

SPECIAL PERMIT - SITE PLAN REVIEW

1211 Massachusetts Avenue
Arlington, MA 02476

August 6, 2020



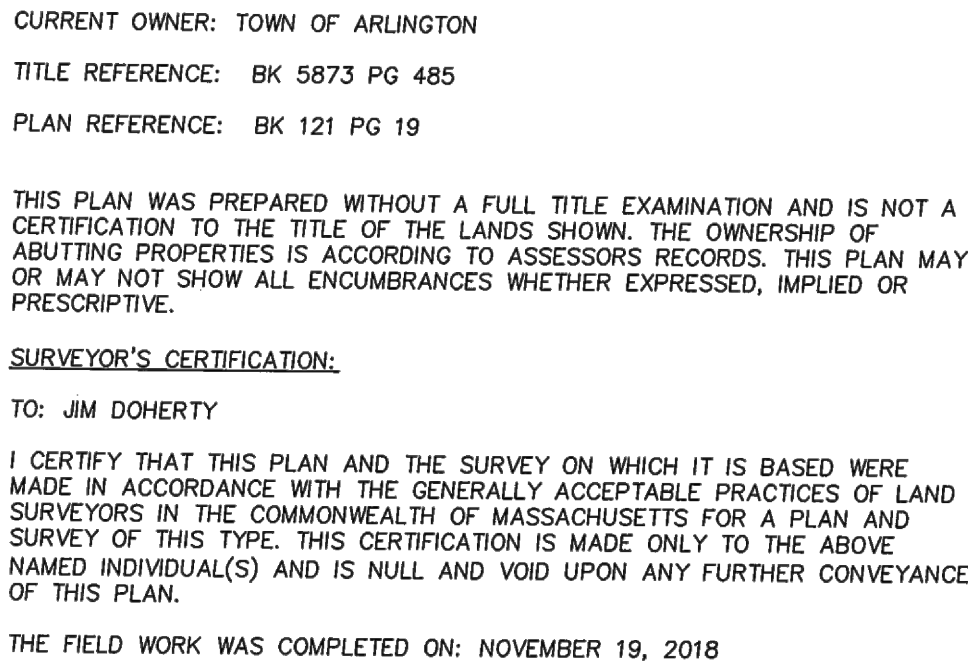
LINCOLN ARCHITECTS LLC
1 Mount Vernon Street, Suite 203
Winchester, MA 01890
781.721.7721

LOCUS PLAN



DRAWING LIST

ARCHITECTURAL	
COVER SHEET	
C-1	EXISTING CONDITION PLAN
C-2	SITE LAYOUT PLAN
C-3	GRADING PLAN
ES.1	SITE PHOTOMETRIC PLAN
E1.1	FOURTH FLOOR PHOTOMETRIC PLAN
L1.1	LANDSCAPE 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



PLAN REFERENCE: BK 121 PG 19

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

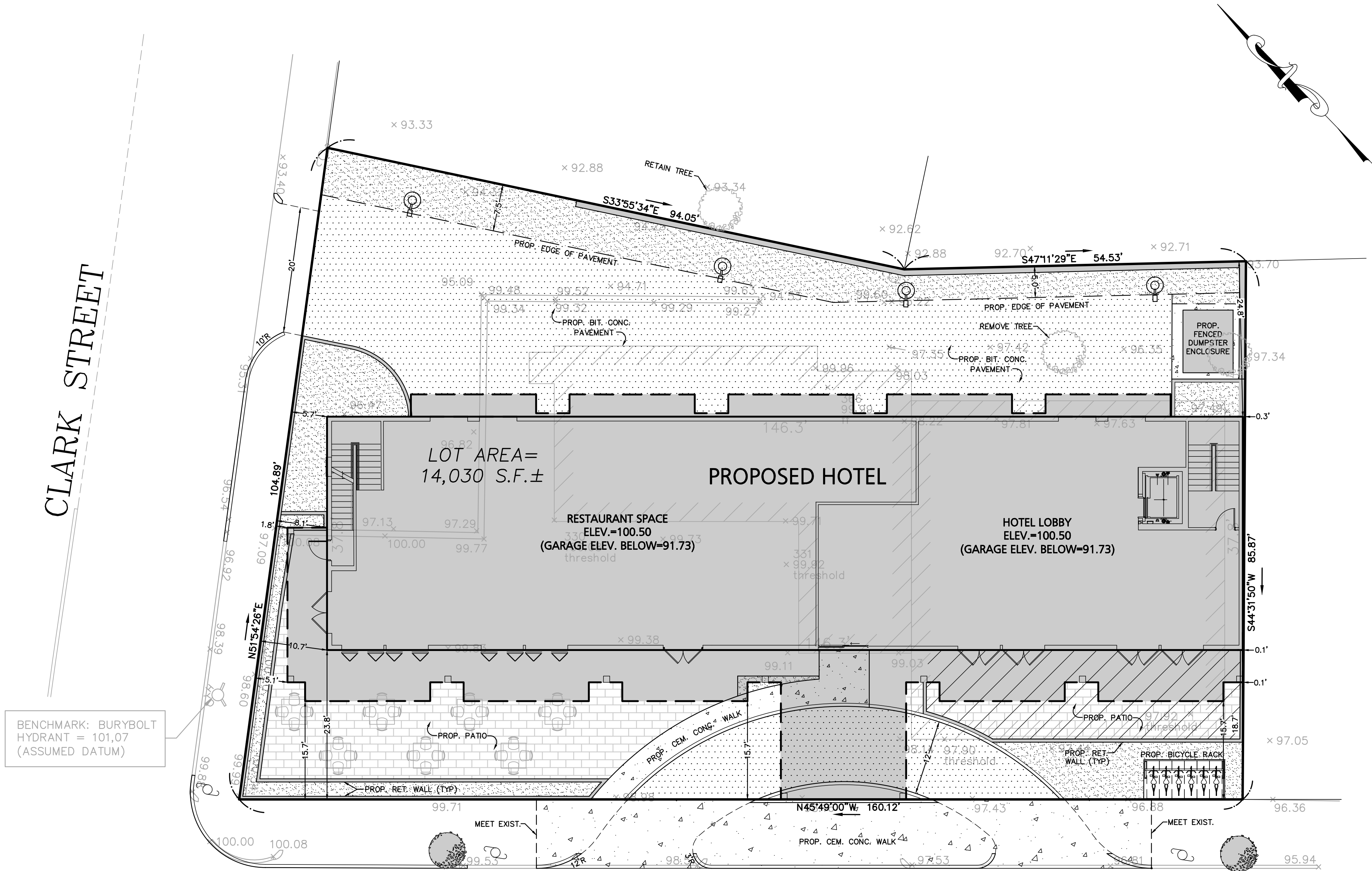
TO: JIM DOHERTY

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: NOVEMBER 19, 2018

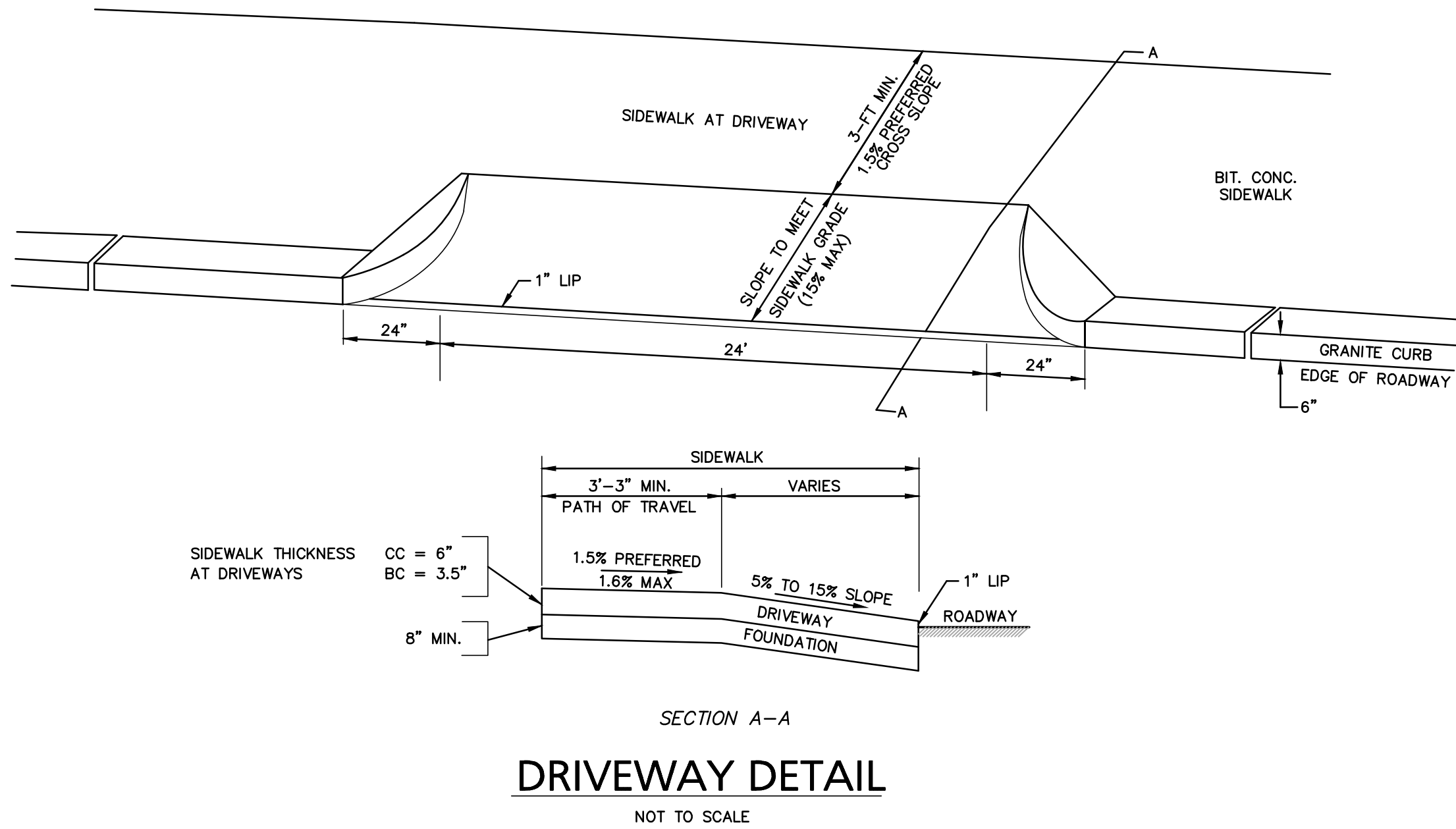
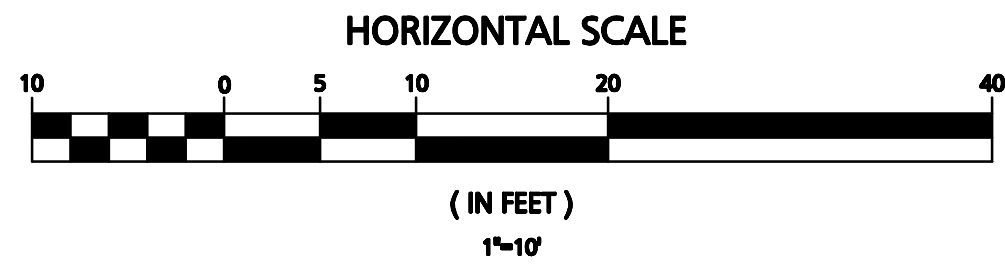


DWG. NO.	C-1	DRAWING TITLE:	Existing Conditions Plan	PREPARED FOR:	Lincoln Architects LLC 1 Mount Vernon Street, Suite 203 Winchester, Massachusetts 01890
PROJECT #:	20-59805	DATE:	August 5, 2020	PROJECT:	Proposed Site Plan 1211 Massachusetts Avenue (Parcel ID: 58-1-1 & 57-4-14) Arlington, Massachusetts
SCALE:	AS NOTED	DWG FILE NAME:	20-59805.dwg	PREPARED BY:	 Engineering Alliance, Inc. Civil Engineering & Land Planning Consultants 194 Central Street Saugus, MA 01906 Tel: (781) 231-1349 Fax: (781) 417-0020
DESIGN BY:	Eric Bradanese, P.E.	CHECKED BY:	Richard A. Salvo, P.E.	MEDFORD ENGINEERING & SURVEY	 MEDFORD ENGINEERING & SURVEY ANGELO B. VENEZIANO ASSOCIATES 15 HALL STREET, MEDFORD, MA 02155 781-386-4466 fax: 781-396-8652
				DATE	
				DESCRIPTION OF REVISION	



BENCHMARK: BURYBOLT
HYDRANT = 101.07
(ASSUMED DATUM)

MASSACHUSETTS AVENUE



LEGEND - SITE LAYOUT PLAN	
PROPERTY LINE	
PROPOSED CURB	
PROPOSED BUILDING	
PROPOSED BUILDING OVERHANG	
PROPOSED BIT. CONC.	
PROPOSED LANDSCAPING	
PROPOSED CEM. CONC.	
PROPOSED PERV. PAVER	
PROPOSED WALL	

PARKING CALCULATIONS		
COMPONENT	REQUIRED	PROPOSED
HOTEL (50 ROOMS)	50 SPACES (1 SPACE PER ROOM) 50 ROOMS x 1 spaces = 50 Spaces	24 SPACES (Garage Spaces)
TOTAL	50 SPACES	24 SPACES

NOTE:
1A. RESTAURANT USE UNDER 3,000 S.F. DOES NOT REQUIRE PARKING
2A. STANDARD PARKING SPACES ARE 9'X18'
3A. RELIEF REQUESTED TO ALLOW 24 SPACES WHERE 50 ARE REQUIRED.

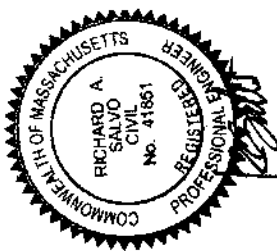
OPEN SPACE CALCULATION	
GROSS FLOOR AREA = 23,135 S.F.	
TOTAL OPEN SPACE = 4,492± S.F.	
19.4% OPEN SPACE	
BREAKDOWN OF OPEN SPACE:	
LANDSCAPED: 1,933 S.F.	
PATIO: 2,315 S.F.	
CEM. CONC. SIDEWALK: 244 S.F.	

PREPARED BY:

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020

PROJECT: **Proposed Site Plan**
1211 Massachusetts Avenue
(Parcel ID: 58-11-1 & 57-4-14)
Arlington, Massachusetts

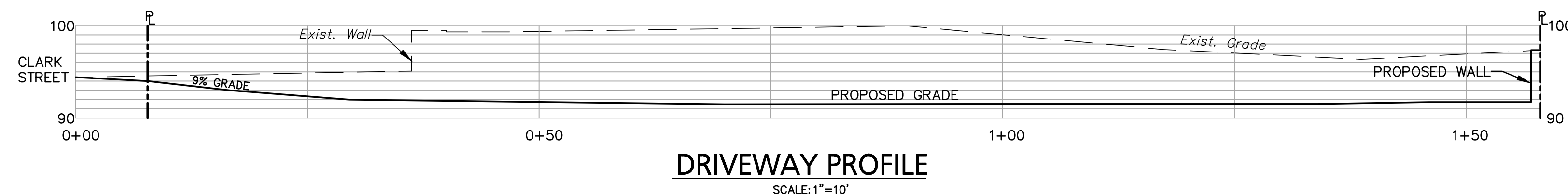
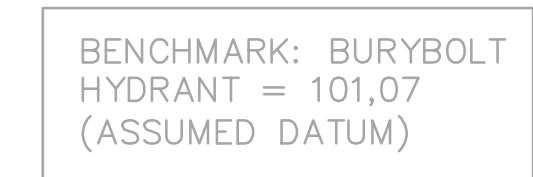
PROJECT #: 20-59805
DATE: August 5, 2020
SCALE: AS NOTED
DWG FILE NAME: 20-59805.dwg
DESIGN BY: Eric Bradanes, P.E.
CHECKED BY: Richard A. Salvo, P.E.

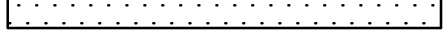
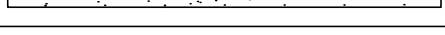
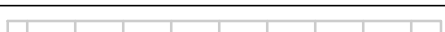


Professional Engineer for
Engineering Alliance, Inc.

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

DWG. NO. **C-2**
DRAWING TITLE: **Site Layout Plan**



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

GENERAL NOTES:

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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OR COMPLETE 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 AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE SHOWING THE RELATIONSHIP OF THE PROPOSED PROJECT TO 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 ITS SUBORDINATE, TO QUALITY CONTROL AND TESTING DEPARTMENT 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 ENGINEERING AND CONSTRUCTION PRACTICES AND ADEQUATE TO SERVE 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 SUBSURFACE CONDITIONS PRIOR TO CONSTRUCTION. THE AREA DESIGNATED FOR SUBSURFACE INFILTRATION SHALL BE ON A 10' X 10' GRID. THE DEPTH OF THE 10'-0" STORM EVENT FOR THE PROPOSED ROOF AREA ONLY. THIS AREA IS BASED ON THE VOLUME PROVIDED BY CULTEC R-150XLH CHAMBERS AND ASSUMES SEPARATION TO THE ESTIMATE HIGH FLOW RATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH PRIOR TO FINAL DESIGN OF SYSTEM.

PREPARED BY:

PROJECT:

PREPARED FOR:

1211 Massachusetts Avenue
(Parcel ID: 58-11-1 & 57-4-14)
Arlington, Massachusetts

DWG. NO.

Grading Plan

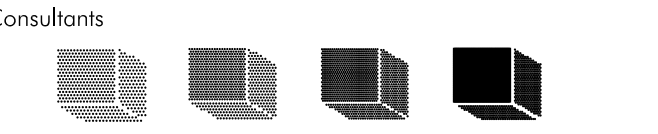
Professional Engineer for
Engineering Alliance, Inc.

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.

Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020

REVISOR PER HEARING COMMENTS	DESCRIPTION OF REVISION

Consultants



SHEPHERD ENGINEERING, INC.

ELECTRICAL CONSULTANTS

1308 GRANTON STREET
WORCESTER, MASSACHUSETTS 01604

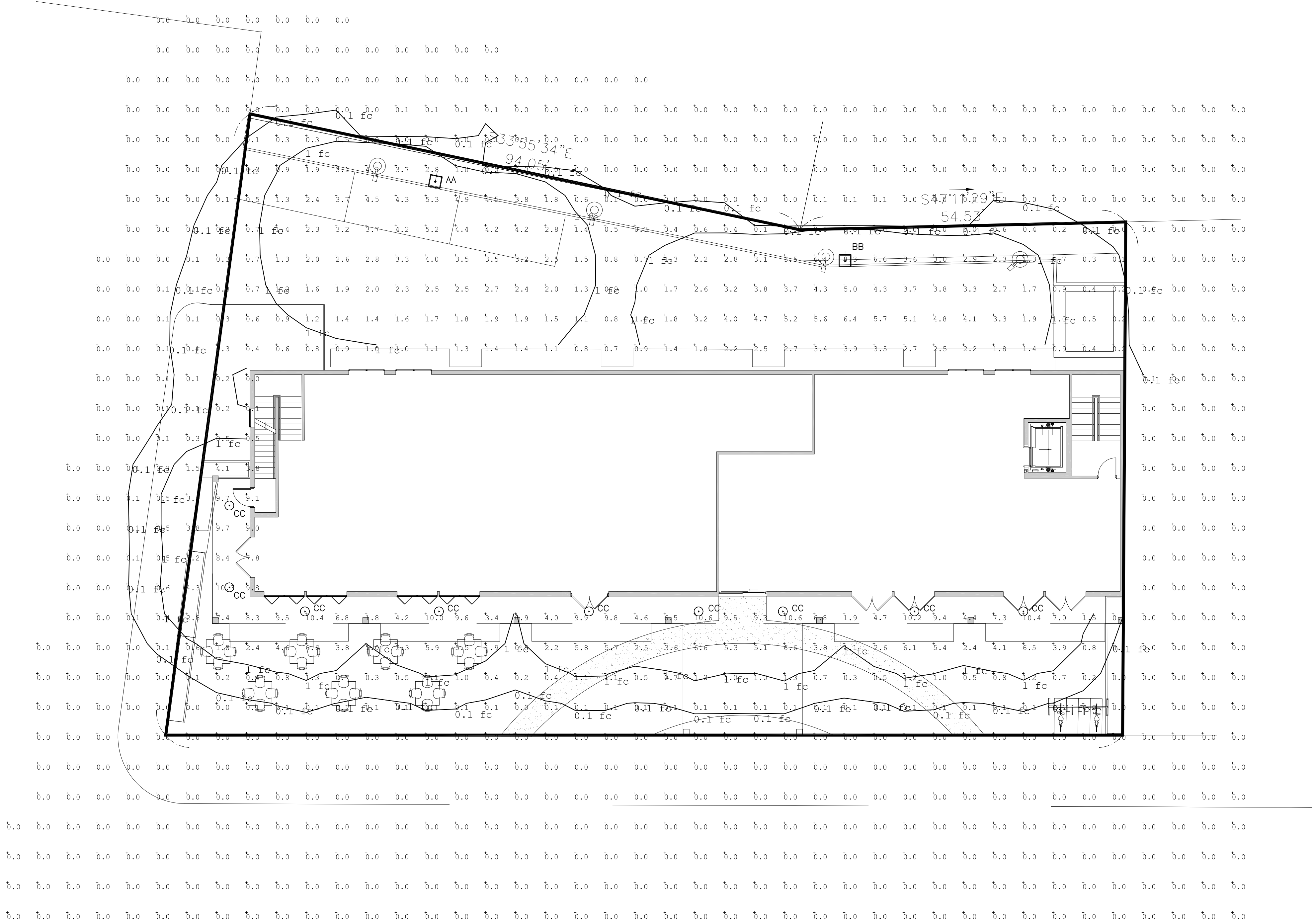
PHONE: (508) 757-7793 • FAX: (508) 753-2309

REFERENCE NO.: 20107

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Revisions

PROPOSED HOTEL COMPLEX
1211 Massachusetts Avenue
Arlington, MA



SITE PLAN LIGHTING- PHOTOMETRIC PLAN
Scale: 3/32" = 1'-0"

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

SITE LIGHTING
PHOTOMETRIC PLAN

Project Number
2017.032

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

Drawn By
GMc

Checked By
GMc

Date Issued
06/23/20



1308 GRAFTON STREET
 BOSTON, MASSACHUSETTS 01604

[illegible]

Scale: 3/16" = 1'-0"

[illegible]

Drawing Scale

Документ №

Checked By _____

Date Issued

E1.1

Planting Schedule
1211 Massachusetts Ave

75	Buxus Green Velvet	Green Velvet Boxwood	15-18"	Front
75	Carex Blue Zinger	Blue Zinger Grass	n/a	Front
4	Syringa Reticulata Ivory Silk	Tree Lilac	2"	Rear
7	Pyrus Calleryana "Chanticleer"	Chanticleer Flowering Pear (PCC)	3" CAL	Rear
7	Picea Pungens Glauca	Colorado Blue Spruce (PPG)	8'-0"	Rear
4	Hydrangea Quercifolia	Oakleaf Hydrangea	4'	side

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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
08/06/20

L1.2





CURRENT SUBMISSION



PREVIOUS SUBMISSION

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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
08/06/20

A0.1



CURRENT SUBMISSION



PREVIOUS SUBMISSION

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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
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08/06/20

A0.2



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Revisions

PROPOSED HOTEL COMPLEX
1211 Massachusetts Avenue
Arlington, MA

RENDERING
STREET VIEW #1

Project Number
2017.032

Drawing Scale
N.T.S.

Drawn By
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Checked By
GMc

Date Issued
08/06/20

A0.3



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Revisions

PROPOSED HOTEL COMPLEX
1211 Massachusetts Avenue
Arlington, MA

RENDERING
STREET VIEW #2

Project Number
2017.032

Drawing Scale
N.T.S

Drawn By
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GMc

Date Issued
08/06/20



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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
08/06/20

A0.5