

# SPECIAL PERMIT - SITE PLAN REVIEW

1211 Massachusetts Avenue  
Arlington, MA 02476

June 23, 2020



LINCOLN ARCHITECTS LLC  
1 Mount Vernon Street, Suite 203  
Winchester, MA 01890  
781.721.7721

## LOCUS PLAN



## DRAWING LIST

### ARCHITECTURAL

- COVER SHEET
- L1.1 EXISTING CONDITION DIAGRAM
- L1.2 LANDSCAPING PLAN
- 1 OF 1 PROPOSED SITE PLAN
- 1 OF 1 PROPOSED TURNING RADIUS PLAN
- ES.1 SITE PHOTOMETRIC PLAN
- A0.1 RENDERING IMAGE / VIEW FROM MASSACHUSETTS AVENUE
- A0.2 RENDERING IMAGE / BIRDS EYE VIEW FROM MASSACHUSETTS AVENUE
- A0.3 RENDERED IMAGE / SET IN PHOTO-VIEW FROM MASSACHUSETTS AVENUE I
- A0.4 RENDERED IMAGE / SET IN PHOTO-VIEW FROM MASSACHUSETTS AVENUE II
- A0.5 RENDERED IMAGE / SET IN PHOTO-VIEW FROM CLARK STREET
- A1.1 LOWER LEVEL/MAIN LEVEL FLOOR PLAN
- A1.2 SECOND & THIRD FLOOR PLAN/FOURTH FLOOR PLAN
- A3.1 ROOF PLAM / BUILDING SECTION
- A4.1 BUILDING ELEVATIONS
- A4.2 BUILDING ELEVATIONS
- A5.1 EXISTING BUILDING - SHADOW STYDY/SUMMER SOLSTICE
- A5.2 EXISTING BUILDING - SHADOW STYDY/WINTER SOLSTICE
- A5.3 EXISTING BUILDING - SHADOW STYDY/AUTUMN EQUINOX
- A5.4 EXISTING BUILDING - SHADOW STYDY/SPRING EQUINOX
- A6.1 PROPOSED BUILDING - SHADOW STYDY/SUMMER SOLSTICE
- A6.2 PROPOSED BUILDING - SHADOW STYDY/WINTER SOLSTICE
- A6.3 PROPOSED BUILDING - SHADOW STYDY/AUTUMN EQUINOX
- A6.4 PROPOSED BUILDING - SHADOW STYDY/SPRING EQUINOX





Consultants

These drawings are property of Lincoln Architects LLC © 2019. These drawings are protected by Federal Copyright Laws. Any use of the information contained herein is prohibited without prior written consent of Lincoln Architects LLC and represents a violation of Federal laws subject to the prescribed penalties.

Revisions


**PROPOSED HOTEL COMPLEX**  
1211 Massachusetts Avenue  
Arlington, MA

**EXISTING CONDITRIONS**

Project Number  
2017.032  
Drawing Scale  
1" = 20'  
Drawn By  
GMc  
Checked By  
GMc  
Date Issued  
06/23/20



Consultants

These drawings are property of Lincoln Architects LLC © 2019.  
These drawings are protected by Federal Copyright Laws. Any use of  
the information contained herein is prohibited without prior  
written consent of Lincoln Architects LLC and represents a violation of  
Federal laws subject to the prescribed penalties.

Revisions

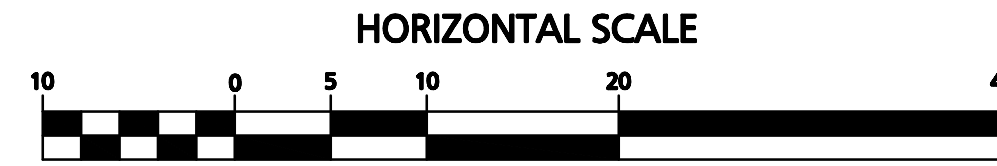
**PROPOSED HOTEL COMPLEX**  
1211 Massachusetts Avenue  
Arlington, MA

**LANDSCAPE PLAN**

Project Number  
2017.032  
Drawing Scale  
3/32"=1'-0"  
Drawn By  
GMc  
Checked By  
GMc  
Date Issued  
06/23/20

**L1.2**





1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITS AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR'S PROPERLY IDENTIFIED AND MARKED UTILITIES SHALL BE PROTECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
3. THE CONTRACTOR SHALL EXCAVATE TEST PITS PRIOR TO COMMENCING WORK TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITY SERVICES.
4. ALL PROPOSED WORK SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE TOWN OF ARLINGTON, AND IS SUBJECT TO QUALITY CONTROL TESTING AT THE DISCRETION OF THE ENGINEERING DEPT. AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE TOWN OF ARLINGTON D.P.W. PRIOR TO THE COMMENCEMENT OF ANY UTILITY WORK.
5. ANY CHANGE IN THE FIELD CONDITIONS SHOULD BE REPORTED TO THE ENGINEER TO ENSURE THAT ANY MODIFICATIONS TO THE ORIGINAL DESIGN CONFORM TO STANDARD SPECIFICATIONS AND THE TOWN OF ARLINGTON PLANS. THE CONTRACTOR SHALL HAVE THE PROJECT'S NEEDS AND COMPLY WITH APPLICABLE STANDARDS AND REGULATIONS.
6. REFER TO ARCHITECTURAL PLANS FOR PROPOSED PARKING LAYOUT.
7. SIZE, LOCATION, AND DEPTH OF PROPOSED SUBSURFACE INFILTRATION FACILITY IS SHOWN FOR CONCEPTUAL PURPOSES ONLY. CONTRACTOR IS TO DIG A TEST PIT TO DETERMINE SOILS AND CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THAT SUBSURFACE INFILTRATION SHOWN ON THIS PLAN ASSUMES THE VOLUME OF A 10-YEAR STORM EVENT FOR THE PROPOSED ROOF AREA ONLY. THIS AREA IS BASED ON THE VOLUME PROVIDED BY CULTEC R-150XLHD CHAMBERS, AND ASSUMES SEPARATION TO THE ESTIMATE SEWAGE HIGH WATER TABLE. THE CONTRACTOR SHALL OBTAIN ALL CONDITIONS WILL NEED TO BE VERIFIED PRIOR TO FINAL DESIGN OF SYSTEM.

**PREPARED FOR:**

PROJECT #: 20-59805	DATE: June 18, 2020
SCALE: AS NOTED	DWG FILE NAME: 20-59805.dwg
DESIGN BY: Eric Bradanese, P.E.	CHECKED BY: Richard A. Salvo, P.E.

Professional Engineer for  
Engineering Alliance, Inc.

DWG NO.	DRAWING TITLE:
---------	----------------

## Grading Plan

1 of 1

PREPARED BY:

**A**

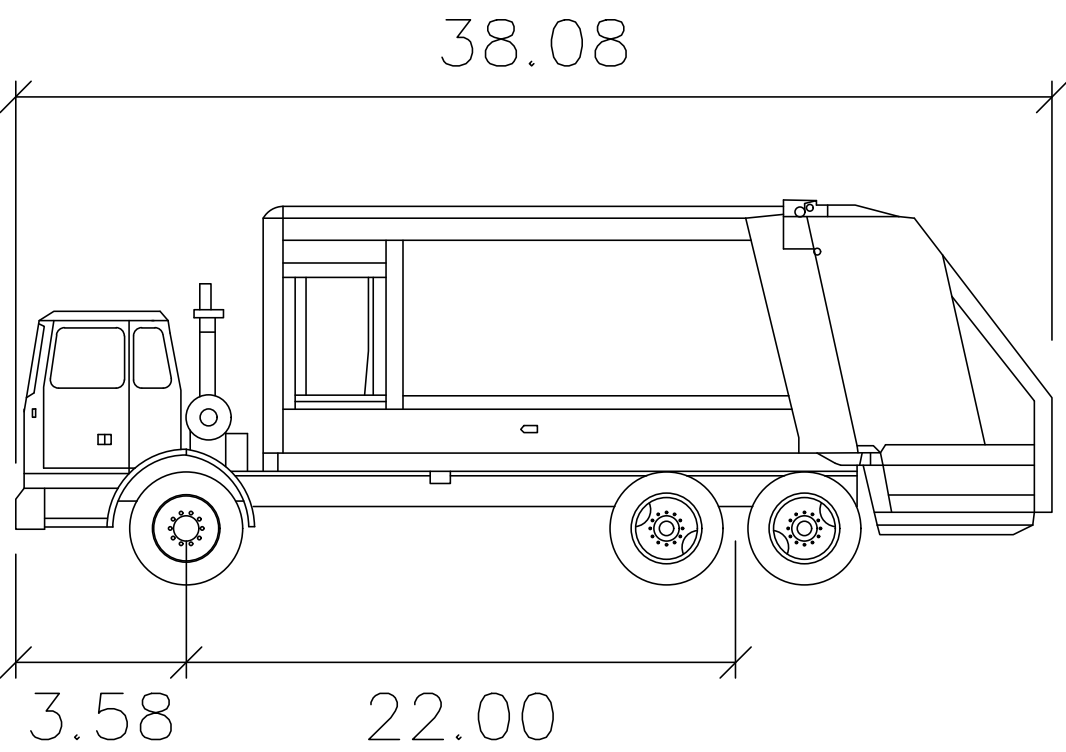
**Engineering Alliance, Inc.**  
Civil Engineering & Land Planning Consultants  
1950 Lafayette Road  
Portsmouth, NH 03801  
Tel: (603) 610-7100  
Fax: (603) 610-7101





LEGEND - GRADING PLAN	
PROPERTY LINE	---
PROPOSED CURB	==
PROPOSED BUILDING	▬
PROPOSED BUILDING OVERHANG	▬
PROPOSED SPOT SHOT	100.50 X
PROPOSED FLOW ARROW	⇒
PROPOSED BIT. CONC.	▬
PROPOSED LANDSCAPING	▬
PROPOSED CEM. CONC.	▬
PROPOSED PERV. PAVER	▬
PROPOSED WALL	▬

- GENERAL NOTES:**
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
  - THE CONTRACTOR SHALL EXCAVATE TEST PITS PRIOR TO COMMENCING WORK TO TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITY SERVICES.
  - ALL PROPOSED WORK SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE TOWN OF ARLINGTON, AND IS SUBJECT TO QUALITY CONTROL TESTING AT THE DISCRETION OF THE ENGINEERING DEPT. AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE TOWN OF ARLINGTON D.P.W. PRIOR TO THE COMMENCEMENT OF ANY UTILITY WORK.
  - ANY CHANGE IN THE FIELD CONDITIONS SHOULD BE REPORTED TO THE ENGINEER TO ENSURE THAT ANY MODIFICATIONS TO THE ORIGINAL DESIGN CONFORM TO STANDARD ENGINEERING AND CONSTRUCTION PRACTICES AND ADEQUATE TO SERVE THE PROJECT'S NEEDS AND COMPLY WITH APPLICABLE STANDARDS AND REGULATIONS.
  - REFER TO ARCHITECTURAL PLANS FOR PROPOSED PARKING LAYOUT.
  - SIZE, LOCATION, AND DEPTH OF PROPOSED SUBSURFACE INFILTRATION FACILITY IS SHOWN FOR CONCEPTUAL PURPOSES ONLY. CONTRACTOR IS TO DIG A TEST PIT TO DETERMINE SUBSURFACE CONDITIONS PRIOR TO CONSTRUCTION. THE AREA DESIGNATED FOR SUBSURFACE INFILTRATION SHOWN ON THIS PLAN ASSUMES THE VOLUME OF A 10-YEAR STORM EVENT FOR THE PROPOSED ROOF AREA ONLY. THIS AREA IS BASED ON THE VOLUME PROVIDED BY CULTEC R-150XLHD CHAMBERS AND ASSUMES SEPARATION TO THE ESTIMATE SEASONAL HIGH WATER TABLE IS SUFFICIENT. ALL CONDITIONS WILL NEED TO BE VERIFIED PRIOR TO FINAL DESIGN OF SYSTEM.



Rear-Load Garbage Truck

Width : 8.00  
Track : 8.00  
Lock to Lock Time : 6.0  
Steering Angle : 27.4

PREPARED BY:

PROJECT:

PROPOSED SITE PLAN  
1211 MASSACHUSETTS AVENUE  
(PARCEL ID: 58-11-1 & 57-4-14)  
ARLINGTON, MASSACHUSETTS

PROJECT # 20-59805  
SCALE: AS NOTED  
DESIGN BY: ERIC BRADANES, P.E.

DATE: JUNE 18, 2020  
DWG FILE NAME: 20-59805.dwg  
CHECKED BY: RICHARD A. SALVO, P.E.

Professional Engineer for  
Engineering Alliance, Inc.

PREPARED FOR:

DWG. NO.

10f1

DRAWING TITLE:  
AutoTURN: Trash  
Removal

Lincoln Architects LLC  
1 Mount Vernon Street, Suite 203  
Winchester, Massachusetts 01890

Engineering Alliance, Inc.  
Civil Engineering & Land Planning Consultants  
194 Central Street  
Saugus, MA 01906  
Tel: (603) 231-1349  
Fax: (603) 610-7100

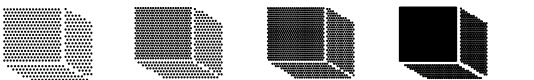
DESCRIPTION OF REVISION

DATE





## Consultants



1308 GRAFTON STREET  
WORCESTER, MASSACHUSETTS 01604

PHONE: (508) 757-7793 \* FAX: (508) 753-2309  
REFERENCE NO.: 20107

These drawings are property of **Lincoln Architects LLC © 2019**.  
These drawings are protected by Federal Copyright Laws. Any use of  
the information contained herein is prohibited without prior  
written consent of Lincoln Architects LLC and represents a violation of  
Federal laws subject to the prescribed penalties.

## Revisions

PROPOSED HOTEL COMPLEX  
1211 Massachusetts Avenue  
Arlington, MA

Scale: 3/32" = 1'-0"

LIGHTING FIXTURE SCHEDULE							
TYPE	MANUFACTURER	CATALOGUE #	LAMPING			MOUNTING	REMARKS
			TYPE	WATTAGE	QUANTITY		
AA	MCGRAW EDISON	GLEON-AF-01-LED-E1-SL4-HSS	LED	59W		POLE	MOUNTED ON 10'-0" POLE W/ 2'-0" CONCRETE BASE
BB	MCGRAW EDISON	GLEON-AF-01-LED-E1-SL4-HSS	LED	59W		POLE	MOUNTED ON 10'-0" POLE W/ 2'-0" CONCRETE BASE
CC	HALO	HC420D010-HM412835-41MDC	LED	20		RECESSED	RECESSED CANOPY DOWNLIGHT

Project Number  
2017.032

Drawing Scale  
3/32"=1'-0"

Drawn By  
GMc

Checked By  
GMc

Date Issued  
06/23/20

## ES.1





### Consultants

These drawings are property of **Lincoln Architects LLC © 2019**.  
These drawings are protected by Federal Copyright Laws. Any use of  
the information contained herein is prohibited the without prior  
written consent of Lincoln Architects LLC and represents a violation of  
Federal laws subject to the prescribed penalties.

## Revisions

PROPOSED HOTEL COMPLEX  
1211 Massachusetts Avenue  
Arlington, MA

## RENDERING STREET VIEW

---

Project Number  
2017.032

Drawing Scale  
3/32"=1'-0"

Drawn By  
GMc

Checked By  
GMc

Date Issued  
06/23/20

## A0.1





## Consultants

These drawings are property of Lincoln Architects LLC © 2019.  
These drawings are protected by Federal Copyright Laws. Any use of  
the information contained herein is prohibited without prior  
written consent of Lincoln Architects LLC and represents a violation of  
Federal laws subject to the prescribed penalties.

## Revisions

PROPOSED HOTEL COMPLEX  
1211 Massachusetts Avenue  
Arlington, MA

## RENDERING BIRDS EYE VIEW

Project Number  
2017.032

Drawing Scale  
3/32"=1'-0"

Drawn By  
GMC

Checked By  
GMc

Date Issued  
06/23/20

## A0.2





Consultants

These drawings are property of Lincoln Architects LLC © 2019. These drawings are protected by Federal Copyright Laws. Any use of the information contained herein is prohibited without prior written consent of Lincoln Architects LLC and represents a violation of Federal laws subject to the prescribed penalties.

Revisions

PROPOSED HOTEL COMPLEX  
1211 Massachusetts Avenue  
Arlington, MA

RENDERING  
STREET VIEW #1

Project Number  
2017.032

Drawing Scale  
N.T.S.

Drawn By  
GMc

Checked By  
GMc

Date Issued  
06/23/20

A0.3





Consultants

These drawings are property of Lincoln Architects LLC © 2019. These drawings are protected by Federal Copyright Laws. Any use of the information contained herein is prohibited without prior written consent of Lincoln Architects LLC and represents a violation of Federal laws subject to the prescribed penalties.

Revisions

PROPOSED HOTEL COMPLEX  
1211 Massachusetts Avenue  
Arlington, MA

RENDERING  
STREET VIEW #2

Project Number  
2017.032

Drawing Scale  
N.T.S

Drawn By  
GMc

Checked By  
GMc

Date Issued  
06/23/20





Consultants

These drawings are property of Lincoln Architects LLC © 2019. These drawings are protected by Federal Copyright Laws. Any use of the information contained herein is prohibited without prior written consent of Lincoln Architects LLC and represents a violation of Federal laws subject to the prescribed penalties.

Revisions

PROPOSED HOTEL COMPLEX  
1211 Massachusetts Avenue  
Arlington, MA

RENDERING  
STREET VIEW #3  
CLARK ST

Project Number  
2017.032

Drawing Scale  
N.T.S

Drawn By  
GMc

Checked By  
GMc

Date Issued  
06/23/20

A0.5



Consultants

These drawings are property of Lincoln Architects LLC © 2019. These drawings are protected by Federal Copyright Laws. Any use of the information contained herein is prohibited without prior written consent of Lincoln Architects LLC and represents a violation of Federal laws subject to the prescribed penalties.

Revisions

**PROPOSED HOTEL COMPLEX**  
1211 Massachusetts Avenue  
Arlington, MA

**LOWER LEVEL  
FIRST FLOOR  
FLOOR PLANS**

Project Number  
2017.032

Drawing Scale  
3/32"=1'-0"

Drawn By  
GMc

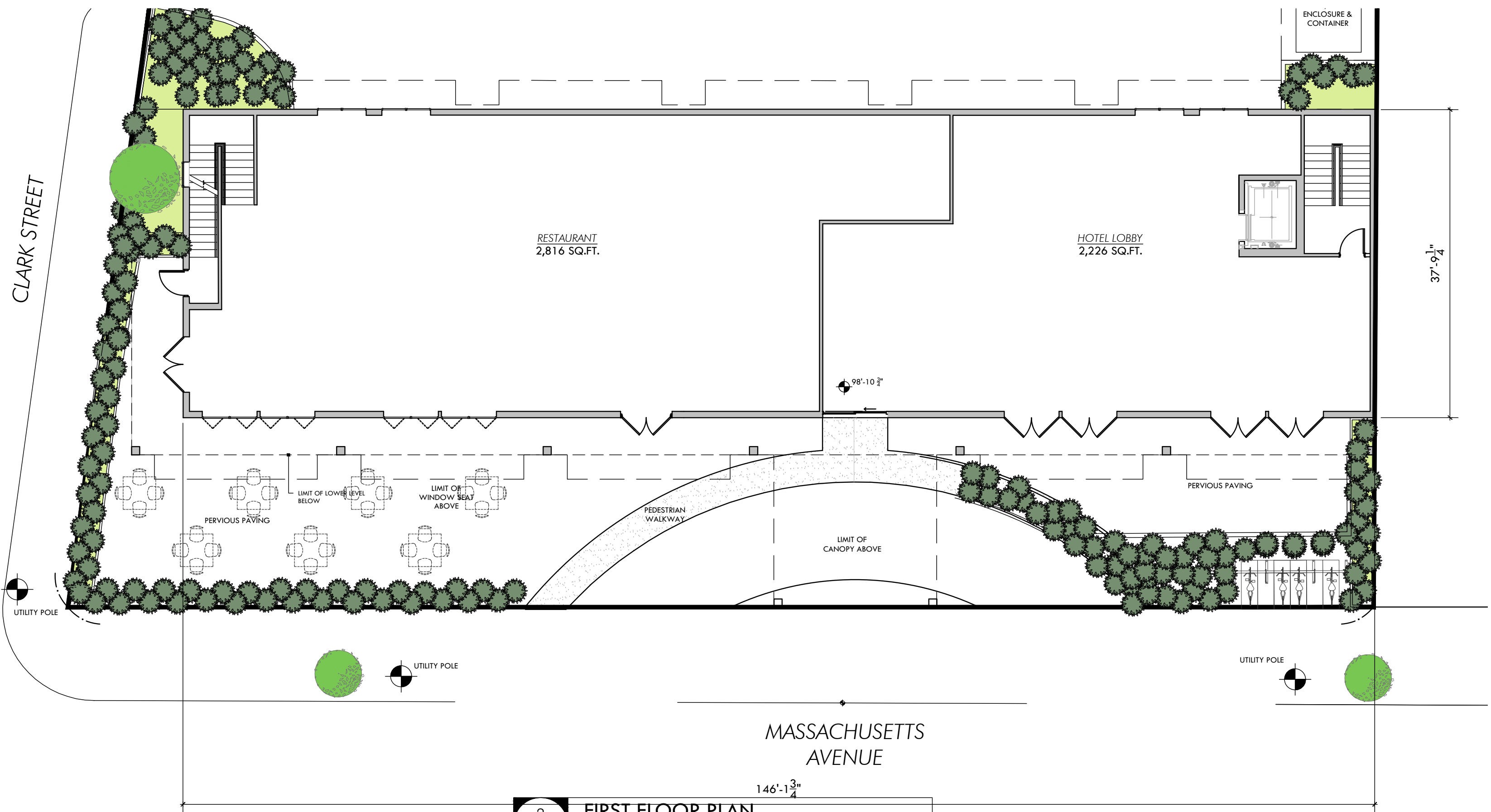
Checked By  
GMc

Date Issued  
06/23/20

A1.1



1 LOWER LEVEL FLOOR PLAN  
A1.1 SCALE: 3/32"=1'-0"



2 FIRST FLOOR PLAN  
A1.1 SCALE: 3/32"=1'-0"