate to ensure that the post-development flow rate will not exceed the existing rate. In addition, a portion of the parking area stormwater runoff will be treated by a biofiltration system prior to connecting to the outfall system. Unpaved areas directly adjacent to the Mill Brook surface openings will be improved by installing pervious biofiltration landscape areas with native plantings.

Unlike the existing condition, the proposed redevelopment provides sediment and oil removal and peak rate attenuation. The BMPs used in this project include deep sump catch basins, hydrodynamic separators, and rain garden / bio-filtration landscape areas. The catch basins will be constructed with a 4 feet sump and oil/debris traps to prevent the discharge of sediments and floating contaminants. The hydrodynamic separators will dissipate velocity and allow oil and debris to rise and sediment to settle out. Small scale rain gardens areas have been incorporated into the design. These areas will aid in removal of pollutants as water filters through the filter media and provide habitat to native plantings.

The stormwater system has been reviewed and approved by the Conservation Commission.

Utility Service. *Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.*

The new services will enter the site overhead via a new utility pole and will transition to an underground concrete encased ductbank system. Electric, telephone, cable TV, and other such services between the buildings will be via proposed underground infrastructure. The sanitary sewer system consists of sanitary piping and associated sanitary sewer manholes which are connected to an existing sanitary sewer conveyance system as shown on the plans.

Advertising Features. *The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.*

Building signage has been designed in accordance with Section 6.2 of the Zoning Bylaws**.**

Special Features. *Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.*

Storage areas are located to the rear of the parcel. Parking areas adjacent to Residential properties are screened with fencing. The proposed facility has been designed to increase interior storage capacity of buildings on site for vehicles and equipment which will be a significant improvement over current conditions which consists of a considerable number of vehicles and equipment being stored outdoors.

Safety. *With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.*

All enclosed spaces intended for human occupancy have access and egress routes designed to be within the parameters of local and State regulations. Vehicle circulation routes have been designed to facilitate the largest Town emergency vehicles. The site is equipped with security fencing to prevent unauthorized access to the DPW yard area and the building will be equipped with security cameras.

Heritage. *With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.*

As summarized earlier, the new building employs the use of terracotta tile panel to knit the new building into the fabric of the site as terracotta tile is employed as the roofing material on the historically designated former Arlington Gas Works Building (Building D). The proposed development has been reviewed by the Massachusetts Historical Commission and they have made a determination that the proposed develop has “no adverse effect” on the historical quality and character of the existing buildings on site. In addition, the project has been reviewed by the Arlington Historic Commission.

Microclimate. *With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.*

The proposed Town yard area will continue to serve DPW operations with minimal change in use. However, the proposed plan has resulted in a slight reduction in impervious surfaces around the culvert openings where feasible per Mass DEP regulations. While the field area will result in an increase in hardscape areas, the project has been designed to implement heat island mitigation measures including cool roofs (albedo - high solar reflectance), trees for increased shading on street scape, and low heat absorption plantings. Lighting has been designed to be shielded to minimize intrusion of light onto the adjacent parcels or upward in the form of light pollution. The stormwater system will be improved as described above. With the use remaining the same, there will be no new noise impacts. In fact, the noise will likely be reduced with equipment being stored indoors.

Sustainable Building and Site Design. *Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. [LEED checklists can be found at http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b]*

The new Building has been designed to meet LEED Silver (see attached LEED Checklist included in Appendix F).

Special Permit Criteria for USE

The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw. The requested use is essential or desirable to the public convenience or welfare. The requested use will not create undue traffic congestion or unduly impair pedestrian safety. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare. Any special regulations for the use as may be provided in this Bylaw are fulfilled. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

Per Section 5.6.3, Municipal Public Works Yards and Municipal or other public parking areas or structures are permitted in the Industrial District with a special permit.

The proposed facility will host essential public facilities including: Department of Public Works, Inspection Services Department, Information Technology Department, and Facilities Department. The Town owned land (the Site) consists land which has been historically used, in whole and in part, by the Department of Public Works to provide essential services to the Town. The site will continue to serve the current DPW operations with a slight increase in site occupants associated with the IT and Facilities Departments. This increase will not create undue traffic congestion or unduly impair pedestrian safety. The stormwater drainage, sewer system, and domestic water systems for the requested use were designed in accordance with local and State regulations and industry best practices and will not overload public utility systems. The requested use continues and improves the existing use and will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.