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 190 & 192-200 Massachusetts Ave
   Name of Record Owner(s) 190-200 Massachusetts Ave, LLC Phone 781-654-6306
   Address of Owner 455 Massachusetts Ave , Suite 1 , Arlington, MA 02474
   Street City, State, Zip

2. Name of Applicant(s) (if different than above) Same as above
   Address _____ Phone _____
   Status Relative to Property (occupant, purchaser, etc.) _____

3. Location of Property Map 6, Block 3, Lots 1A and 1B
   Assessor's Block Plan, Block, Lot No.

4. Deed recorded in the Registry of deeds, Book _____, Page _____;
   -or- registered in Land Registration Office, Cert. No. 3413N, in Book 1362 1376, Page 16 27.

5. Present Use of Property (include # of dwelling units, if any) Retail, Service, Restaurant

6. Proposed Use of Property (include # of dwelling units, if any) Mixed-Use
   30 Apartment Units & Retail or Restaurant

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

section(s)	title(s)
3.4	Environmental Design Review
5.5.2	Dimensional and Density Regulations
SP	(Mixed-Use >20,000SF)

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.

   See Attached

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

The applicant states that 192-200 Massachusetts Ave, LLC is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 190 & 192-200 Massachusetts Ave 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)

_____ _____
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

N/A 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

N/A 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 190 & 192-200 Massachusetts Ave

Zoning District B3

Owner: 192-200 Massachusetts Ave, LLC

Address: 455 Massachusetts Ave, Arlington, MA

Present Use/Occupancy: No. of Dwelling Units:
Retail, Service, Restaurant

Uses and their gross square feet:
1-Story 9,916 GSF

Proposed Use/Occupancy: No. of Dwelling Units:
Mixed-Use, 30 Apartment Units & Retail/Restaurant

Uses and their gross square feet:
4-Story Mixed-Use, 30,104+/- GSF

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	11,134 SF	11,134 SF	min. 20,000 SF
Frontage	102.1 FT	102.1 FT	min. 50 FT
Floor Area Ratio	0.9	2.7	max. 3.0
Lot Coverage (%), where applicable	N/A	N/A	max. ----
Lot Area per Dwelling Unit (square feet)	N/A	348 SF	min. 600
Front Yard Depth (feet)	0 FT	0.6 FT	min. 0 FT
Side Yard Width (feet) right side	0.6 FT	7.5 FT	min. 0 FT
left side	-----	-----	min. -----
Rear Yard Depth (feet)	No rear yard	No rear yard	min. (H+L)/6
Height	----	-----	min. -----
Stories	1-STORY	4-STORY	stories 4-STORY
Feet	20 FT +/-	45+/- FT	feet 50 FT
Open Space (% of G.F.A.)	-----	-----	min. -----
Landscaped (square feet)	0.9%	4.2 %	(s.f.) 10% 1,906 SF
Usable (square feet)	0 %	7.4 %	(s.f.) 20% 3,813 SF
Parking Spaces (No.)	None	26	min. 44.7
Parking Area Setbacks (feet), where applicable	0 FT	N/A	min. N/A
Loading Spaces (No.)	N/A	N/A	min. N/A
Type of Construction	NEW CONSTRUCTION		
Distance to Nearest Building	12.0 FT	17.6 FT	min.

97 SF/11,134 SF (lot area)

800 SF/19,065 SF (Res. Floor Area)

19,065 SF (Res. Floor Area) X 0.10 =1,906 SF

19,065 SF (Res. Floor Area) X 0.20 = 3,813 SF

1,409 / 19,065 SF (Res. Floor Area)

Provide a lighting study / lighting details

- Include rear of building and ramp to parking garage
    - See updated plans
- Include info on lighting in tandem parking area
    - No lighting on the back of the building. Please reference plans for the light fixtures on other parts of the building.

Facade / exterior

- Provide more detail on elevations
    - Include context -- abutting properties on Mass Ave, Lake, Chandler
        - We have included both existing conditions as well as the new proposed building in context with the surrounding area
    - Note louvers for air intake and exhaust on elevations
        - See updated plans
- Eliminate the arch / clock tower
    - Yes, updated
- Look at pilaster height given that there is no longer a balcony at that location
    - Updated on plans
- Reduce brick parapets on 4th floor
    - Updated on plans
- Consider granite base
    - Updated on the plans to now reflect the use of granite base
- Storefront opening up to courtyard from the restaurant
    - Updated on plans
- Adjust the building coloration with regard to the heaviness of gray facade and cornice detailing
    - Updated on plans
- Provide material samples
    - Providing
- Find a way to use more modern design/lines on the canopy over the residential entrance
    - Updated on plans
- Provide an additional rendering showing the view for someone traveling north on Chandler St.
    - Yes, provided

Necessary roof details

- Center the mechanical on the roof, or at least move it away from the edge of the roof (maybe between the stairwell and elevator?)
    - Yes, corrected.
- Show mechanical details on renderings and elevations
    - The mechanicals do now show up on the renderings from the street because they are not visible in the current location
- Need solar dimensions and roof dimensions
    - Updated on plans
- Add restaurant venting details on roof
    - Updated on plans

Clean up GFA and FAR calculations

- Include the math to show how you get to the numbers
    - Shown on the cover sheet
    - Clarify if the basement meets the definition of the basement based on the Zoning Bylaw for the purposes of calculating FAR / GFA
        - Per the Definition for a basement in the by-law:
        - A portion of a building partly below grade which has more than one half of its height measured from the finished floor to the finished ceiling above the finished grade of the ground adjoining the building.
        - A basement is not a story unless it's ceiling is four feet six inches above the average finished grade.
        - We then get to calculating FAR which is defined as follows:
        - The sum of the gross horizontal areas of all floors including basements as measured from the exterior faces of the exterior walls including basements except as excluded in 2 below.
        - That section excludes, from the calculation, accessory parking and our parking is an accessory to the residential units in the building and is not a separate garage which would be rented to individuals not related to the residential units.

Parking and garage details

- Provide dimensions of parking spaces
    - Updated on plans
- Provide details on driveway slope
    - Updated on plans
- Add screening to the parking area
    - Updated on plans
- Provide more bike parking -- 45 long-term spaces are required for residential; if provided in the garage by moving the utility closet, please try to do so without reducing the commercial area
    - Correct on the plans. We have moved most bike parking upstairs, for ease and convenience, and have more than the required amount.
- Need ceiling heights for the basement and a section of the building at the parking ramp
    - Yes, provided on the plans.
- Use inverted U bike racks or pole and hoop racks for exterior
    - Yes, provided (A&M: this is shown on Sheet C-502, detail #6 on civil plans)
- Details on garage door -- will there be audible warning signals?
    - Quiet rolling door, no audible signals, lights or sirens. Visible in the renderings and also set back off the street.
- Consider removing one row of the tandem parking and giving it back to the retail space (and potentially adding another retail space)
    - Evaluate the tradeoff between utility, bike parking, and retail
        - We removed all tandem spaces and gave some back to retail, some for bike parking, and some for trash removal.
        - Tenant space "B" now has a total space size of 1,819 SF, which is an increase of 277 SF as a result of getting rid of the tandem parking spaces and re-working the overall layout.
        - Tenant space "A" is now 3,032 SF, which is an increase of 302 SF

        - Total commercial space increase is **579 SF**
- Flip van access clearance area with the parking space access to the stair
    - Yes, corrected and shown on plans

Site

- Provide a calculation for the required rear yard setback so the board can determine if a waiver should be provided
    - Because there is a front yard on both Chandler and Lake Street, that would imply that the rear of the property would be a side yard.
- Provide a narrative related to the trash removal process
    - We have moved the trash upstairs as part of getting rid of the tandem parking. The trash removal service would wheel out the bins from the room.
- Detail the process for loading and unloading commercial tenants / moving trucks for residents
    - On the property there is room for trucks or residents to temporarily block the 4 surface parking spots. Realistically, I think people would load from Chandler, since it is one-way and 24' wide. We propose to work with the planning department as well as the select board to try and make one side of the street a loading zone, even if for limited hours. There is plenty of room for it and would solve loading issues both for the commercial and residential tenants. If this was a two way street it may be more difficult, but since it is a one way street it is a very logical and feasible solution. Currently from our property all the way up to Mass Ave there are signs prohibiting parking.
- Can the transformer be moved somewhere other than the rear yard setback?
    - We have re-studied this and truly this is the only practical place for it. We have provided extra screening and landscaping.
- Trees being planted by the proponent -- will irrigation system be provided?
    - No irrigation, by hand as necessary
- Alleyway -- is buffer a fence or stockade fence or all plantings
    - Yes, please see updated rendering in context looking at the rear of the property (A&M: the rendering shows a brick base to the fence. Is this what is proposed or just PVC screen fence).

Submit a TDM plan along with the request for a reduction in parking

- Unbundle parking from rent
- Add additional hanging bike racks above cars on the wall
- We would like to propose for the last portion of the TDM plan that we work administratively with the planning department. Our 3rd option we would like to gear towards our commercial tenants such as subsidized public transportation for employees or something along those lines, however, it is more helpful for us as well as the tenant to work through that once we have someone moving in to make sure whatever we do propose is helpful and desirable for their business.

Consider providing a green roof at the step back

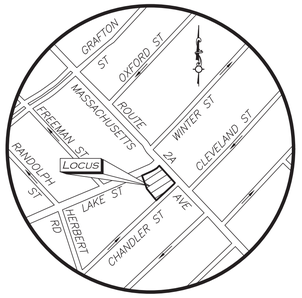
- Provided

SITE DEVELOPMENT PLAN SET

190 & 192-200 MASSACHUSETTS AVE

ARLINGTON, MA 02476

MAP 6, BLOCK 3, LOTS 1A & 1B

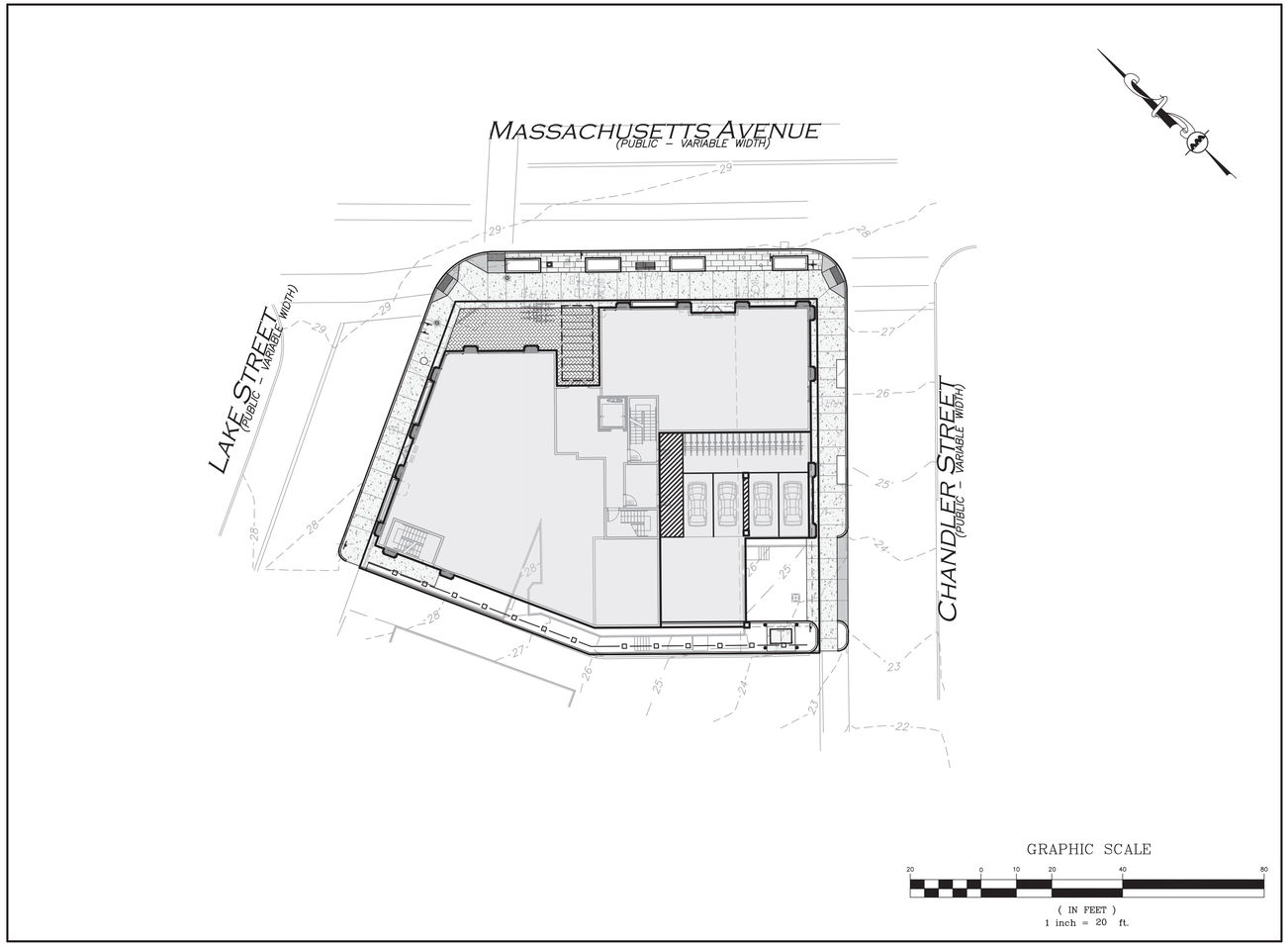


LOCUS MAP
NOT TO SCALE

APPLICANT:
192-200 MASSACHUSETTS AVE, LLC
452 MASSACHUSETTS AVE, STE 1
ARLINGTON, MA 02474
781.654.6306

ARCHITECT:
DAVID BARSKY-ARCHITECT AIA
320 NEVADA STREET, SUITE 301
NEWTON, MA 02460
617.448.5872

CIVIL ENGINEER, LANDSCAPE ARCHITECT & LAND SURVEYOR:
ALLEN & MAJOR ASSOCIATES, INC.
100 COMMERCE WAY, SUITE 5
WOBURN, MA 01801
781.985.6889



LIST OF DRAWINGS

DRAWING TITLE	SHEET	ISSUED	REV 1
EXISTING CONDITIONS	V-101	10-23-20	-
SITE PREPARATION PLAN	C-101	12-19-22	02-17-23
LAYOUT & MATERIALS PLAN	C-102	12-19-22	02-17-23
GRADING & DRAINAGE PLAN	C-103	12-19-22	02-17-23
UTILITIES PLAN	C-104	12-19-22	02-17-23
DETAILS	C-501	12-19-22	02-17-23
DETAILS	C-502	12-19-22	02-17-23
DETAILS	C-503	12-19-22	02-17-23
LANDSCAPE PLAN	L-101	12-19-22	02-17-23
LANDSCAPE DETAILS	L-501	12-19-22	02-17-23

COMMONWEALTH OF MASSACHUSETTS
BRIAN D. JONES
CIVIL
No. 49212
REGISTERED PROFESSIONAL ENGINEER

02-17-23

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

PREPARED BY:

ALLEN & MAJOR
ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
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FAX: (781) 935-2896

WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

ISSUED FOR ARB REVIEW: 12-19-2022

REVISION 1 FOR ARB REVIEW: 02-17-23

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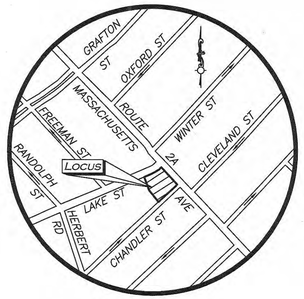
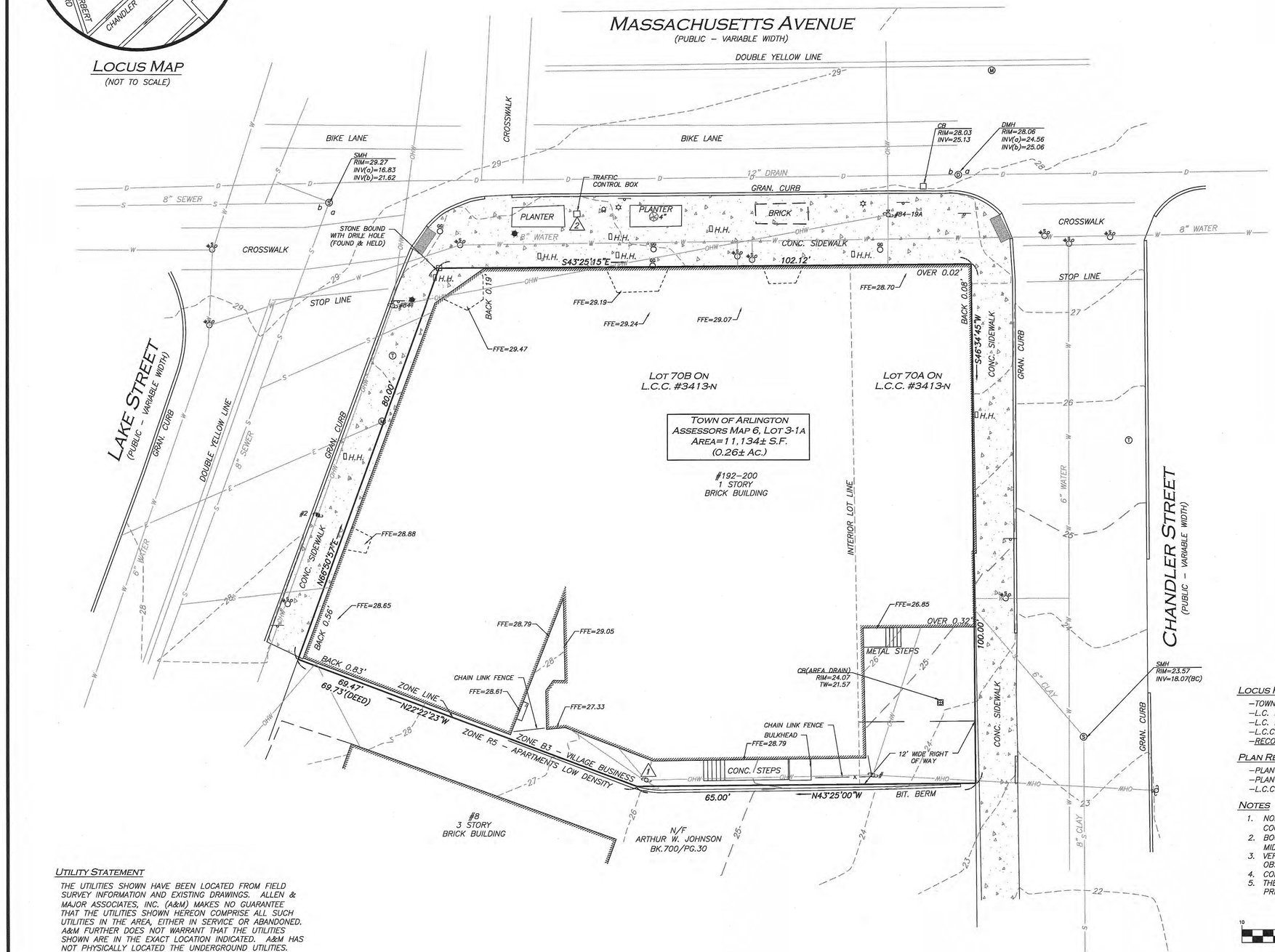


LOCUS MAP
(NOT TO SCALE)

BENCHMARK SUMMARY

TBM #	DESCRIPTION	ELEV.
1	COTTON GIN SPINDLE SET IN UTILITY POLE	26.96
2	CHISEL SQUARE ON CONCRETE BASE	29.24



LEGEND

STONE BOUND (SB)	
DRAIN MANHOLE (DMH)	D
SEWER MANHOLE (SMH)	S
MISC. MANHOLE (MH)	M
TELEPHONE MANHOLE (TMH)	T
ROUND CATCH BASIN (RCB)	
UTILITY POLE	
UTILITY POLE W/LIGHT	
UTILITY POLE W/RISER	
WATER GATE	
GAS GATE	
HAND HOLE	H.H.
TRAFFIC SIGNAL	
LIGHT	
TREE	
SIGN	
CONCRETE	
BUILDING	
BUILDING OVERHANG	
PROPERTY LINE	
CURB	
CHAIN LINK FENCE	x
WATER LINE	W
SEWER LINE	S
DRAIN LINE	D
GAS LINE	G
ELECTRIC LINE	E
TELEPHONE LINE	T
OVERHEAD WIRES	OHW
FINISHED FLOOR ELEVATION	FFE
BITUMINOUS	BIT.
CONCRETE	CONC.
GRANITE	GRAN.
BOTTOM CENTER	(BC)
REINFORCED CONCRETE PIPE	RCP
POLYVINYL CHLORIDE PIPE	PVC
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.
LAND COURT	L.C.
LAND COURT CASE	L.C.C.

LOCUS REFERENCES
- –TOWN OF ARLINGTON ASSESSORS MAP 6, LOT 3–1A
- –L.C. BOOK 1362, PAGE 16
- –L.C. BOOK 1376, PAGE 27
- –L.C.C. NO. 3413N
- –RECORD OWNER: FRAMINA LLC.

PLAN REFERENCES
- –PLAN 542 OF 1986
- –PLAN 320 OF 2012
- –L.C.C. NO. 3413

NOTES
1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MIDDLESEX (SOUTH) REGISTRY OF DEEDS IN CAMBRIDGE, MA.
3. VERTICAL DATUM IS NAVD 88 ESTABLISHED USING RTK GPS OBSERVATION.
4. CONTOUR INTERVAL IS ONE FOOT (1').
5. THERE ARE NO STRIPED PARKING STALLS ON THE SUBJECT PREMISES.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

UTILITY STATEMENT
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

N:\PROJECTS\2729-02\SURVEY\DRAWINGS\CURRENT\S-2729-02-EC.DWG

WE HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON AUGUST 4, 2020.

Oct 23, 2020
PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

COMMONWEALTH OF MASSACHUSETTS
NORMAN I. LIPSITZ
NO. 28446
PROFESSIONAL LAND SURVEYOR
10/23/20

REV	DATE	DESCRIPTION

APPLICANT\OWNER:
192-200 MASSACHUSETTS AVE LLC
455 MASSACHUSETTS AVENUE
SUITE 1
ARLINGTON, MA 02474

PROJECT:
190 & 192-200
MASSACHUSETTS AVENUE
ARLINGTON, MA

PROJECT NO.	2729-02	DATE:	10/22/20
SCALE:	1" = 10'	DWG. NAME:	S-2729-02-EC
DRAFTED BY:	AJR	CHECKED BY:	NIL

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY
WOBURN MA 01801-8501
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: EXISTING CONDITIONS

SHEET No. V-101

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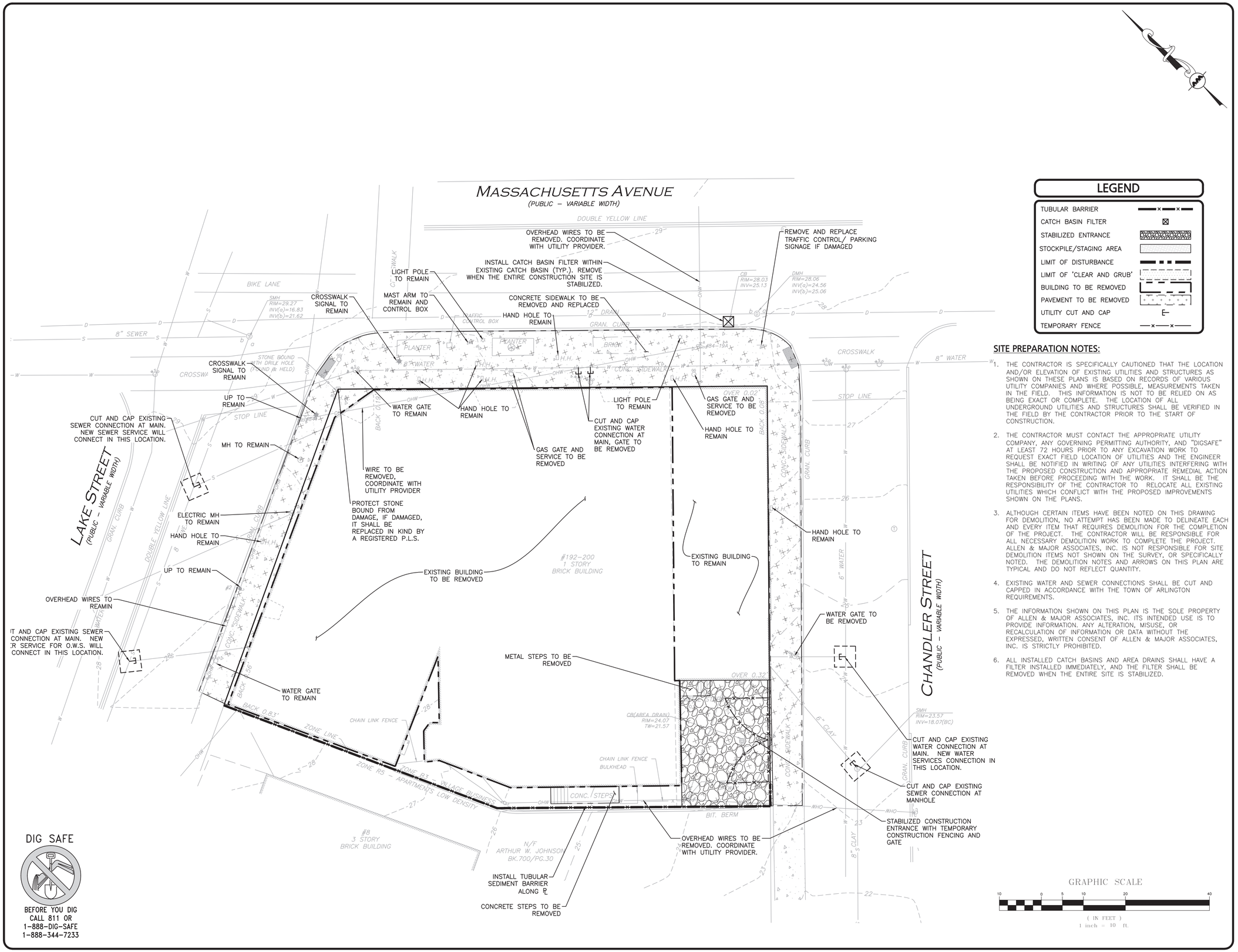

LEGEND

TUBULAR BARRIER	
CATCH BASIN FILTER	
STABILIZED ENTRANCE	
STOCKPILE/STAGING AREA	
LIMIT OF DISTURBANCE	
LIMIT OF 'CLEAR AND GRUB'	
BUILDING TO BE REMOVED	
PAVEMENT TO BE REMOVED	
UTILITY CUT AND CAP	E
TEMPORARY FENCE	

SITE PREPARATION 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. THIS INFORMATION IS NOT TO BE RELIED ON 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.
2. 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 PLANS.
3. ALTHOUGH CERTAIN ITEMS HAVE BEEN NOTED ON THIS DRAWING FOR DEMOLITION, NO ATTEMPT HAS BEEN MADE TO DELINEATE EACH AND EVERY ITEM THAT REQUIRES DEMOLITION FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY DEMOLITION WORK TO COMPLETE THE PROJECT. ALLEN & MAJOR ASSOCIATES, INC. IS NOT RESPONSIBLE FOR SITE DEMOLITION ITEMS NOT SHOWN ON THE SURVEY, OR SPECIFICALLY NOTED. THE DEMOLITION NOTES AND ARROWS ON THIS PLAN ARE TYPICAL AND DO NOT REFLECT QUANTITY.
4. EXISTING WATER AND SEWER CONNECTIONS SHALL BE CUT AND CAPPED IN ACCORDANCE WITH THE TOWN OF ARLINGTON REQUIREMENTS.
5. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
6. ALL INSTALLED CATCH BASINS AND AREA DRAINS SHALL HAVE A FILTER INSTALLED IMMEDIATELY, AND THE FILTER SHALL BE REMOVED WHEN THE ENTIRE SITE IS STABILIZED.

DIG SAFE

BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

COMMONWEALTH OF MASSACHUSETTS
BRIAN D. JONES
CIVIL
No. 49212
REGISTERED PROFESSIONAL ENGINEER

02·17·23

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	02-17-23	REVISION 1 PER ARB COMMENTS

APPLICANT\OWNER:
192-200 MASSACHUSETTS AVE, LLC
455 MASSACHUSETTS AVE, STE 1
ARLINGTON, MA 02474

PROJECT:
190 & 192-200
MASSACHUSETTS AVE
ARLINGTON, MA 02476

PROJECT NO.	2729-02	DATE:	12-19-22
SCALE:	1" = 10'	DWG. NAME:	C2729-02
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:

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environmental consulting ◆ landscape architecture
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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE:
SITE PREPARATION PLAN

SHEET No.
C-101

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PARKING SUMMARY TABLE

USE	CALCULATION	MIN. REQUIRED	TOTAL PROPOSED
APARTMENT BUILDING	1.0 SPACES PER EFFICIENCY UNIT	2.0	0
	2 X 1.0 = 2.0		
	1.15 SPACES PER 1 BED UNIT	26.5	21
	23 X 1.15 =32.2		
	1.5 SPACES PER 2 BED UNIT	10.0	5
	5 X 2 = 10.0		
GENERAL RETAIL/RESTAURANT	1 PER 300 SF	6.2	0
	1,851 SF (1ST 3,000 SF IS EXEMPT)		
		44.7	26*

ADA SPACES REQUIRED:
(26–50) TOTAL PARKING SPACES PROVIDED, 2 SHALL BE THE MINIMUM ADA PARKING PROVIDED, 1 SPACES BEING VAN ACCESSIBLE.

PROVIDED 2 SPACES, 1 BEING VAN ACCESSIBLE.

PARKING TABLE NOTES:
1. SECTION 6.1.10, C. FOR A MIXED–USE DEVELOPMENT THE FIRST 3,000 SF OF NON–RESIDENTIAL SPACE IS EXEMPT FROM THE PARKING REQUIREMENTS OF THIS SECTION 6.1.
2. SECTION 6.1.11, STANDARD PARKING STALLS SHALL BE 8.5'X18', AND DRIVE AISLE WIDTH SHALL BE 24' FOR TWO–WAY TRAFFIC.

* RELIEF REQUESTED FROM THE ARB FOR THE REQUIRED NUMBER OF PARKING STALLS. ALSO ARB SPECIAL PERMIT IS REQUEST FOR UP TO 20% COMPACT PARKING SPACES.

BICYCLE PARKING SUMMARY TABLE

SHORT TERM BICYCLE PARKING (EXTERIOR)

USE	CALCULATION	MIN. REQUIRED	TOTAL PROPOSED
APARTMENT BUILDING	0.1 PER UNIT	3.0	3
	30 X 0.1 = 3.0 REQUIRED		
RETAIL SERVICE	0.6 PER 1,000 SF	2.8	3
	4.7 X 0.6 = 3.0 REQUIRED		
	TOTAL	5.8	6

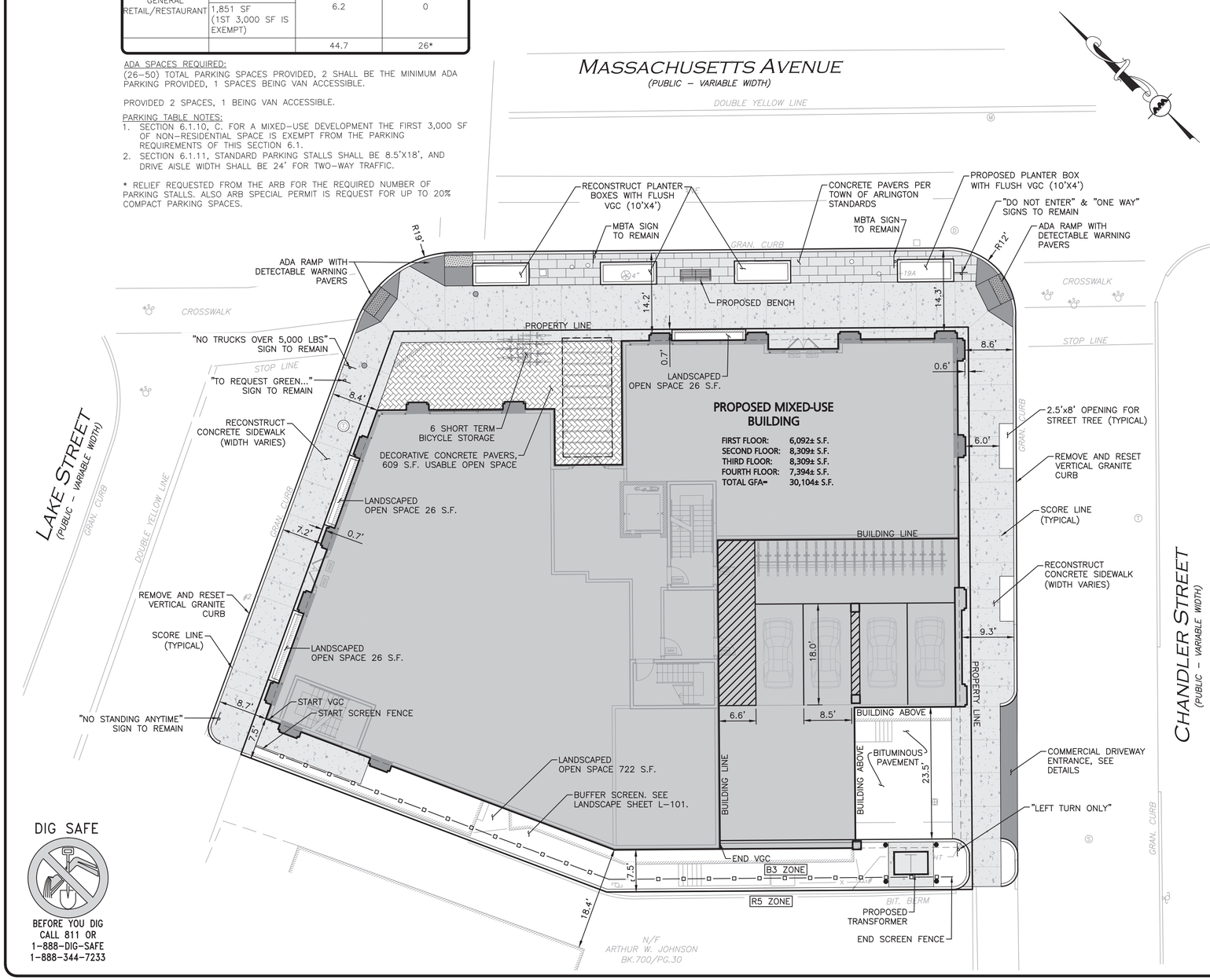
LONG TERM BICYCLE PARKING (INTERIOR)

USE	CALCULATION	MIN. REQUIRED	TOTAL PROPOSED
APARTMENT BUILDING	1.5 PER UNIT	45.0	48
	30 X 1.5 = 45.0 REQUIRED		
RETAIL SERVICE	0.1 PER 1,000 SF	0.5	0
	4.7 X 0.1 = 0.5 REQUIRED		
	TOTAL	45.5	48

BICYCLE PARKING TABLE NOTES:
1. REQUIRED NUMBER OF SPACES ARE FROM BICYCLE PARKING GUIDELINES, APPENDIX A BIKE PARKING BY–LAW.

LEGEND

PROPERTY LINE
SIGN
BOLLARD
BUILDING
BUILDING INTERIOR WALLS
CURB
PARKING STRIPING
ROADWAY STRIPING
SIDEWALK
ADA ACCESSIBLE RAMP
ADA DET. WARNING SURFACE
CONCRETE PAVERS
SNOW STORAGE
SAW–CUT LINE
PARKING COUNT
VINYL FENCE



ZONING SUMMARY TABLE
B3-VILLAGE BUSINESS (MIXED-USE >20,000 SF)

ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	>20,000 SF	11,134± SF	11,134±* SF
MINIMUM LOT AREA PER UNIT	600 SF	N/A	348±* SF
MINIMUM FRONTAGE	50 FT	102.1± FT MASS AVE	102.1± FT MASS AVE
MINIMUM FRONT YARD SETBACK	0 FT	0 FT	0.6 FT
MINIMUM SIDE YARD SETBACK	0 FT	0.6 FT	7.5 FT
MINIMUM REAR YARD SETBACK	(H+L)/6	NO REAR	NO REAR
SCREENING BUFFER	7.5 FT (3)	0.6 FT	7.5 (3)
LANDSCAPED OPEN SPACE	10% (2)	0.9%	4.2%*
USABLE OPEN SPACE	20% (2)	0%	7.4%*
MAXIMUM HEIGHT	50 FT	20± FT	45± FT
MAXIMUM HEIGHT STORIES	5	1	4(1)
FLOOR AREA RATIO	2.8	0.9	2.7

ZONING TABLE NOTES:
1. SECTION 5.3.17, FOR BUILDING MORE THAN 3 STORIES IN HEIGHT, AN ADDITIONAL 7.5 FT STEP–BACK SHALL BE PROVIDED BEGINNING AT THE THIRD STORY LEVEL OR 30 FT ABOVE GRADE, WHICHEVER IS LESS. THE UPPER STORY STEP–BACK SHALL BE PROVIDED ALONG ALL BUILDING ELEVATIONS WITH STREET FRONTAGE.
2. SECTION 5.3.21. SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS, D. FOR MIXED USES AND ANY PERMITTED RESIDENTIAL USE NOT SPECIFICALLY IDENTIFIED IN THE TABLES IN SECTION 5.5.2, THE MINIMUM OPEN SPACE REQUIREMENTS (COMPUTED FROM THE RESIDENTIAL FLOOR AREA ONLY) SHALL BE 10% LANDSCAPED AND 20% USABLE IN THE B1, B2, B2A, B3, AND B4 DISTRICTS, AND 15 PERCENT USABLE IN THE B5 DISTRICT.
3. SECTION 5.3.21. SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS, B3 ABUTTING R5 15 FT MINIMUM BUFFER. A SOLID WALL OR WOODEN FENCE MAY BE SUBSTITUTED FOR ONE–HALF THE WIDTH OF THE LANDSCAPED BUFFER.
4. TOTAL RESIDENTIAL FLOOR AREA (PROVIDED BY ARCHITECT): 19,065 S.F.
5. TOTAL RETAIL FLOOR AREA (PROVIDED BY ARCHITECT): 4,851 S.F.
6. GROSS FLOOR AREA (PROVIDED BY ARCHITECT): 30,104 S.F.

* RELIEF REQUESTED FROM ARB.

NOTES

1. WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR. ALL SITE ITEMS SHALL BE LAID OUT AND AS BUILT BY A LICENSED LAND SURVEYOR.
2. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
3. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

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10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

COMMONWEALTH OF MASSACHUSETTS
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DRAWING TITLE: LAYOUT & MATERIALS PLAN
SHEET No. C-102

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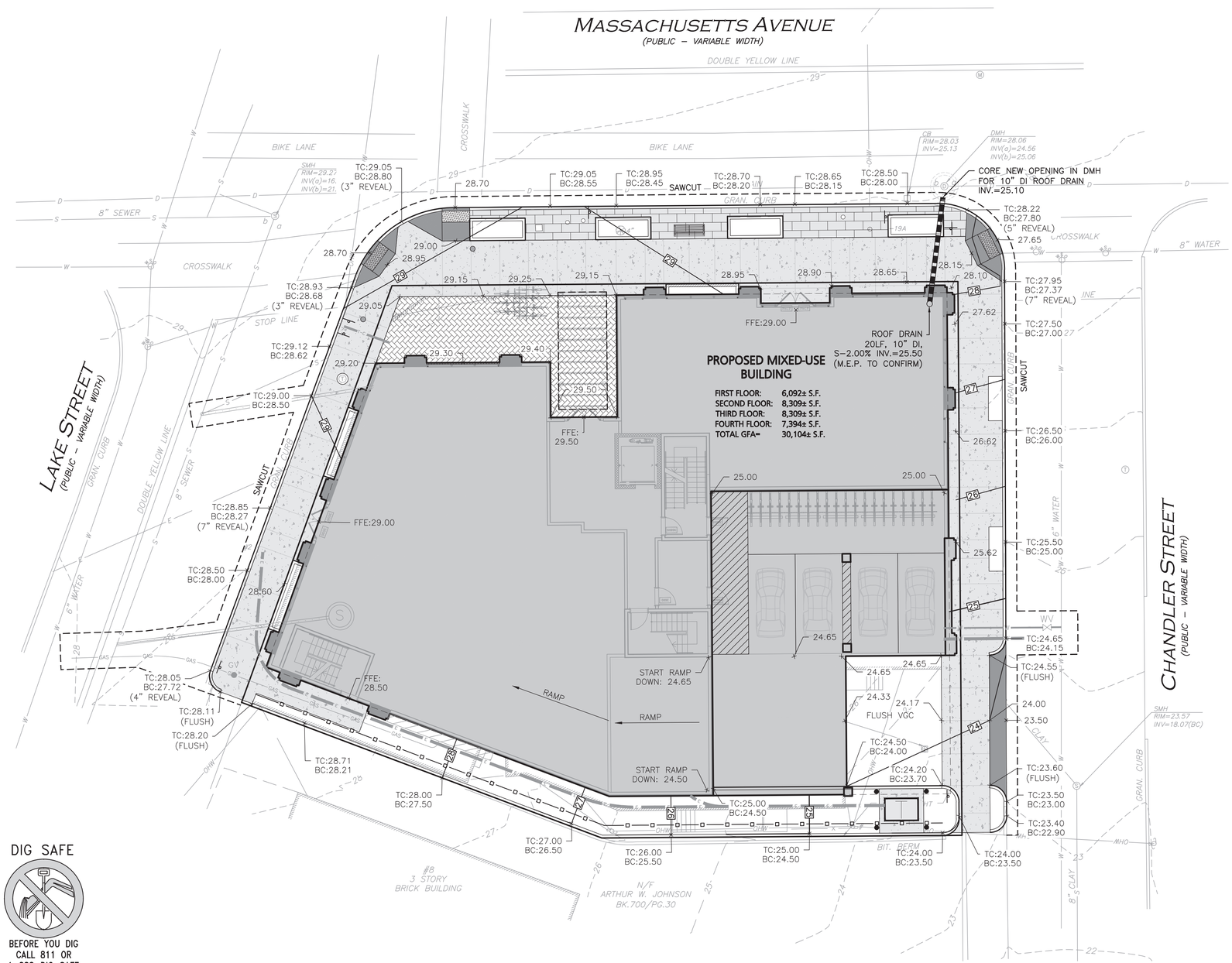

LEGEND

DRAIN MANHOLE	
CATCH BASIN	
DRAIN LINE	
10' CONTOUR	100
2' CONTOUR	102
SPOT GRADE	79.50

PLAN 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 IT'S 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.
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITY CONNECTIONS SHOULD BE COORDINATED WITH THE MEP PRIOR TO CONSTRUCTION.
3. EXISTING DRAINAGE STRUCTURES TO REMAIN ARE TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
4. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
5. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
6. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
7. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT FOR THE FINAL LOCATIONS OF PROPOSED ROOF DRAINS. LOCATIONS ARE SHOWN HEREON FOR COORDINATION PURPOSES ONLY.
8. WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
9. ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
10. ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A LAND SURVEYOR LICENSED IN THE COMMONWEALTH OF MASSACHUSETTS AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.
12. ALL PERMITS AND APPROVALS NECESSARY FROM AGENCIES GOVERNING THE WORK SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
13. CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
14. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE TOWN OF ARLINGTON, MADOT, MADEP, MWRA, MUTCD, AND AASHTO.
15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), STATE, AND LOCAL REGULATIONS.
16. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

COMMONWEALTH OF MASSACHUSETTS
BRIAN D. JONES
CIVIL
No. 49212
REGISTERED PROFESSIONAL ENGINEER

02.17.23

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ALLEN & MAJOR ASSOCIATES, INC.

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DRAWING TITLE:

GRADING & DRAINAGE PLAN

SHEET No.

C-103

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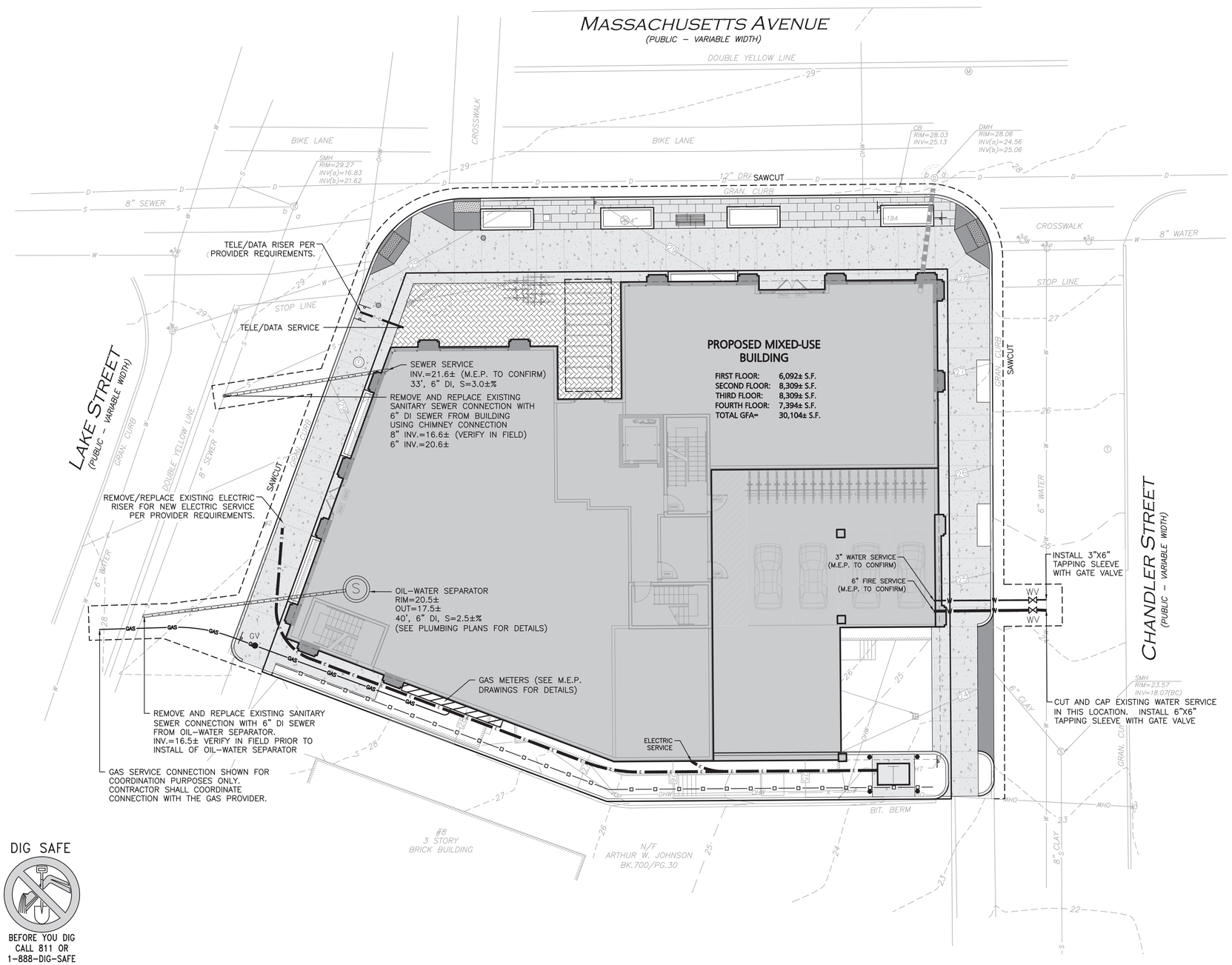

LEGEND

SEWER MANHOLE	S
SEWER CLEANOUT	C
SEWER VENT	V
SEWER LINE	
WATER LINE	W
WATER (FIRE SERVICE)	W-F
WATER (DOMESTIC SERVICE)	W-D
WATER VALVE	WV
GAS LINE	GAS
GAS VALVE	GV
ELECTRICAL CONDUIT	E
TELE/CABLE CONDUIT	T-C

UTILITY 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. THIS INFORMATION IS NOT TO BE RELIED ON 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.
2. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN AND SEWER LINES. WATER SERVICES SHALL BE ENCASED IN CONCRETE REGARDLESS OF CLEARANCE WHEN PASSING BELOW STORM DRAIN AND SEWER LINES. ENCASEMENT SHALL EXTEND ALONG WATER SERVICE A MINIMUM DISTANCE OF EIGHT FEET CENTERED ON THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
3. 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 PLANS.
4. 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 PLANS.
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DRAWING TITLE:
UTILITIES PLAN

SHEET No.
C-104

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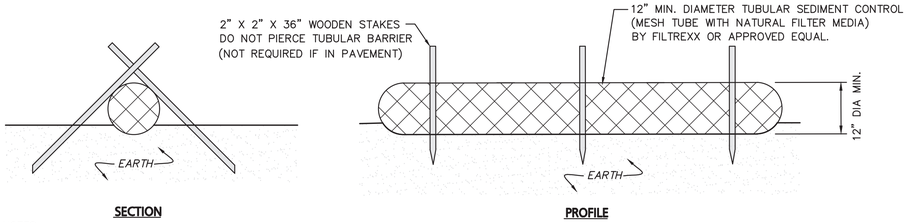
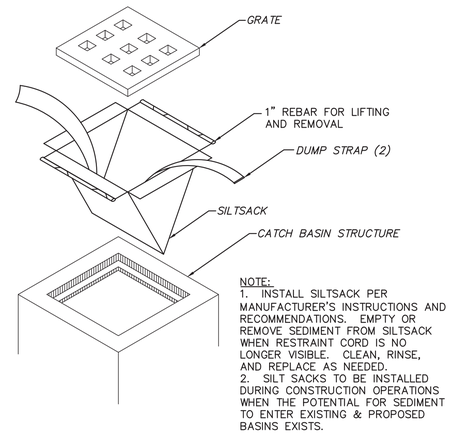


NOTES:

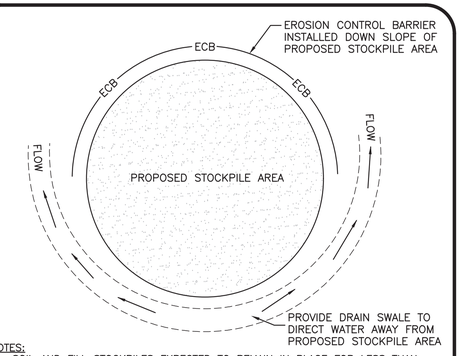
1. ALL MATERIALS TO MEET MANUFACTURERS SPECIFICATIONS.
2. INSTALL WOODEN STAKES IN A CRISS-CROSS PATTERN EVERY 8' ON CENTER.
2. OVERLAP TUBULAR BARRIER SEGMENTS A MINIMUM OF 12".
3. THE CONTRACTOR SHALL MAINTAIN THE TUBULAR BARRIERS IN A FUNCTIONAL CONDITION AT ALL TIMES. THE CONTROLS SHALL BE ROUTINELY INSPECTED BY THE CONTRACTOR.
4. WHERE THE TUBULAR BARRIERS REQUIRE REPAIR OR SEDIMENT REMOVAL, IT WILL BE COMPLETED BY THE CONTRACTOR AT NO ADDITIONAL COST.
5. AT A MINIMUM, THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE WHEN THEY REACH 1/3 THE EXPOSED HEIGHT OF THE BARRIER.

TUBULAR SEDIMENT BARRIER (1)
NOT TO SCALE



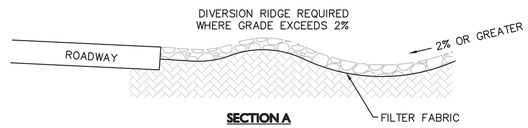
NOTE:
1. INSTALL SILTSACK PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. EMPTY OR REMOVE SEDIMENT FROM SILTSACK WHEN RESTRAINT CORD IS NO LONGER VISIBLE. CLEAN, RINSE, AND REPLACE AS NEEDED.
2. SILT SACKS TO BE INSTALLED DURING CONSTRUCTION OPERATIONS WHEN THE POTENTIAL FOR SEDIMENT TO ENTER EXISTING & PROPOSED BASINS EXISTS.

SILTSACK INLET DETAIL (2)
NOT TO SCALE

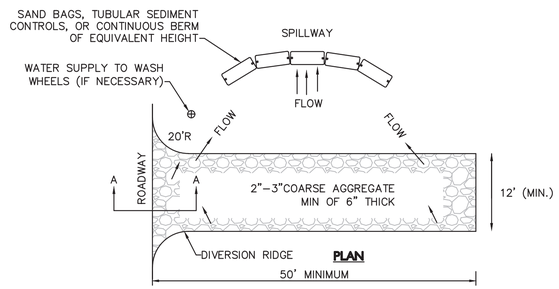


NOTES:
1. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 90 DAYS SHALL BE COVERED WITH STRAW AND MULCH (AT 100LBS/1,000 SF), OR WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
2. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR 90 DAYS OR MORE SHALL BE SEEDED WITH WINTER RYE (FOR FALL SEEDING AT 1LB/1,000 SF) OR OATS (FOR SUMMER SEEDING AT 2LB/1,000 SF) AND THEN COVERED WITH STRAW MULCH (AT 100LB/1,000 SF) OR AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.

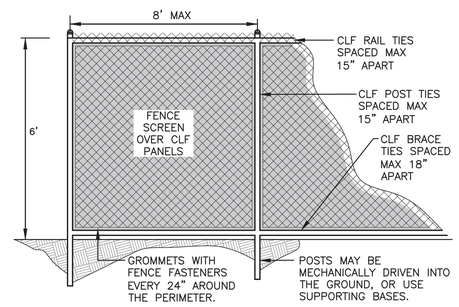
STOCKPILE PROTECTION DETAIL (3)
NOT TO SCALE



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. USE SANDBAGS, TUBULAR SEDIMENT CONTROLS, OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

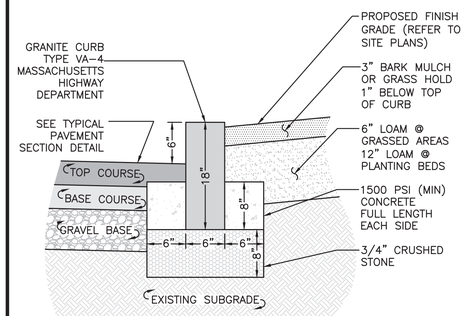


TEMPORARY CONSTRUCTION ENTRANCE/EXIT (4)
NOT TO SCALE

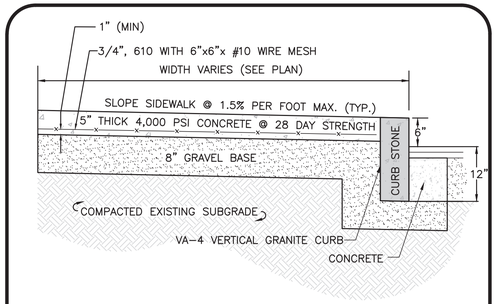


NOTES:
1. SCREEN MATERIAL SHALL BE MADE FROM KNITTED HIGH DENSITY POLYETHYLENE WITH UV ADDITIVES.
2. SCREEN FILAMENT STRENGTH SHALL BE A MINIMUM OF 50LBS/FT.
3. SCREEN MATERIAL BREAK STRENGTH SHALL BE A MINIMUM OF 500 LBS/FT.
4. SCREEN SHADE / WIND BLOCKAGE SHALL BE A MINIMUM OF 85%.
5. SCREEN COLOR SHALL BE GREEN OR BLACK.

TEMPORARY CONSTRUCTION FENCE w/ SCREEN (5)
NOT TO SCALE

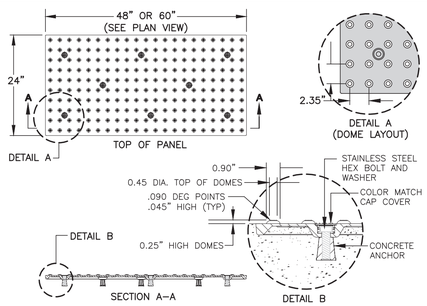


VERTICAL GRANITE CURB (6)
NOT TO SCALE



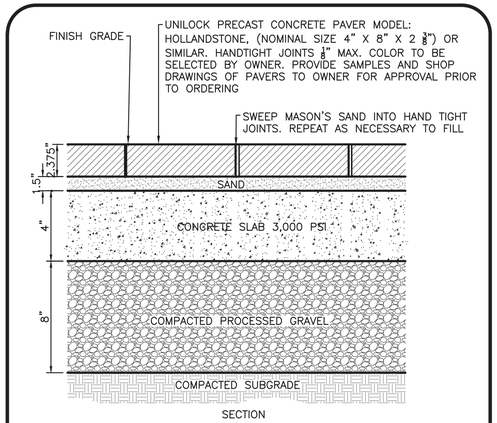
NOTES:
1. SIDEWALK TO HAVE TOOLED JOINTS IN A 5' x 5' (TYP.) GRID WITH EXPANSION JOINTS 15' ON CENTER AND PREMOLDED FILLER.
2. SEE PLAN VIEW FOR ELEVATIONS AT CURB
3. SIDEWALK CROSS SLOPE TO BE 1.5% MAX & SIDEWALK LONGITUDINAL RUNNING SLOPE TO BE 4.5% MAX, TYP.

CONCRETE SIDEWALK WITH VGC CURBSTONE (7)
NOT TO SCALE



NOTES:
1. VENDOR INFORMATION: "ADATILE" WET SET ADA REPLACEABLE TACTILE (OR APPROVED EQUAL) AS MANUFACTURED BY ADATILE, PHONE: 1-800-372-0519, WWW.ADATILE.COM, EMAIL: INFO@ADATILE.COM
2. COLOR SHALL BE RED.
3. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES.

WET SET ADA REPLACEABLE TACTILE PANEL (8)
NOT TO SCALE



CONCRETE PAVERS (9)
NOT TO SCALE

NOT USED (10)
NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
BRIAN D. JONES
CIVIL
No. 49212
REGISTERED PROFESSIONAL ENGINEER

02.17.23

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	02-17-23	REVISION 1 PER ARB COMMENTS

APPLICANT\OWNER:
192-200 MASSACHUSETTS AVE, LLC
455 MASSACHUSETTS AVE, STE 1
ARLINGTON, MA 02474

PROJECT:
190 & 192-200
MASSACHUSETTS AVE
ARLINGTON, MA 02476

PROJECT NO.	2729-02	DATE:	12-19-22
SCALE:	AS SHOWN	DWG. NAME:	C2729-02
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
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environmental consulting ◆ landscape architecture
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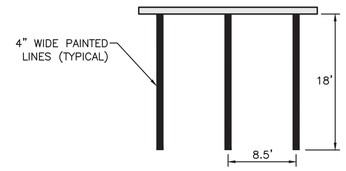
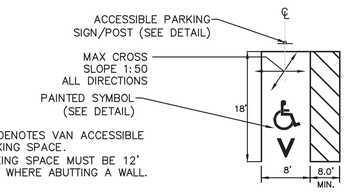
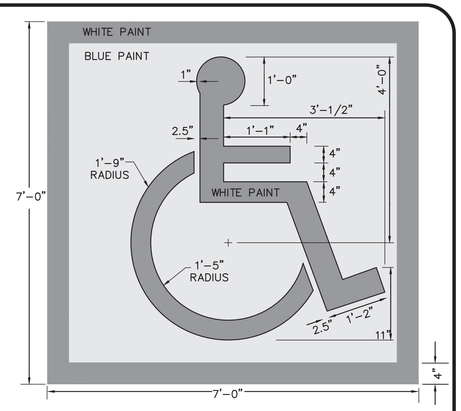


STANDARD STALL



NOTE:
1. "V" DENOTES VAN ACCESSIBLE PARKING SPACE.
2. PARKING SPACE MUST BE 12' WIDE WHERE ABUTTING A WALL.

ADA AND STANDARD PARKING STRIPING (1)
NOT TO SCALE



SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL. SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND. USE WHITE ON BLUE (COLOR #105090 IN FEDERAL STANDARD 5952) DOUBLE COAT.

ACCESSIBLE PARKING STALL PAVEMENT MARKING (2)
NOT TO SCALE

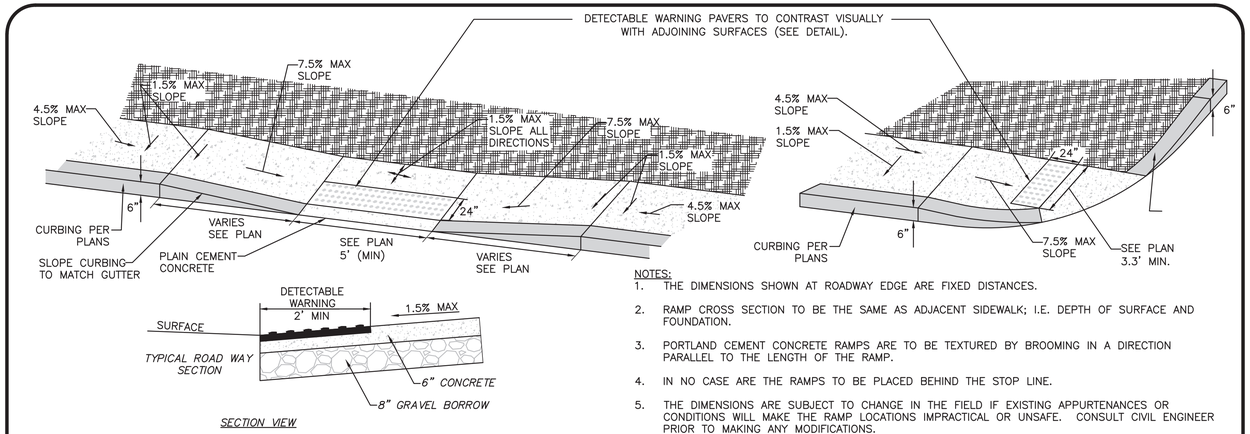
NOTES:
1. BENCH SHALL BE 6' WIDE VICTOR STANLEY MODEL NUMBER FMS-324 OR APPROVED EQUAL.
2. COLOR SHALL BE BLACK.
3. BENCH SHALL BE FIXED TO CONCRETE BASE, PER MANUFACTURER'S RECOMMENDATIONS.
4. SUBMIT SHOP DRAWING FOR APPROVAL.

BENCH DETAIL (3)
NOT TO SCALE

DESC.	SIGN	SIZE	MOUNTING HEIGHT	DESCRIPTION	REFLEC-TORIZED
R7-8M (MODIFIED)	HANDICAPPED PARKING SPECIAL PLATE REQUIRED UNAUTHORIZED VEHICLES MAY BE TOWED AT THE OWNERS EXPENSE VAN ACCESSIBLE	12" x 26"	7' - 0"	WHITE TEXT ON BLUE FIELD WITH WHITE BORDER	YES

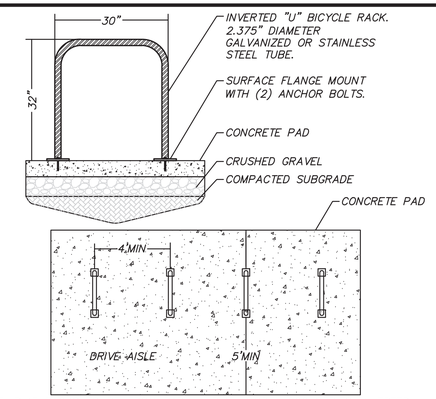
1. TRAFFIC AND SAFETY SIGNAGE SHALL COMPLY WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) STANDARDS.
2. MOUNTING HEIGHT IS DEFINED AS THE DISTANCE FROM THE BOTTOM OF THE SIGN TO THE NEAR EDGE OF THE PAVEMENT.

SIGN TABLE (4)
NOT TO SCALE



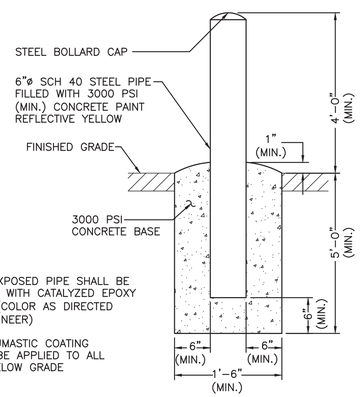
NOTES:
1. THE DIMENSIONS SHOWN AT ROADWAY EDGE ARE FIXED DISTANCES.
2. RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK; I.E. DEPTH OF SURFACE AND FOUNDATION.
3. PORTLAND CEMENT CONCRETE RAMPS ARE TO BE TEXTURED BY BROOMING IN A DIRECTION PARALLEL TO THE LENGTH OF THE RAMP.
4. IN NO CASE ARE THE RAMPS TO BE PLACED BEHIND THE STOP LINE.
5. THE DIMENSIONS ARE SUBJECT TO CHANGE IN THE FIELD IF EXISTING APPURTENANCES OR CONDITIONS WILL MAKE THE RAMP LOCATIONS IMPRACTICAL OR UNSAFE. CONSULT CIVIL ENGINEER PRIOR TO MAKING ANY MODIFICATIONS.

HANDICAP CURB CUT & CURB TRANSITION (5)
NOT TO SCALE



NOTE: BIKE RACKS TO BE FROM PARK A BIKE: MODEL 200 SERIES-INVERTED U BIKE RACKS HR202 30"X2.38"X32" SURFACE MOUNTED. SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATIONS. FINISH SELECTED BY OWNER. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING.

BICYCLE RACK DETAIL (6)
NOT TO SCALE



NOTES:
-ALL EXPOSED PIPE SHALL BE PAINTED WITH CATALYZED EPOXY PAINT. (COLOR AS DIRECTED BY ENGINEER)
-A BITUMASTIC COATING SHALL BE APPLIED TO ALL PIPE BELOW GRADE

FIXED PIPE BOLLARD DETAIL (7)
NOT TO SCALE

NOT USED (8)
NOT TO SCALE

NOT USED (9)
NOT TO SCALE

NOT USED (10)
NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
BRIAN D. JONES
CIVIL
No. 49212
REGISTERED PROFESSIONAL ENGINEER
02.17.23

PROFESSIONAL ENGINEER FOR
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192-200 MASSACHUSETTS AVE, LLC
455 MASSACHUSETTS AVE, STE 1
ARLINGTON, MA 02474

PROJECT:
190 & 192-200
MASSACHUSETTS AVE
ARLINGTON, MA 02476

PROJECT NO.	2729-02	DATE:	12-19-22
SCALE:	AS SHOWN	DWG. NAME:	C2729-02
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:
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DRAWING TITLE: DETAILS

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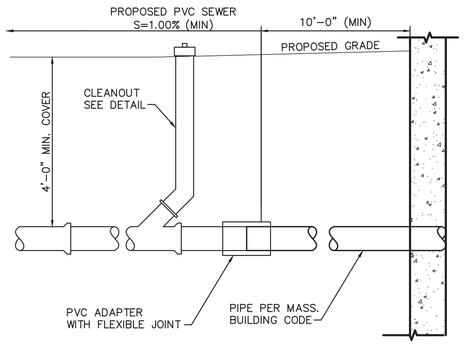
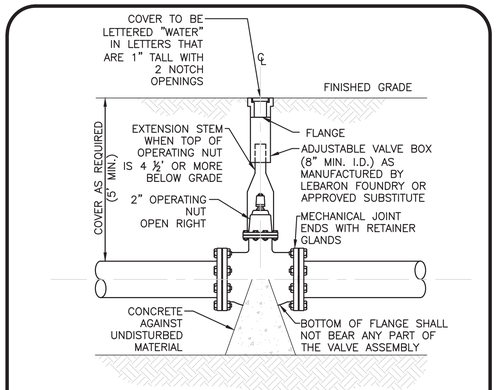


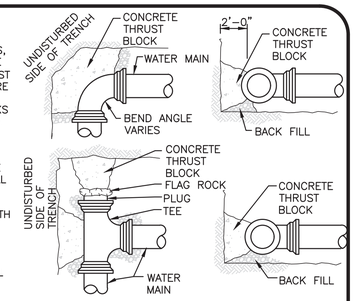
BUILDING SEWER SERVICE (1)
NOT TO SCALE



NOTES:
1.) CONTRACTOR MAY USE ANCHOR TEES AT HIS OPTION.
2.) HYDRANTS AND VALVES SHALL BE RIGHT TURN OPEN (OPEN RIGHT).

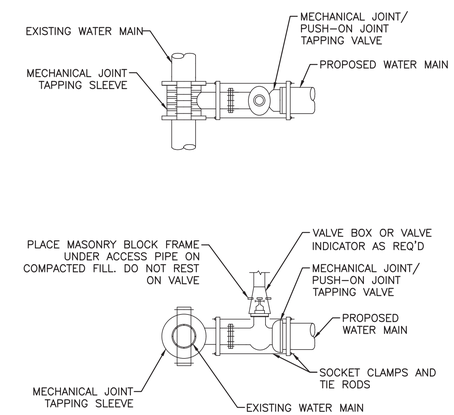
GATE VALVE (2)
NOT TO SCALE

NOTES:
1. ALL WATER MAIN FITTINGS, BENDS, TEES, PLUGS ETC. SHALL BE RESTRAINED W/ THRUST BLOCKS EXCEPT WHERE NOTED.
2. ALL THRUST BLOCKS & COLLARS SHALL BE INSTALLED SO THAT THEY BEAR AGAINST UNDISTURBED EARTH.
3. SIZE OF CONCRETE THRUST BLOCKS SHALL BE AS NOTED BELOW.
4. MINIMUM COMPRESSIVE STRENGTH OF THRUST BLOCK CONCRETE SHALL BE 3,000 P.S.I.
5. KEEP CONCRETE CLEAR OF MECHANICAL JOINTS.
6. THE BELOW PREDICATED ON A WATER PRESSURE OF 225 PSI AND A SOIL RESISTANCE OF 2000 PSF (TILL). FOR OTHER SOILS THE VALUES IN THE ABOVE TABLE SHALL BE MULTIPLIED BY:

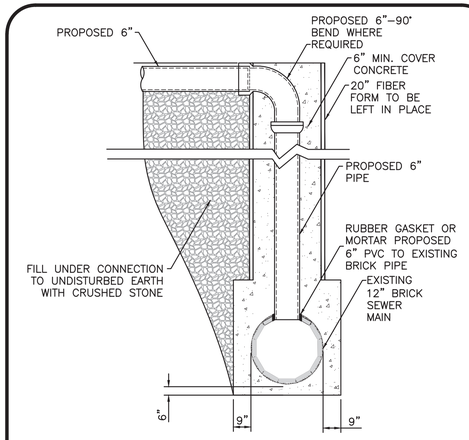


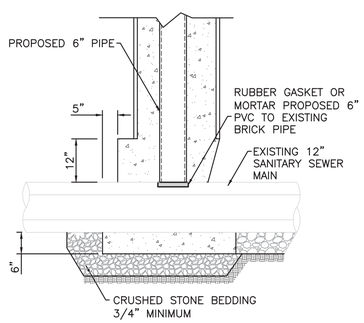
MINIMUM THRUST BLOCK BEARING AREAS				
PIPE ø	90° BEND (SQ. FT.)	45° BEND (SQ. FT.)	22.5° BEND (SQ. FT.)	TEES, PLUGS, CAPS & HYD. (SQ.FT.)
6"	5	3	3	4
8"	9	6	3	9
10"	13	7	4	12
12"	20	10	5	16

THRUST BLOCK DETAILS (3)
NOT TO SCALE



TAPPING SLEEVE AND VALVE (4)
NOT TO SCALE

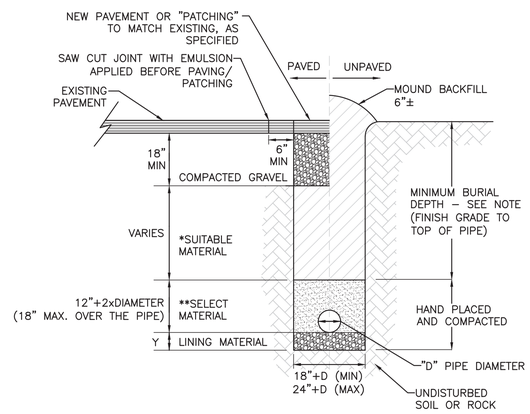




SANITARY SEWER CHIMNEY CONNECTION DETAIL (5)
NOT TO SCALE

NOTES:

1. MINIMUM BURIAL DEPTH (FINISH GRADE TO TOP OF PIPE)
   GRAVITY PIPE – SEE PLAN OR PROFILE
   PRESSURE PIPE UNDER PAVING – 4'
   PRESSURE PIPE BENEATH UNPAVED – 3'
2. WHERE BACKFILL IS DESIGNATED AS COMPACTED, THIS MEANS 90 TO 95% STANDARD PROCTOR. AASHTO T–99. ALL FILL PLACED BELOW PIPES AND STRUCTURES MUST MEET THIS REQUIREMENT.
3. FOR ALL TRENCHES WITH A GRADE GREATER THAN 4% AND/OR WHERE GROUNDWATER IS APPARENT, INSTALL CLAY DAMS AROUND THE PIPE AT 100' INTERVALS.



TRENCH DETAIL (6)
NOT TO SCALE

CONDITION & PIPE	**SELECT MATERIAL	LINING MATERIAL	Y–DIMENSION
DUCTILE IRON "ORDINARY SOIL"	TYPE I, II, OR III	SAND OR TYPE III	3"
RCP "ORDINARY SOIL"	TYPE II OR III	SAND OR TYPE III	3"
ALL PIPE OVER BEDROCK OR LEDGE	TYPE II OR III	SAND OR TYPE III	8"
DUCTILE IRON IN CLAY OR MUCK	TYPE II OR III	SAND	4"
RCP IN CLAY	TYPE II OR III	SAND	8"
ALL PLASTICS	TYPE III	SAND OR TYPE III	6"

* SUITABLE MATERIAL SHALL CONTAIN NO STONE GREATER THAN 4" IN DIAMETER, NO FROZEN LUMPS, AND ONLY MINOR AMOUNTS OF CLAY OR ORGANIC MATERIAL. ALL MATERIAL TO BE PLACED IN MAX 12" LIFTS AND COMPACTED BEFORE PLACING NEXT LIFT.

**TYPE I MATERIAL SHALL BE EITHER GRAVEL OR EXCAVATED MATERIAL CONTAINING NO STONES GREATER THAN 1.5" DIAMETER, NO FROZEN LUMPS, CLAY OR ORGANIC MATERIAL.

**TYPE II MATERIAL SHALL BE CLEAN, HARD, CRUSHED OR NATURAL STONE WITH A GRADATION BY WEIGHT OF 100% PASSING A 1.5" SQUARE OPENING, NOT MORE THAN 25% PASSING A ¾" OPENING, AND NOT MORE THAN 5% PASSING A ¼" SQUARE OPENING.

**TYPE III MATERIAL SHALL BE CLEAN, HARD, CRUSHED STONE FREE FROM COATINGS AND THOROUGHLY WASHED WITH A GRADATION BY WEIGHT OF 100% PASSING A 1" SQUARE OPENING, AND 0 TO 5% PASSING A ¼" SQUARE OPENING.

COMMONWEALTH OF MASSACHUSETTS
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DRAWING TITLE: DETAILS

SHEET No. C-503

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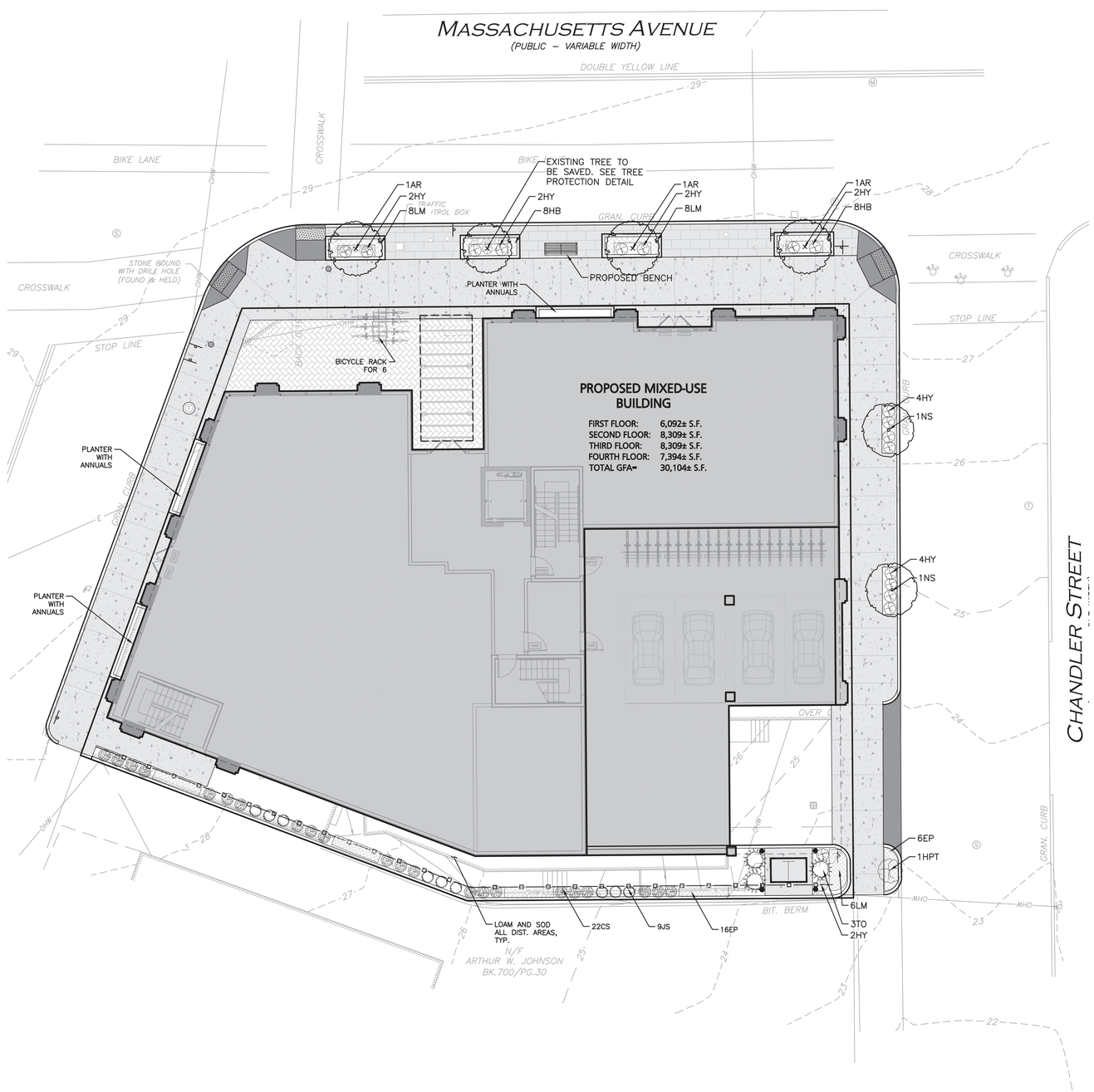

LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- FLOWERING TREE
- SHRUBS
- MULCH BED
- PERENNIALS/GROUNDCOVER

PLANTING SCHEDULE-TREES, SHRUBS, GROUNDCOVERS & PERENNIALS

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
EVERGREEN TREES						
JS	9	JUNIPER S. 'WOODWARD'	WOODWARD COLUMNAR JUNIPER	6–7' HT	AS SHOWN	B&B
TO	3	THUJA O. 'WINTERGREEN'	WINTERGREEN ARBORVITAE	6–7' HT	AS SHOWN	B&B
TREES/SHRUBS						
AR	3	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2.5–3" CAL.	AS SHOWN	B&B
NS	2	NYSSA SYLVATICA 'GREEN GABLE'	GREEN GABLE TUPELO	2.5–3" CAL.	AS SHOWN	B&B
CS	22	CORNUS STOLONIFERA 'KELSEYI'	KELSYI DWARF RED TWIG DOGWOOD	#5	AS SHOWN	POT
HPT	1	HYDRANGEA PANICULATA 'LIMELIGHT' TREE FORM	TREE FORM LIMELIGHT HYDRANGEA	5–6' HT. TREEFORM	AS SHOWN	B&B
HY	18	HYDRANGEA ARBORESCENS "INVINCEBELLE WEE WHITE"	INVINCIBELLE WEE WHITE HYDRANGEA	#3	AS SHOWN	POT
PERENNIALS						
EP	22	ECHINACEA PURPUREA 'POW WOW WILDBERRY'	POW WOW WILDBERRY ECHINACEA	#1	24" O.C	STAGGERED
LM	22	LAMIUM MACULATUM 'ORCHID FROST'	ORCHID FROST LAMIUM	#1	24" O.C	STAGGERED
HB	16	HOSTA 'HADSPEN BLUE'	HADSPEN BLUE HOSTA	#1	24" O.C	STAGGERED

STREET TREES SELECTED FROM THE ARLINGTON TREE COMMITTEE RECOMMENDED TREE LIST: HTTPS://WWW.ARLINGTONTREES.ORG/RECOMMENDED–URBAN–TREES

*SEASONAL ANNUALS TO BE INSTALLED FOR BUILDING PLANTER BOXES. PROVEN WINNERS TROPICAL SMOOTHIE MIX FOR SPRING/SUMMER; MUMS FOR FALL OR EQUAL. SEE DETAIL.

NOTES:

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2. ALL LANDSCAPED AREAS WITH SHRUBS, TREES, AND PERENNIALS TO HAVE 18" MINIMUM DEPTH OF TOPSOIL. EIGHTEEN INCHES OF TOPSOIL AROUND TREES AND SHRUBS DOES NOT INCLUDE AMENDED PLANTING SOIL WITHIN TREE / SHRUB PIT FOR FULL DEPTH OF ROOTBALLS. SEE PLANTING DETAILS FOR PLANTING DEPTH AT SHRUBS AND TREES. ALL AREAS OF LOAM AND SEED OR LOAM & SOD TO HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR, AND APPROVED BY A&M PRIOR TO PURCHASE AND OR PLACEMENT. GENERAL CONTRACTOR, DEMOLITION CONTRACTOR, AND LANDSCAPE CONTRACTOR TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL REMOVAL ACROSS SITE SO THAT 18" MINIMUM AND 6" MINIMUM DEPTHS OF PROPOSED TOPSOIL NOTED ABOVE ARE MET AT NO ADDITIONAL COST TO OWNER. SEE TOPSOIL DETAIL.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DIG SAFE

BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

R:\PROJECTS\2729-02\CIVIL\DRAWINGS\CURRENT\C-2729-02_LANDSCAPING.DWG

MASSACHUSETTS REGISTERED LANDSCAPE ARCHITECT BETHANY C. DERMODY No. 4071 2-17-23

REGISTERED LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	02-17-23	REVISION 1 PER ARB COMMENTS

APPLICANT\OWNER:
192-200 MASSACHUSETTS AVE, LLC
455 MASSACHUSETTS AVE, STE 1
ARLINGTON, MA 02474

PROJECT:
190 & 192-200
MASSACHUSETTS AVE
ARLINGTON, MA 02476

PROJECT NO.	2729-02	DATE:	12-19-22
SCALE:	1" = 10'	DWG. NAME:	C2729-02
DESIGNED BY:	BCD	CHECKED BY:	RPC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
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environmental consulting ◆ landscape architecture
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DRAWING TITLE: LANDSCAPE PLAN

SHEET No. L-101

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LANDSCAPE NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF ARLINGTON, MA.
2. PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG–SAFE" (1–888–344–7233) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF NAY CONFLICTS IN WRITING.
4. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA, ANY TREES NOTED AS "SEAL OR SELECTED SPECIMEN" SHALL BE TAGGED AND SEALED BY THE LANDSCAPE ARCHITECT.
5. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
10. ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & SEED LAWNS WITH 3:1 OR GREATER SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.
11. ANY FALL TRANSPLANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.
12. TREES SHALL HAVE A MINIMUM CALIPER AS INDICATED ON THE PLANTING SCHEDULE TAKEN ONE FOOT ABOVE THE ROOT CROWN.
13. ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH. GROUND COVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH
14. ALL DECIDUOUS TREES ADJACENT TO WALKWAYS AND ROADWAYS SHALL HAVE A BRANCHING PATTERN TO ALLOW FOR A MINIMUM OF 7' OF CLEARANCE BETWEEN THE GROUND AND THE LOWEST BRANCH.
15. ALL TREE STAKES SHALL BE STAINED DARK BROWN.
16. CONTRACTOR RESPONSIBLE FOR WATERING, AND RESEEDING OF BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.
17. ALL PARKING ISLANDS PLANTED WITH SHRUBS SHALL HAVE 24" OF TOP SOIL. FINISH GRADE SHALL BE EQUAL TO THE TOP OF CURB.
18. SOIL SAMPLES, TESTS, AND SHOP DRAWINGS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
19. AN MINIMUM 18" WIDE BARRIER OF 1" GRAY OR TAN PEASTONE SHALL BE INSTALLED IN ALL PLANT BEDS WHICH ABUT THE BUILDINGS. NO MULCH IS ALLOWED WITHIN 18" OF ALL BUILDINGS PER THE LATEST EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY DEPARTMENT OF FIRE SERVICES REGULATION (527 CMR 17.00). INSTALL 6" DEEP OF PEASTONE WITH MIRAFI WEED FABRIC BENEATH AND STEEL EDGING BETWEEN THE PEASTONE AND ADJACENT MULCH BED.
20. ALL PROPOSED LANDSCAPE AREAS INCLUDING MOWED LAWNS, TREES, SHRUB BEDS, AND PERENNIALS SHALL BE PROVIDED WITH WATER EFFICIENT UNDERGROUND IRRIGATION. DESIGN AND INSTALLATION OF IRRIGATION SYSTEM TO BE PERFORMED BY AN APPROVED IRRIGATION DESIGN BUILD CONTRACTOR OR BY AN APPROVED EQUAL, TO BE DETERMINED BY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT. IRRIGATION SYSTEM IS TO BE DESIGNED FOR EFFICIENT WATER USAGE INCLUDING: USE OF DRIP IRRIGATION FOR SHRUBS AND PERENNIALS, IRRIGATION SYSTEM WITH HEAD–TO–HEAD COVERAGE, A CENTRAL SHUT–OFF VALVE, AND A RAIN SENSOR TO SHUT OFF IRRIGATION DURING RAIN EVENTS.

PROVEN WINNERS ANNUALS FOR POTS OR EQUAL (3)
NOT TO SCALE

LOAM AND SODDING NOTES

CONTRACTOR SHALL SOD AREAS NOTED ON THE PLANS.

SOD IS TO BE A BLEND OF FOUR TO FIVE CURRENT AND IMPROVED HYBRID BLUEGRASS AND FESCUE MIXES APPROPRIATE FOR BOTH SEMI–SHADED AND AREAS OF SUN.

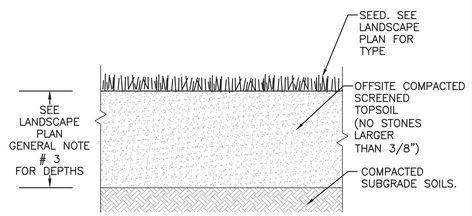
HYBRIDS MAY INCLUDE: BLACKSTONE KENTUCKY BLUEGRASS, AWARD KENTUCKY BLUEGRASS, CHALLENGER KENTUCKY BLUEGRASS, BLACKBURG II KENTUCKY BLUEGRASS OR COMPARABLE AND EQUAL BLUEGRASS HYBRIDS.

1. SOD SHALL BE HIGH QUALITY, NURSERY GROWN ON CULTIVATED MINERAL AGRICULTURAL SOILS. SOD SHALL BE MOIST, AND MACHINE CUT AT A UNIFORM SOIL THICKNESS OF AT LEAST ⅝" AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL INCLUDE TOP GROWTH AND THATCH. SOD SHALL BE FREE OF DISEASES, WEEDS, BARE SPOTS, OR INSECTS.

2. SODDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RE–SODDING OF BARE SPOTS. IF UNABLE TO SOD WITHIN THESE TIMEFRAMES, CONTRACTOR TO INSTALL EROSION CONTROL MATS ON ALL SLOPES 3:1 AND OVER, HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER "FLUX TERRA HP–FGM SOIL STABILIZER" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE), AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR TO COMPLETE ALL ABOVE "OUT OF SEASON" REQUIREMENTS AND THEN ALSO BE RESPONSIBLE FOR RE–GRADING AND RE–SODDING ALL DISTURBED, ERODED, OR BARE SPOTS WITHIN NEXT CLOSEST PLANTING SEASON IN FALL OR SPRING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING: WATERING, ADDING FERTILIZERS AND LIME AND MOWING AT NO ADDITIONAL COST TO OWNER.

3. COMMERCIAL FERTILIZER SHALL BE APPLIED AT THE RATE OF 25 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. LIME TO BE SPREAD AT THE RATE OF 100 POUNDS PER 1000 SQ. FT OR AS RECOMMENDED BY THE TESTING AGENCY. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FERTILIZER CONTAINING AT LEAST 50% OF THE NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIZE SOURCES OF UREAFORM. IT SHALL CONTAIN THE FOLLOWING PERCENTAGES BY WEIGHT: NITROGEN (N) 10%, PHOSPHORUS (P) 6%, POTASH (K) 4%. LIME SHALL BE AN APPROVED AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES. LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT 50% WILL PASS A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE.

4. CONTRACTOR RESPONSIBLE FOR WATERING, MOWING, AND RE–SODDING OF LAWN BARE SPOTS UNTIL A UNIFORM, HEALTHY STAND OF GRASS IS ESTABLISHED AND ACCEPTED.

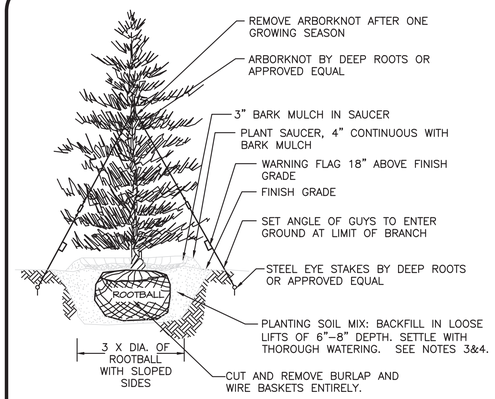


TEXTURE CLASS	% OF TOTAL WEIGHT
SAND	45% – 65%
SILT	15% – 35%
CLAY	5% – 20%

SIEVE	% PASSING
3/8"	100
NO. 4	85–100
NO. 40	60–85
NO. 100	38–60
NO. 200	10–35
20 um	LESS THAN 5%

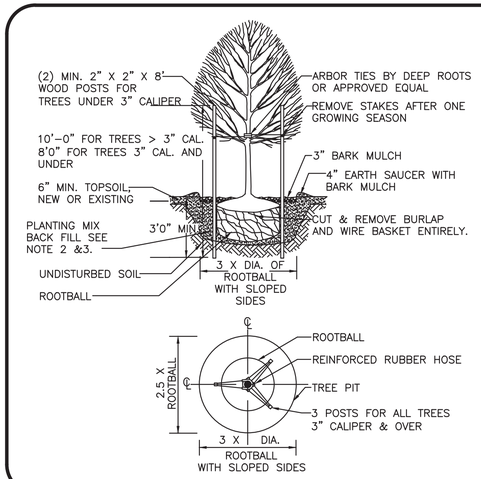
NOTES:
1. TOP OF LOAM (TOPSOIL) IS FINISH GRADE.
2. ALL TOPSOIL (BOTH ONSITE AND OFFSITE SOURCES) SHALL BE COMPOSED OF A NATURAL, FERTILE, FRIABLE SOIL TYPICAL OF CULTIVATED TOPSOILS OF THE LOCALITY. OFFSITE SOIL SHALL BE SUITABLE FOR THE GERMINATION OF SEEDS AND SUPPORT OF VEGETATIVE GROWTH, WITH ADDITIVES, IF REQUIRED, TO ACHIEVE PARTICLE DISTRIBUTION AND ORGANIC CONTENT BELOW. TOPSOIL SHALL BE TAKEN FROM A WELL–DRAINED, ARIABLE SITE, FREE OF SUBSOIL, LARGE STONES, EARTH CLODS, STICKS, STUMPS, CLAY LUMPS, ROOTS, OTHER OBJECTIONABLE, EXTRANEOUS MATTER OR DEBRIS NOR CONTAIN TOXIC SUBSTANCES.
3. THE CONTRACTOR SHALL PROVIDE THE OWNER / LANDSCAPE ARCHITECT WITH TOPSOIL TEST RESULTS (RECOMMEND UMASS AMHERST SOIL TESTING LAB) FOR APPROVAL PRIOR TO OBTAINING AND PLACING THE SOIL. IF ANY TOPSOIL IS PURCHASED OR PLACED PRIOR TO APPROVAL BY OWNER / LANDSCAPE ARCHITECT, IT IS AT CONTRACTORS RISK, AND IT CAN BE REMOVED AT NO ADDITIONAL COST TO THE OWNER. IF THE PLANTING SOIL (BOTH ONSITE AND OFFSITE SOURCES) DOES NOT FALL WITHIN THE REQUIRED SIEVE ANALYSIS, TEXTURAL CLASS, ORGANIC CONTENT, OR PH RANGE, IT SHALL BE ADJUSTED TO MEET THE SPECIFICATIONS THROUGH THE ADDITION OF SAND, COMPOST, LIMESTONE, OR ALUMINUM SULFATE TO BRING IT WITHIN THE SPECIFIED LIMITS AT NO ADDITIONAL COST TO THE OWNER.
4. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 5.5 AND 6.5. TOPSOIL SHALL CONTAIN BETWEEN 4% AND 8% ORGANIC MATTER OF TOTAL DRY WEIGHT AND SHALL CONFORM TO THE FOLLOWING GRADATION AND TEXTURE CLASS ABOVE.

TOPSOIL FOR LAWN, TREES, SHRUBS, & PERENNIALS (4)
NOT TO SCALE



NOTES
1. TREES SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO NURSERY OR FIELD GRADE. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL TOP OF ROOTBALL AREA.
2. INSTALL THREE GUYS PER TREE; EQUALLY SPACED AROUND BALL.
3. ATTACH GUYS AT 2/3 HEIGHT OF TREE.
4. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
5. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.

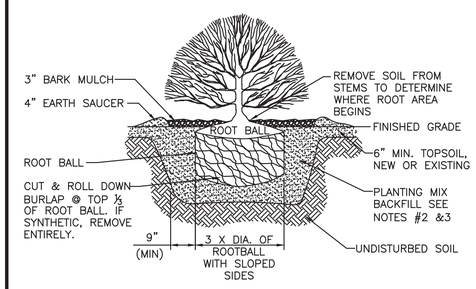
EVERGREEN TREE DETAIL (1)
NOT TO SCALE



NOTES:
1. ALL TREES SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL ROOTBALL AREA.
2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
3. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.

DECIDUOUS TREE PLANTING DETAIL (2)
NOT TO SCALE

NOTES:
1. ALL SHRUBS SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. SET SHRUB 1"–2" ABOVE FINISH GRADE.
2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
3. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.
4. SHRUB BEDS TO HAVE 24" MIN. OF CONTINUOUS PLANTING SOIL.



SHRUB PLANTING DETAIL (5)
NOT TO SCALE

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MASSACHUSETTS REGISTERED LANDSCAPE ARCHITECT BETHANY C. DERMODY No. 4071
2-17-23

REGISTERED LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	02-17-23	REVISION 1 PER ARB COMMENTS

APPLICANT\OWNER:
192-200 MASSACHUSETTS AVE, LLC
455 MASSACHUSETTS AVE, STE 1
ARLINGTON, MA 02474

PROJECT:
190 & 192-200
MASSACHUSETTS AVE
ARLINGTON, MA 02476

PROJECT NO.	2729-02	DATE:	12-19-22
SCALE:	NTS	DWG. NAME:	C2729-02
DESIGNED BY:	BCD	CHECKED BY:	RPC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
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DRAWING TITLE: LANDSCAPE DETAILS

SHEET No. L-501

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PARKING SUMMARY TABLE

USE	CALCULATION	MIN. REQUIRED	TOTAL PROPOSED
APARTMENT BUILDING	1.0 SPACES PER EFFICIENCY UNIT	2.0	0
	2 X 1.0 = 2.0		
	1.15 SPACES PER 1 BED UNIT	26.5	21
	23 X 1.15 =32.2		
	1.5 SPACES PER 2 BED UNIT	10.0	5
	5 X 2 = 10.0		
GENERAL RETAIL/RESTAURANT	1 PER 300 SF	6.2	0
	1,851 SF (1ST 3,000 SF IS EXEMPT)		
		44.7	26*

ADA SPACES REQUIRED:
(26–50) TOTAL PARKING SPACES PROVIDED, 2 SHALL BE THE MINIMUM ADA PARKING PROVIDED, 1 SPACES BEING VAN ACCESSIBLE.

PROVIDED 2 SPACES, 1 BEING VAN ACCESSIBLE.

PARKING TABLE NOTES:
1. SECTION 6.1.10, C. FOR A MIXED–USE DEVELOPMENT THE FIRST 3,000 SF OF NON–RESIDENTIAL SPACE IS EXEMPT FROM THE PARKING REQUIREMENTS OF THIS SECTION 6.1.
2. SECTION 6.1.11, STANDARD PARKING STALLS SHALL BE 8.5'X18', AND DRIVE AISLE WIDTH SHALL BE 24' FOR TWO–WAY TRAFFIC.

* RELIEF REQUESTED FROM THE ARB FOR THE REQUIRED NUMBER OF PARKING STALLS. ALSO ARB SPECIAL PERMIT IS REQUEST FOR UP TO 20% COMPACT PARKING SPACES.

BICYCLE PARKING SUMMARY TABLE

SHORT TERM BICYCLE PARKING (EXTERIOR)

USE	CALCULATION	MIN. REQUIRED	TOTAL PROPOSED
APARTMENT BUILDING	0.1 PER UNIT	3.0	3
	30 X 0.1 = 3.0 REQUIRED		
RETAIL SERVICE	0.6 PER 1,000 SF	2.8	3
	4.7 X 0.6 = 3.0 REQUIRED		
	TOTAL	5.8	6

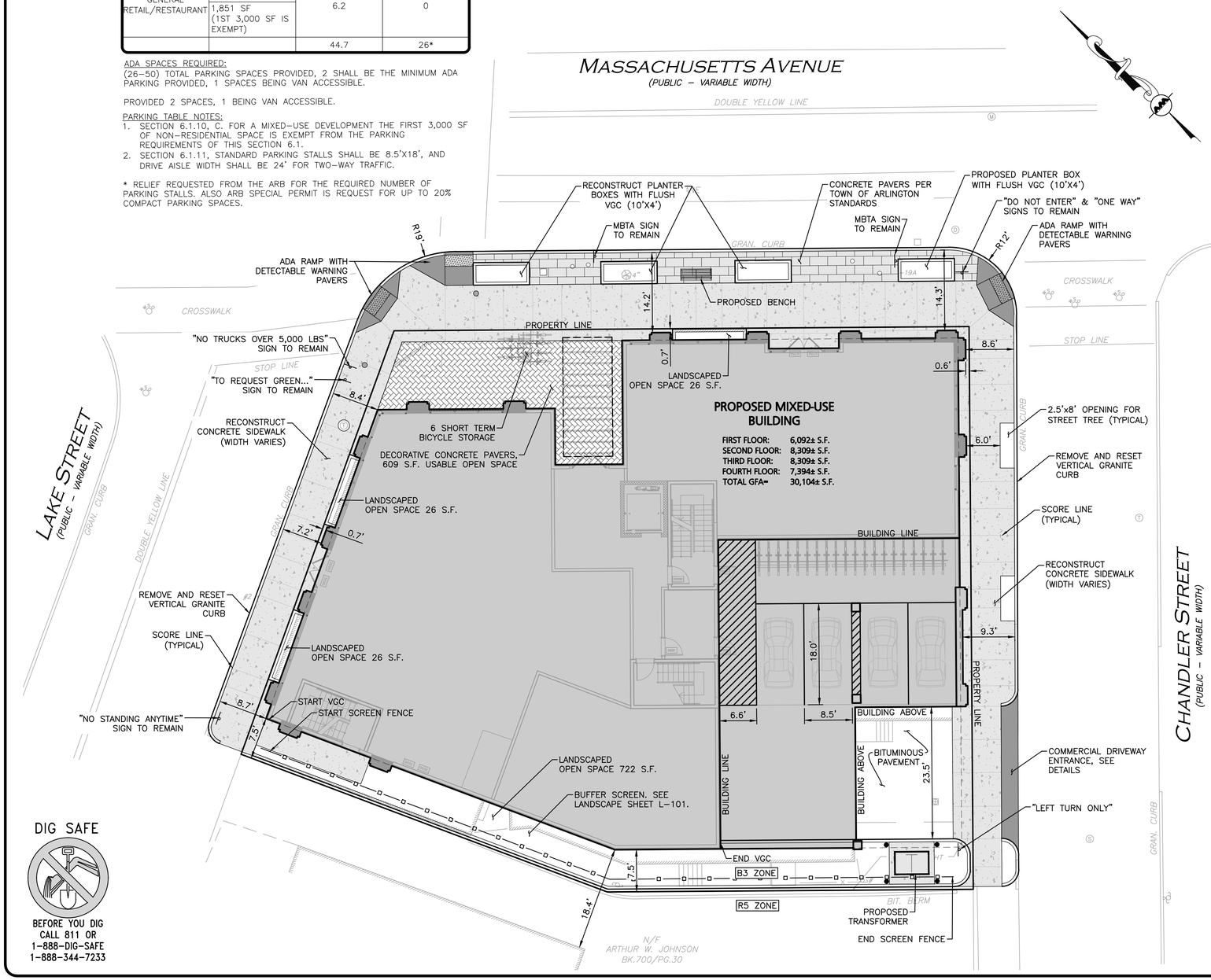
LONG TERM BICYCLE PARKING (INTERIOR)

USE	CALCULATION	MIN. REQUIRED	TOTAL PROPOSED
APARTMENT BUILDING	1.5 PER UNIT	45.0	48
	30 X 1.5 = 45.0 REQUIRED		
RETAIL SERVICE	0.1 PER 1,000 SF	0.5	0
	4.7 X 0.1 = 0.5 REQUIRED		
	TOTAL	45.5	48

BICYCLE PARKING TABLE NOTES:
1. REQUIRED NUMBER OF SPACES ARE FROM BICYCLE PARKING GUIDELINES, APPENDIX A BIKE PARKING BY–LAW.

LEGEND

PROPERTY LINE
SIGN
BOLLARD
BUILDING
BUILDING INTERIOR WALLS
CURB
PARKING STRIPING
ROADWAY STRIPING
SIDEWALK
ADA ACCESSIBLE RAMP
ADA DET. WARNING SURFACE
CONCRETE PAVERS
SNOW STORAGE
SAW–CUT LINE
PARKING COUNT
VINYL FENCE



ZONING SUMMARY TABLE
B3-VILLAGE BUSINESS (MIXED-USE >20,000 SF)

ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	>20,000 SF	11,134± SF	11,134±* SF
MINIMUM LOT AREA PER UNIT	600 SF	N/A	348±* SF
MINIMUM FRONTAGE	50 FT	102.1± FT MASS AVE	102.1± FT MASS AVE
MINIMUM FRONT YARD SETBACK	0 FT	0 FT	0.6 FT
MINIMUM SIDE YARD SETBACK	0 FT	0.6 FT	7.5 FT
MINIMUM REAR YARD SETBACK	(H+L)/6	NO REAR	NO REAR
SCREENING BUFFER	7.5 FT (3)	0.6 FT	7.5 (3)
LANDSCAPED OPEN SPACE	10% (2)	0.9%	4.2%*
USABLE OPEN SPACE	20% (2)	0%	7.4%*
MAXIMUM HEIGHT	50 FT	20± FT	45± FT
MAXIMUM HEIGHT STORIES	5	1	4(1)
FLOOR AREA RATIO	2.8	0.9	2.7

ZONING TABLE NOTES:
1. SECTION 5.3.17, FOR BUILDING MORE THAN 3 STORIES IN HEIGHT, AN ADDITIONAL 7.5 FT STEP–BACK SHALL BE PROVIDED BEGINNING AT THE THIRD STORY LEVEL OR 30 FT ABOVE GRADE, WHICHEVER IS LESS. THE UPPER STORY STEP–BACK SHALL BE PROVIDED ALONG ALL BUILDING ELEVATIONS WITH STREET FRONTAGE.
2. SECTION 5.3.21. SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS, D. FOR MIXED USES AND ANY PERMITTED RESIDENTIAL USE NOT SPECIFICALLY IDENTIFIED IN THE TABLES IN SECTION 5.5.2, THE MINIMUM OPEN SPACE REQUIREMENTS (COMPUTED FROM THE RESIDENTIAL FLOOR AREA ONLY) SHALL BE 10% LANDSCAPED AND 20% USABLE IN THE B1, B2, B2A, B3, AND B4 DISTRICTS, AND 15 PERCENT USABLE IN THE B5 DISTRICT.
3. SECTION 5.3.21. SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS, B3 ABUTTING R5 15 FT MINIMUM BUFFER. A SOLID WALL OR WOODEN FENCE MAY BE SUBSTITUTED FOR ONE–HALF THE WIDTH OF THE LANDSCAPED BUFFER.
4. TOTAL RESIDENTIAL FLOOR AREA (PROVIDED BY ARCHITECT): 19,065 S.F.
5. TOTAL RETAIL FLOOR AREA (PROVIDED BY ARCHITECT): 4,851 S.F.
6. GROSS FLOOR AREA (PROVIDED BY ARCHITECT): 30,104 S.F.

* RELIEF REQUESTED FROM ARB.

NOTES

1. WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR. ALL SITE ITEMS SHALL BE LAID OUT AND AS BUILT BY A LICENSED LAND SURVEYOR.
2. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
3. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	02-17-23	REVISION 1 PER ARB COMMENTS

APPLICANT\OWNER:
192-200 MASSACHUSETTS AVE, LLC
455 MASSACHUSETTS AVE, STE 1
ARLINGTON, MA 02474

PROJECT:
190 & 192-200
MASSACHUSETTS AVE
ARLINGTON, MA 02476

PROJECT NO.	2729-02	DATE:	12-19-22
SCALE:	1" = 10'	DWG. NAME:	C2729-02
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: LAYOUT & MATERIALS PLAN
SHEET No. C-102

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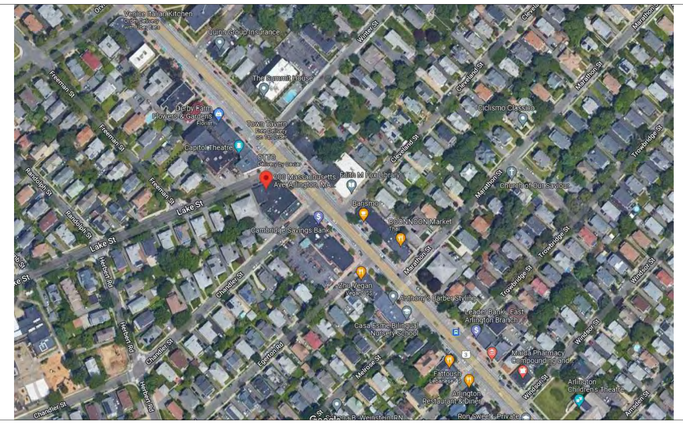
R:\PROJECTS\2729-02\CIVIL\DRAWINGS\CURRENT\C-2729-02_LAYOUT & MATERIALS.DWG

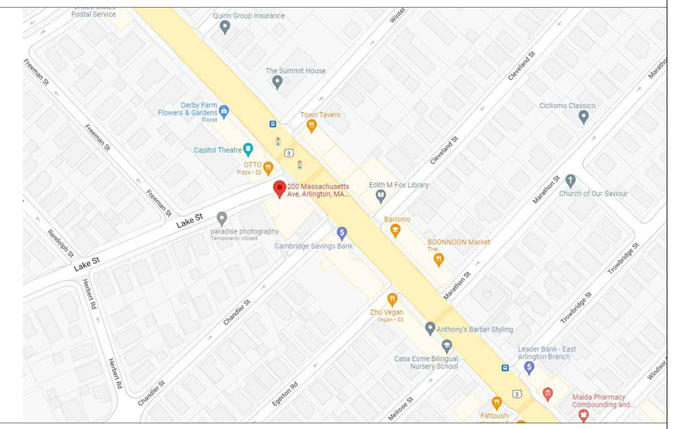
PROPOSED MIXED-USE BUILDING :

190-200 Massachusetts Ave, Arlington, MA

EXISTING SITUATION



AERIAL VIEW



LOCUS MAP

ZONING SUMMARY

ZONE:	B3 DISTRICT
MIN. LOT AREA:	>20,000 SF.
MIN. FRONTAGE:	50'
USABLE OPEN SPACE:	20%
MAX. HEIGHT:	50'
MAX. STORIES:	5 STORIES
MAX. FAR:	3

EXISTING/ PROPOSED

LOT AREA:	11,134 SF.
FRONTAGE:	102'
PROPOSED OPEN SPACE:	7.8%
PROPOSED HEIGHT:	45'
PROPOSED STORIES:	4 STORIES
PROPOSED FAR:	2.7
PROPOSED GFA:	6092 +8309 +8309 +7394= 30,104 SF.

BUILDING SETBACKS (*Section 5-28*)

FRONT:	MIN. = 0'	PROPOSED = .6'
SIDE:	MIN = 0'	PROPOSED = 7'-6"
REAR:	(H + L) /6	PROPOSED = N/A

PARKING SPACE DIMENSIONS

OPEN	8'-6"'x18'
COMPACT	8'x16' (20% MAX.)
PARALLEL	8'x22"
AISLE	24'

BUILDING PROGRAM

GRADE LEVEL

RETAIL TENANT A	3,032 SF
RETAIL TENANT B	1,819 SF
TRASH ROOM	108 SF
UTILITIES	425 SF
ELEVATOR LOBBY	312 SF
TOTAL	**5,696 SF (NET)**

2nd. LEVEL

UTILITIES	129 SF
RESIDENTIAL UNIT 201	623 SF
RESIDENTIAL UNIT 202	646 SF
AFFORDABLE UNIT 203	417 SF
RESIDENTIAL UNIT 204	692 SF
AFFORDABLE UNIT 205	814 SF
RESIDENTIAL UNIT 206	760 SF
RESIDENTIAL UNIT 207	777 SF
RESIDENTIAL UNIT 208	592 SF
RESIDENTIAL UNIT 209	558 SF
RESIDENTIAL UNIT 210	741 SF
TOTAL	**6,749 SF (NET)**

3rd. LEVEL (NET)

UTILITIES	129 SF
RESIDENTIAL UNIT 301	623 SF
RESIDENTIAL UNIT 302	646 SF
RESIDENTIAL UNIT 303	417 SF
AFFORDABLE UNIT 304	692 SF
RESIDENTIAL UNIT 305	814 SF
RESIDENTIAL UNIT 306	760 SF
AFFORDABLE UNIT 307	777 SF
RESIDENTIAL UNIT 308	592 SF
RESIDENTIAL UNIT 309	558 SF
RESIDENTIAL UNIT 310	741 SF
TOTAL	**6,749 SF (NET)**

4TH. LEVEL

UTILITIES	129 SF
RESIDENTIAL UNIT 401	543 SF
RESIDENTIAL UNIT 402	586 SF
RESIDENTIAL UNIT 403	560 SF
RESIDENTIAL UNIT 404	440 SF
RESIDENTIAL UNIT 405	814 SF
RESIDENTIAL UNIT 406	760 SF
RESIDENTIAL UNIT 407	670 SF
AFFORDABLE UNIT 408	383 SF
RESIDENTIAL UNIT 409	466 SF
RESIDENTIAL UNIT 410	603 SF
TOTAL	**5,954 SF (NET)**

TOTAL 32 UNITS:

2 RETAIL TENANT SPACES
30 RESIDENTIAL UNITS

ROOF AREA = 6290 SF. (NET)
AREA DEDICATED TO SOLAR ARRAY = 3168 SF. (NET)

ARCHITECT:
DAVID BARSKY - ARCHITECT
320 Nevada Street,
Newton, MA 02460
MAX. 617.448.5872

CIVIL P.E.:
Allen & Major Associates
100 Commerce Way,
Woburn, MA 01801

SHEET	SHEET TITLE	DATE
A-000	COVER SHEET	02.20.2023
	ARCHITECTURAL	
A-001	GENERAL NOTES	
A-010	BUILDING AND ZONING STUDY	02.20.2023
A-011	BUILDING AND ZONING STUDY	02.20.2023
A-020	CODE SUMMARY ESCAPE LENGTH PLANS	
A-100	PARKING LEVEL/BASEMENT PLAN	02.20.2023
A-101	1-ST LEVEL FLOOR PLAN	02.20.2023
A-102	2-ND LEVEL FLOOR PLAN	02.20.2023
A-103	3-RD LEVEL FLOOR PLAN	02.20.2023
A-104	4TH LEVEL FLOOR PLAN	02.20.2023
A-105	ROOF PLAN	02.20.2023
A-110	ENLARGED UNIT PLANS	02.20.2023
A-111	ENLARGED UNIT PLANS	02.20.2023
A-112	ENLARGED UNIT PLANS	02.20.2023
A-300	ELEVATIONS	02.20.2023
A-300	ELEVATIONS	02.20.2023
A-400	PARTIAL SECTION	02.20.2023
A-600	MAILBOX TYPES	
A-610	KITCHEN PLANS - INTERIOR ELEVATIONS	
A-620	KITCHEN PLANS - INTERIOR ELEVATIONS	
A-630	BATHROOM PLANS - INTERIOR ELEVATIONS	
A-810	PARTITION TYPES	
A-811	PARTITION TYPES	
A-812	PARTITION TYPES	
A-900	WINDOW AND DOOR SCHEDULE	
A-901	WINDOW AND DOOR SCHEDULE	
AV	ARCHITECTURAL VISUALIZATION	02.20.2023
AV 2	ARCHITECTURAL VISUALIZATION	02.20.2023

SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.
10	2.23.2023	COVER SHEET NOTE ADDED	
09	02.20.2023	ISSUED FOR REVIEW	
08	02.16.2023	ISSUED FOR REVIEW	
07	02.08.2023	ISSUED FOR REVIEW	
06	01.16.2023	ISSUED FOR REVIEW	
05	12.21.2022	ISSUED FOR REVIEW	
04	12.14.2022	ISSUED FOR INFORMATION	
03	12.01.2022	ISSUED FOR INFORMATION	
02	11.09.2022	ISSUED FOR INFORMATION	
01	10.31.2022	ISSUED FOR INFORMATION	0

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CLIENT INFORMATION

SUMMIT REAL ESTATE STRATEGIES LLC.

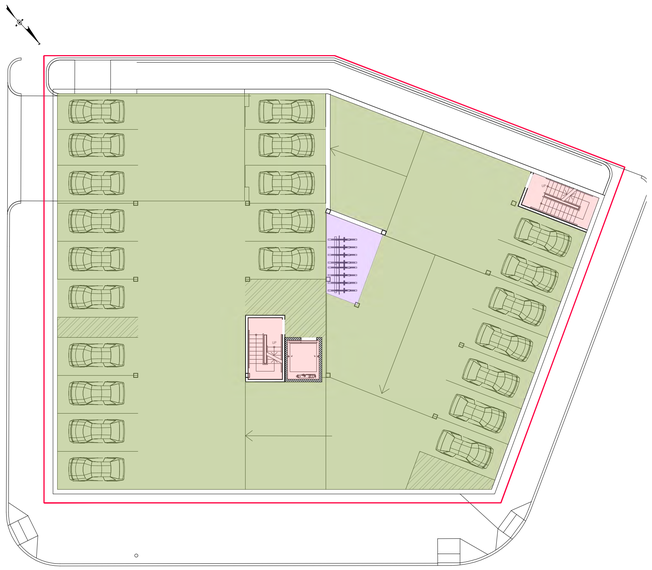
PROJECT LOCATION

190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE

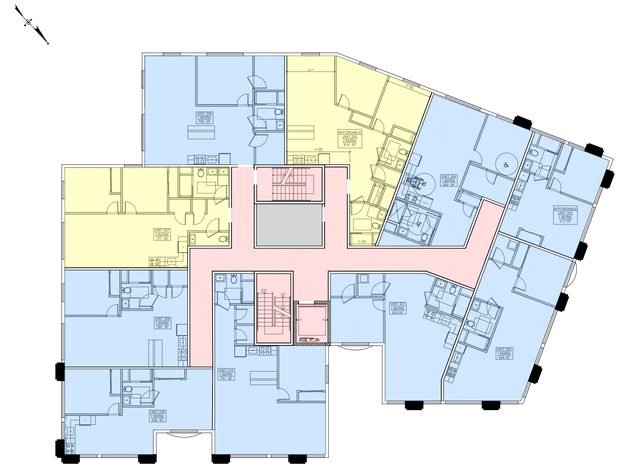
COVER SHEET

SCALE 1/8"=1'-0"	DATE October 2022
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A-000

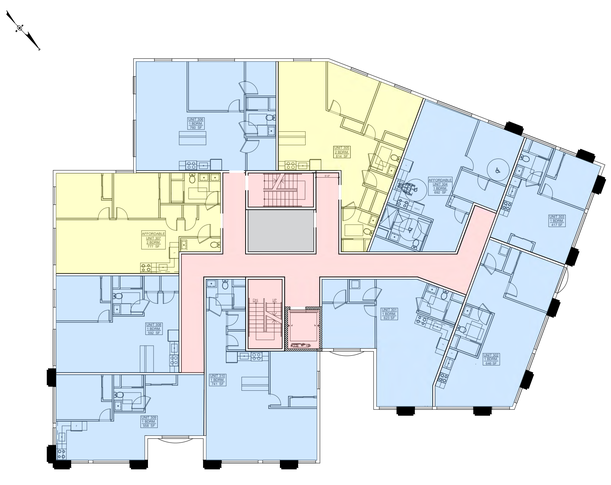


1 BASEMENT LEVEL
SCALE 1/16" = 1'-0"

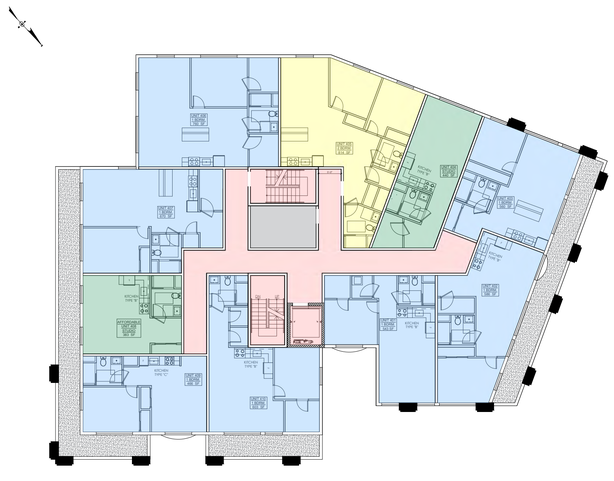
2 GRADE LEVEL
SCALE 1/16" = 1'-0"



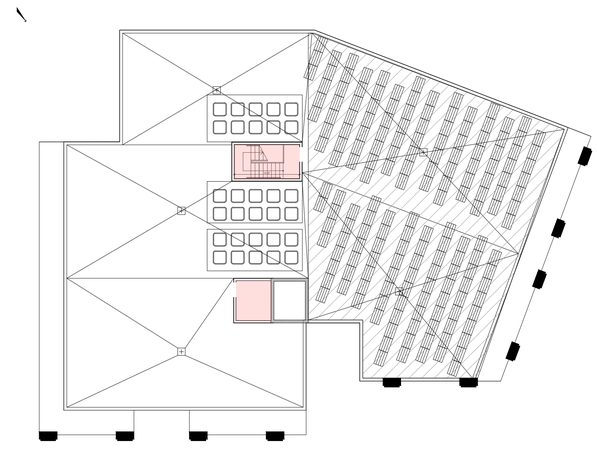
3 2-ND LEVEL
SCALE 1/16" = 1'-0"



4 3-TH LEVEL
SCALE 1/16" = 1'-0"



5 4-TH LEVEL
SCALE 1/16" = 1'-0"



6 ROOF LEVEL
SCALE 1/16" = 1'-0"

Building Area Legend

- PARKING
- BICYCLE STORAGE
- COMMON
- TRASH ROOM
- RETAIL
- UTILITY
- STUDIO
- 1 BR UNIT
- 1 BR UNIT

SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.
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01	10.31.2022	ISSUED FOR INFORMATION	0

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CLIENT INFORMATION

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PROJECT LOCATION

190-200 Massachusetts Ave
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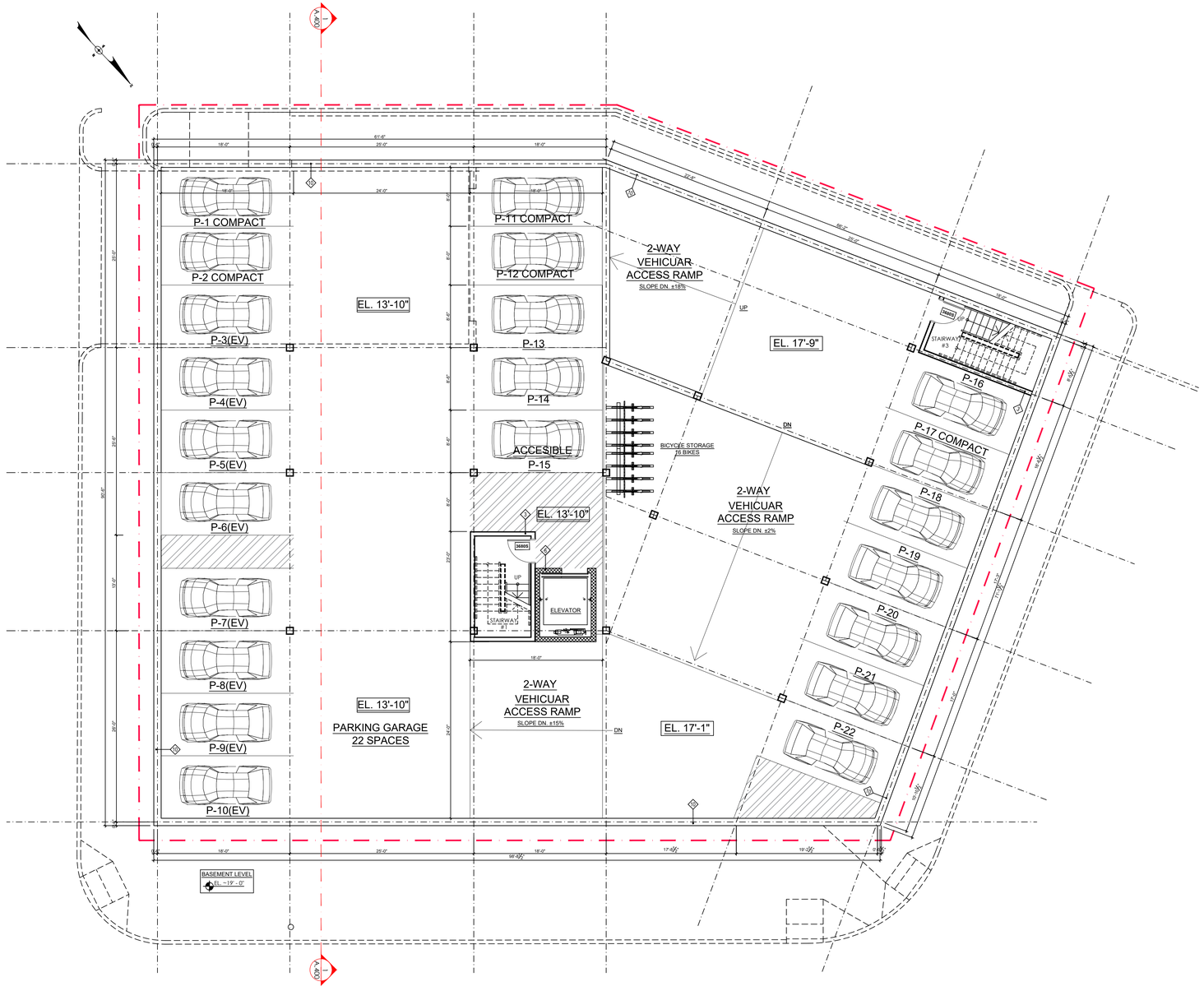
DRAWING TITLE

BUILDING AND ZONING STUDY

SCALE N/A	DATE October 2022
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A-010



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ARCHITECT'S SEAL:

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CLIENT INFORMATION

SUMMIT REAL ESTATE STRATEGIES LLC.

PROJECT LOCATION

190-200 Massachusetts Ave
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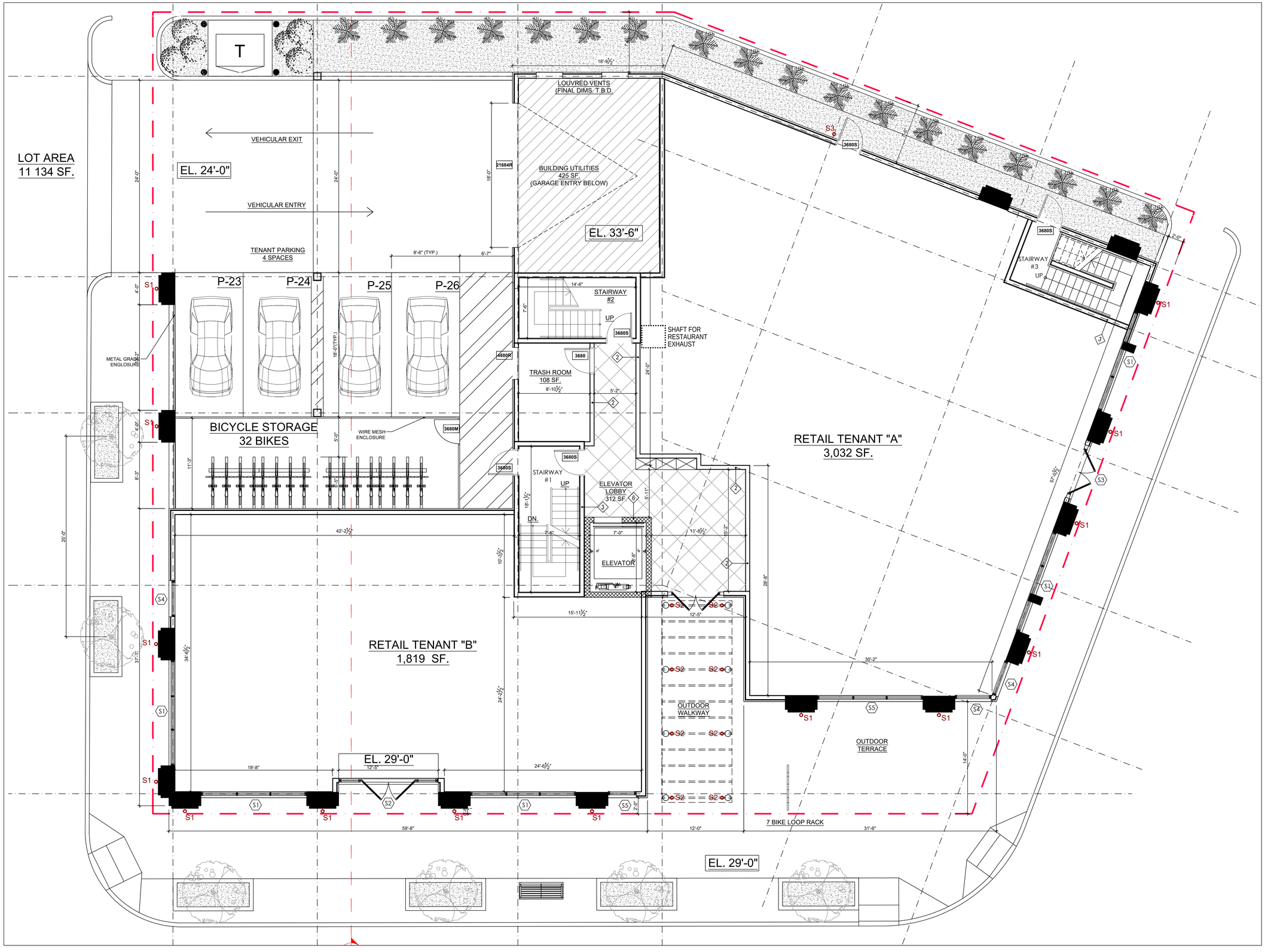
DRAWING TITLE

PARKING/ BASEMENT LEVEL

SCALE 1/8"=1'-0"	DATE October 2022
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A.100



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ARCHITECT'S SEAL:

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CLIENT INFORMATION

SUMMIT REAL ESTATE STRATEGIES LLC.

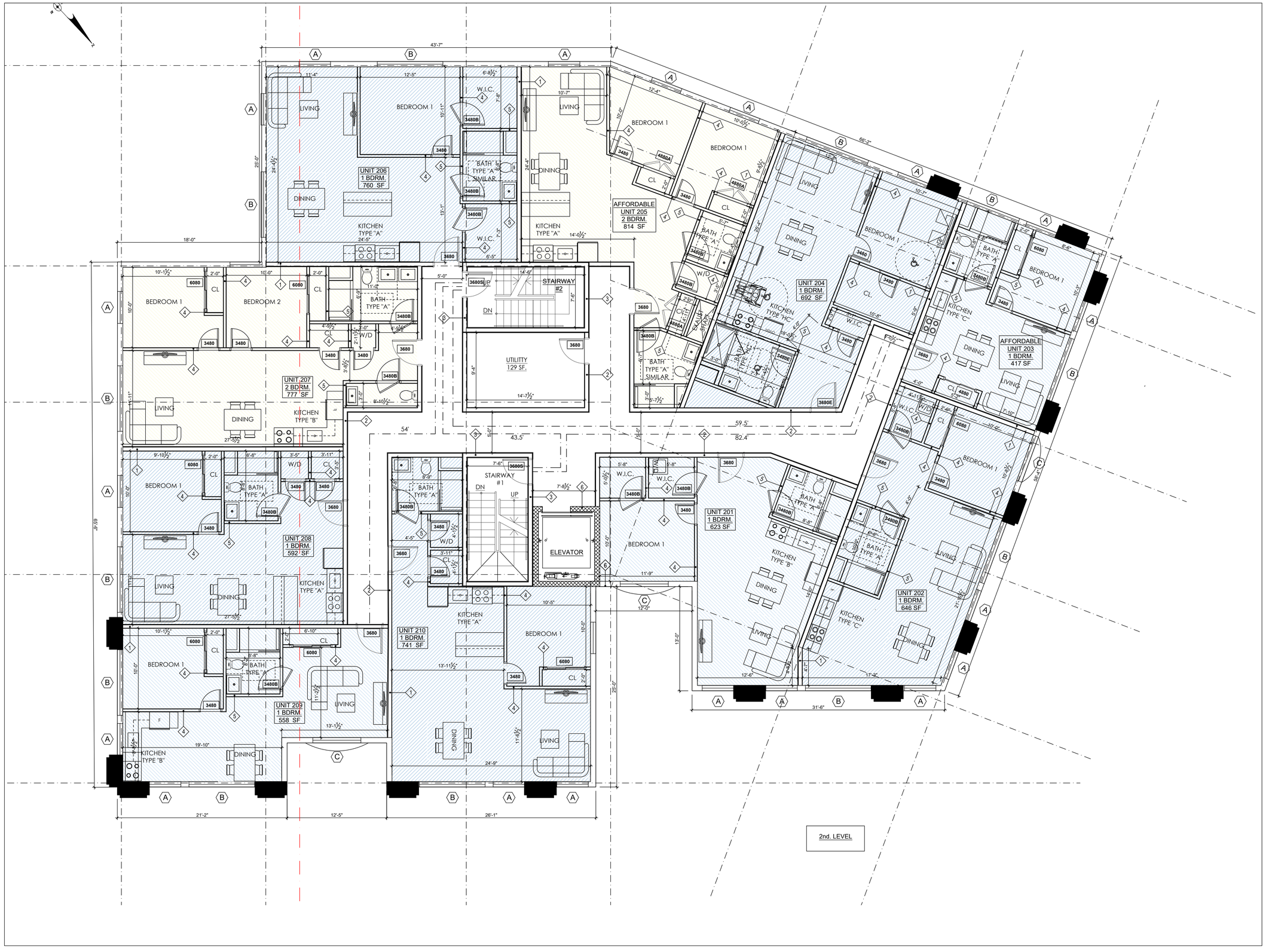
PROJECT LOCATION

190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE

1st. LEVEL
FLOOR PLAN

SCALE 3/16"=1'-0"	DATE October 2022
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A.101



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CLIENT INFORMATION

SUMMIT REAL ESTATE STRATEGIES LLC.

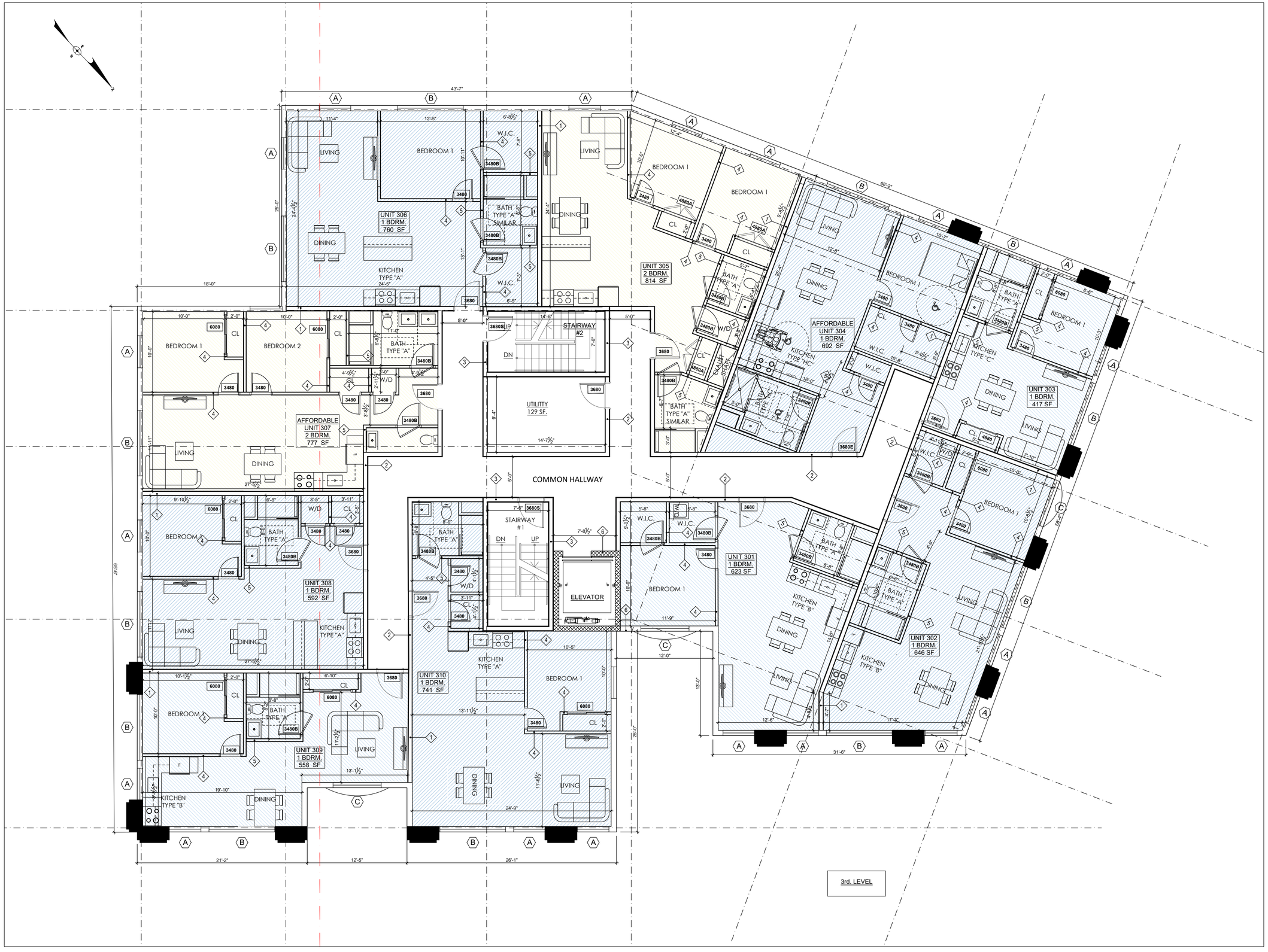
PROJECT LOCATION

190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE

2nd. LEVEL
FLOOR PLAN

SCALE 3/16"=1'-0"	DATE October 2022
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A.102



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01	10.31.2022	ISSUED FOR INFORMATION	0

ARCHITECT'S SEAL:

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CLIENT INFORMATION

SUMMIT REAL ESTATE STRATEGIES LLC.

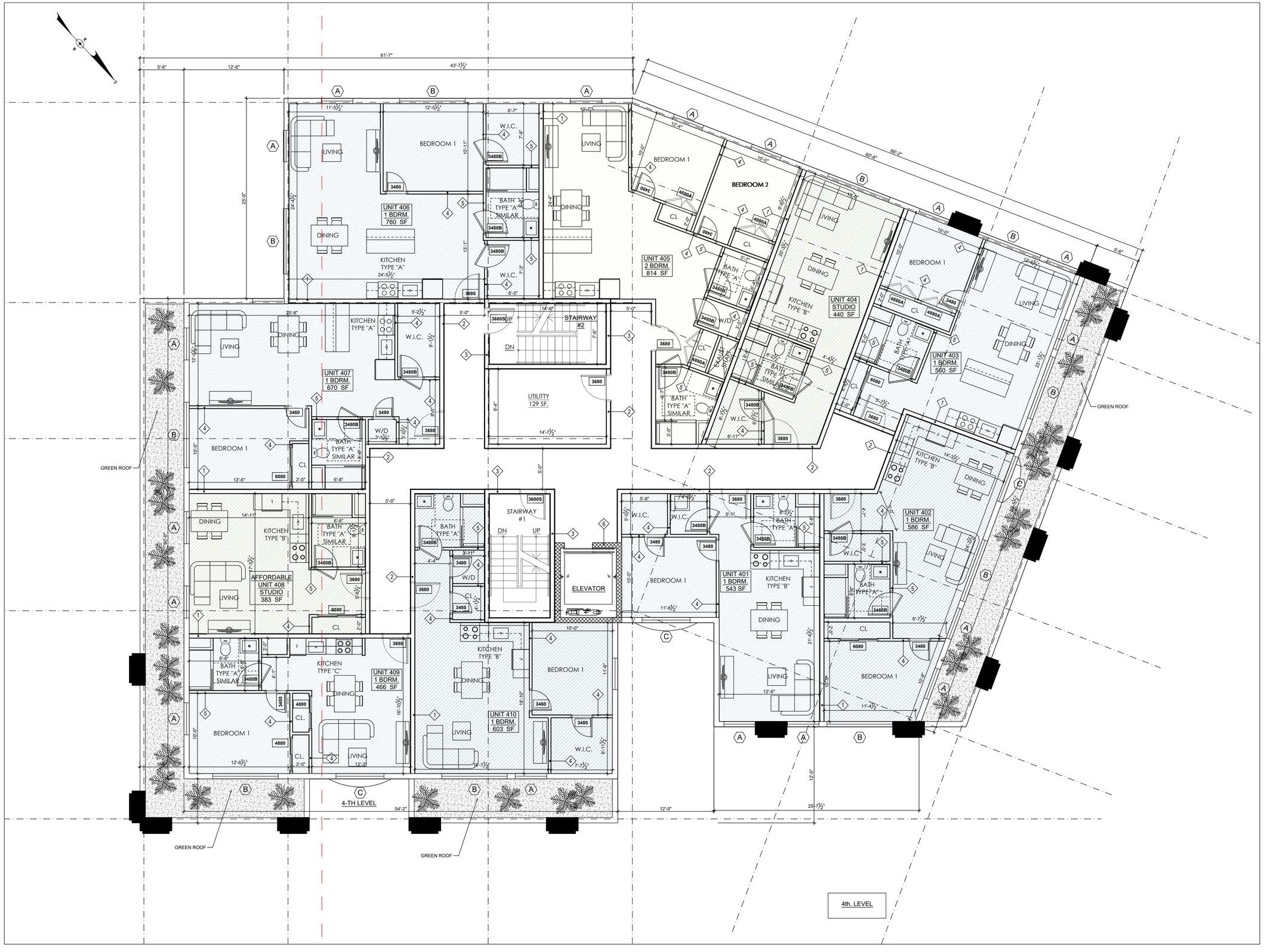
PROJECT LOCATION

190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE

3rd. LEVEL
FLOOR PLAN

SCALE 3/16"=1'-0"	DATE October 2022
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A.103



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ARCHITECT'S SEAL:

REGISTERED ARCHITECT – DAVID B. BARSKY – No. 10079 – BOSTON, MASS. – COMMONWEALTH OF MASSACHUSETTS

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CLIENT INFORMATION

SUMMIT REAL ESTATE STRATEGIES LLC.

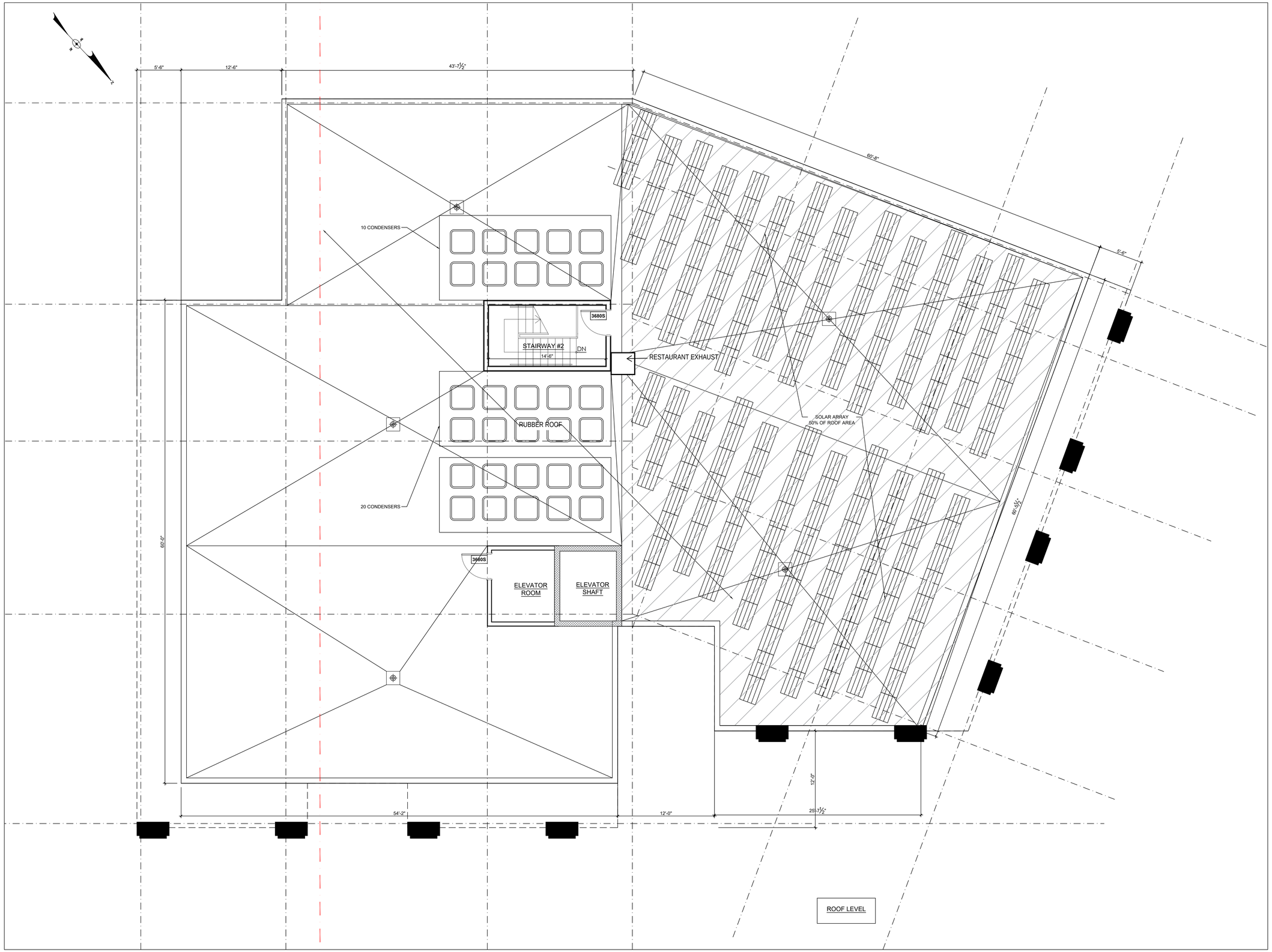
PROJECT LOCATION

190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE

4th. LEVEL FLOOR PLAN

SCALE 3/16"=1'-0"	DATE October 2022
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A.104



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08	02.16.2023	ISSUED FOR REVIEW	
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06	01.16.2023	ISSUED FOR REVIEW	
05	12.21.2022	ISSUED FOR REVIEW	
04	12.14.2022	ISSUED FOR INFORMATION	
03	12.01.2022	ISSUED FOR INFORMATION	
02	11.09.2022	ISSUED FOR INFORMATION	
01	10.31.2022	ISSUED FOR INFORMATION	0

ARCHITECT'S SEAL:

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CLIENT INFORMATION

SUMMIT REAL ESTATE STRATEGIES LLC.

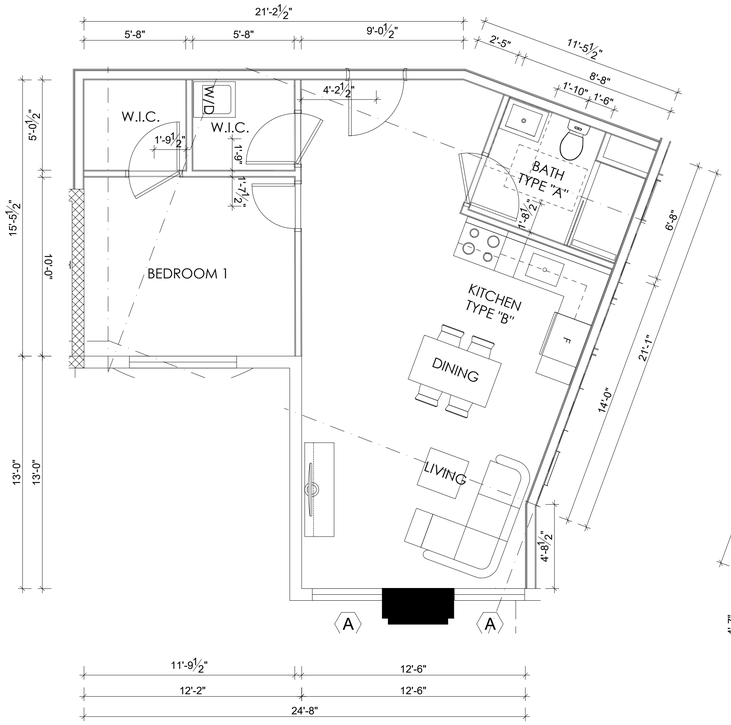
PROJECT LOCATION

190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE

ROOF PLAN

SCALE 3/16"=1'-0"	DATE October 2022
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A.105



1 ENLARGED UNIT TYPE 01 (201, 301)
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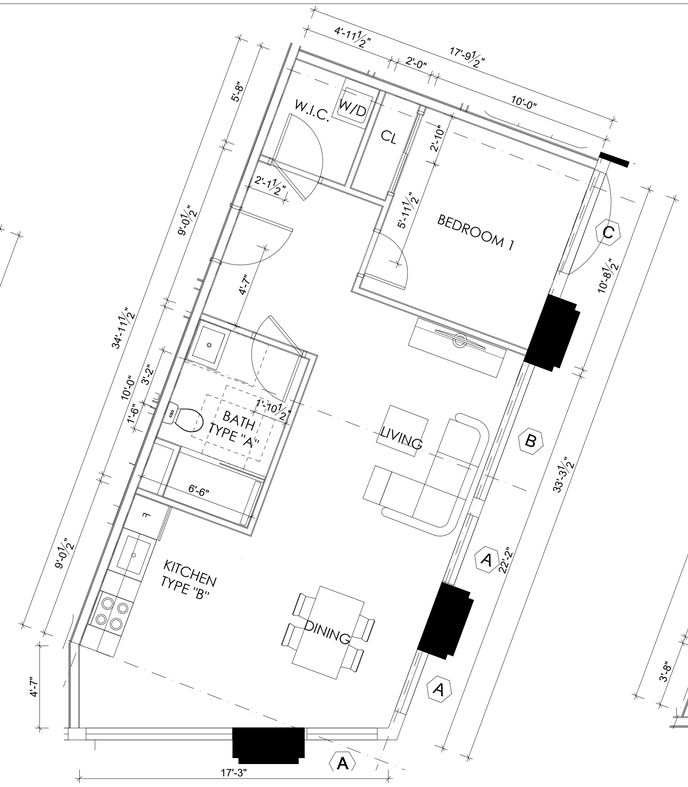
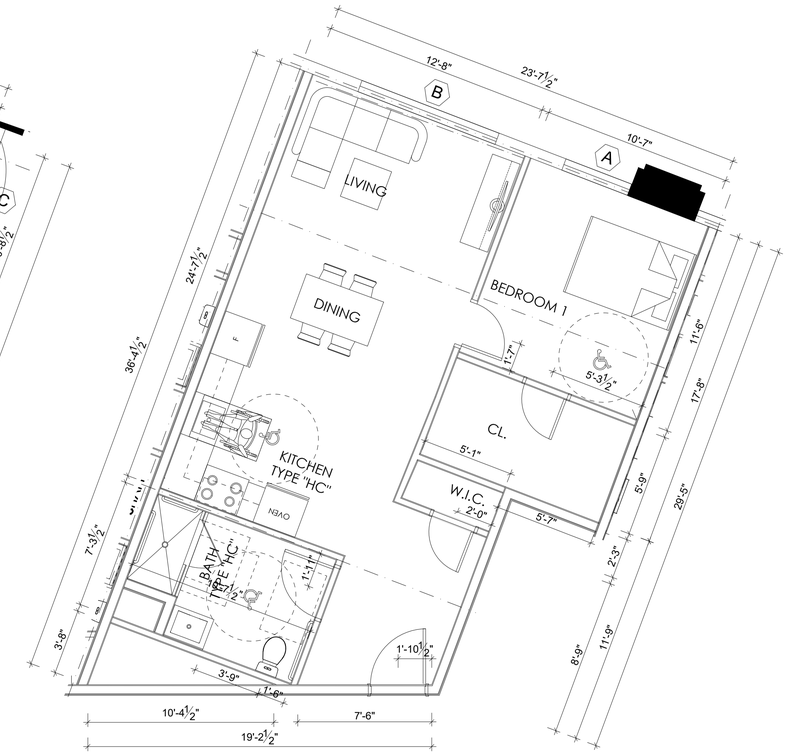
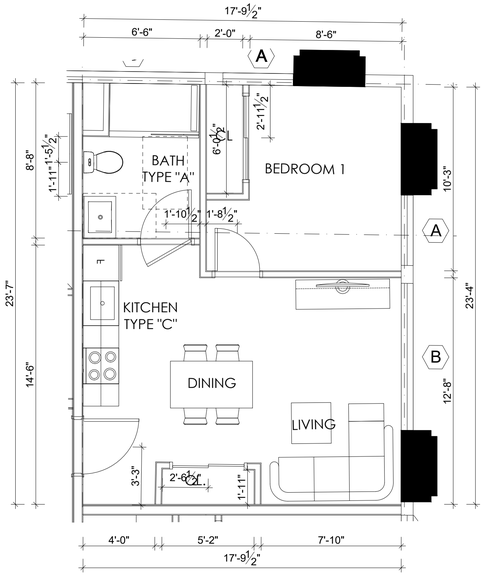


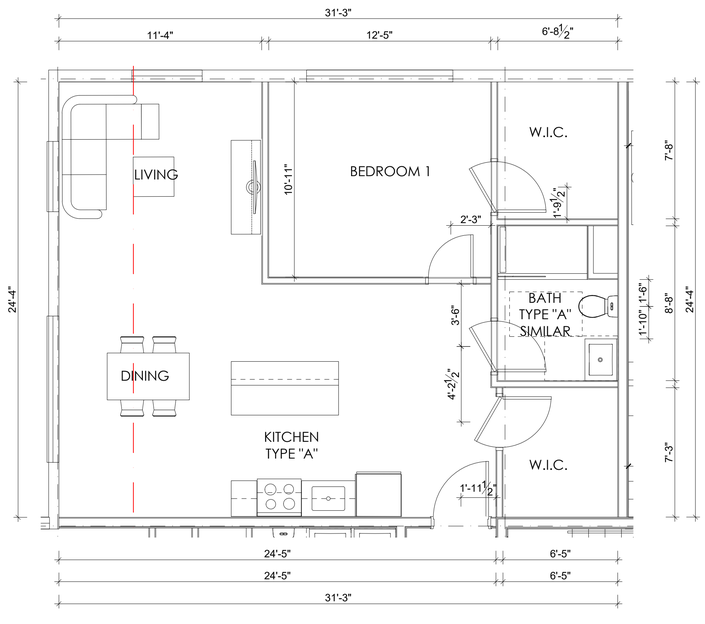
2 ENLARGED UNIT TYPE 02 (202, 302)
1/4"=1'-0"



3 ENLARGED UNIT TYPE 03 (204, 304)
1/4"=1'-0"



4 ENLARGED UNIT TYPE 04 (203, 303)
1/4"=1'-0"



5 ENLARGED UNIT TYPE 05 (206, 306, 406)
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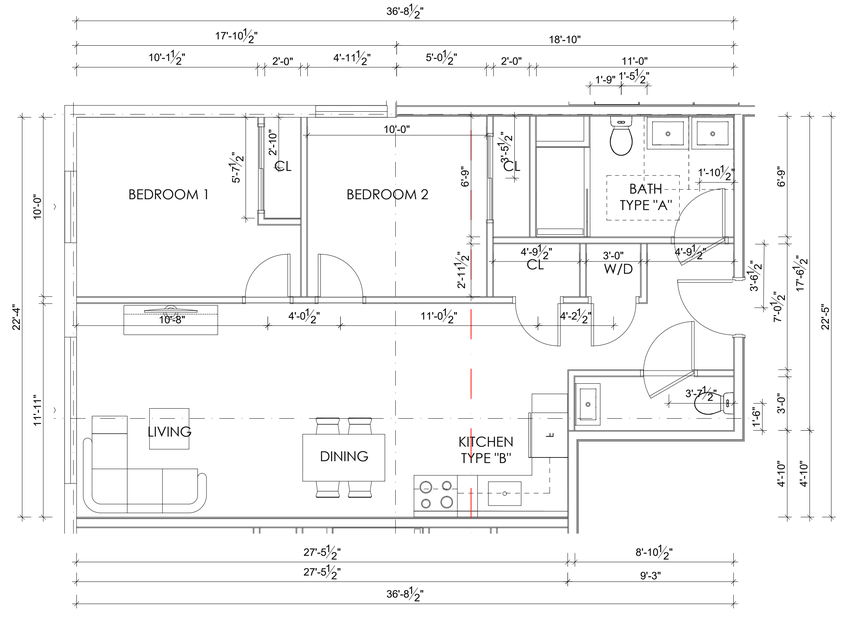

6 ENLARGED UNIT TYPE 06 (207, 307)
1/4"=1'-0"

SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.
09	02.20.2023	ISSUED FOR REVIEW	
08	02.16.2023	ISSUED FOR REVIEW	
07	02.08.2023	ISSUED FOR REVIEW	
06	01.16.2023	ISSUED FOR REVIEW	
05	12.21.2022	ISSUED FOR REVIEW	
04	12.14.2022	ISSUED FOR INFORMATION	
03	12.01.2022	ISSUED FOR INFORMATION	
02	11.09.2022	ISSUED FOR INFORMATION	
01	10.31.2022	ISSUED FOR INFORMATION	0

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CLIENT INFORMATION

SUMMIT REAL ESTATE STRATEGIES LLC.

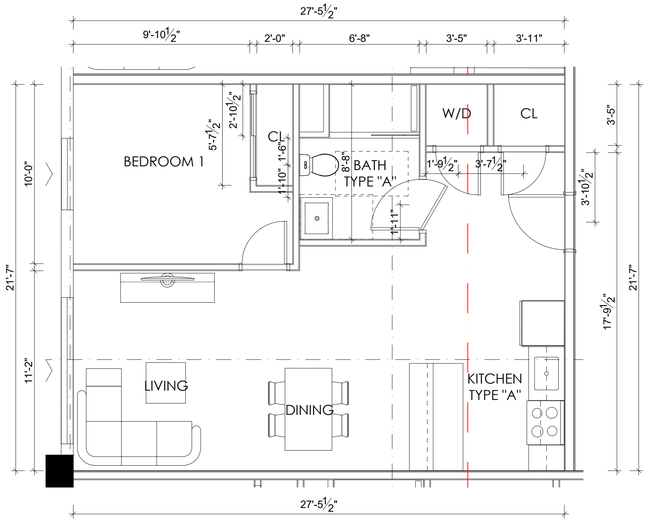
PROJECT LOCATION

190-200 Massachusetts Ave
Arlington, MA 02474

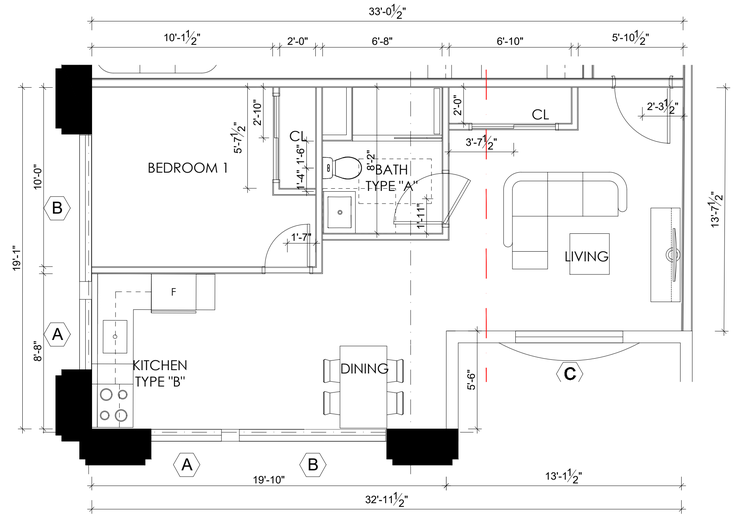
DRAWING TITLE

ENLARGED UNIT PLANS

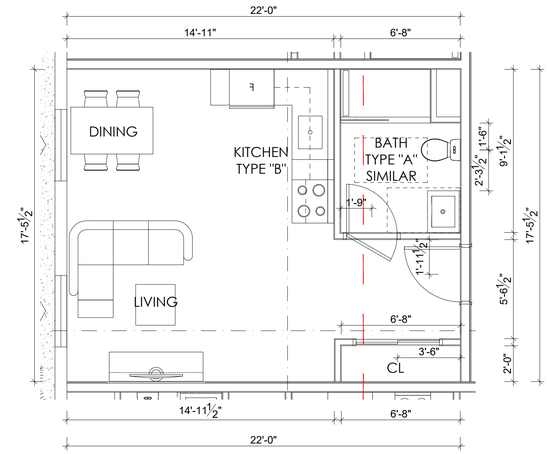
SCALE 1/4"=1'-0"	DATE October 2022
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A-110



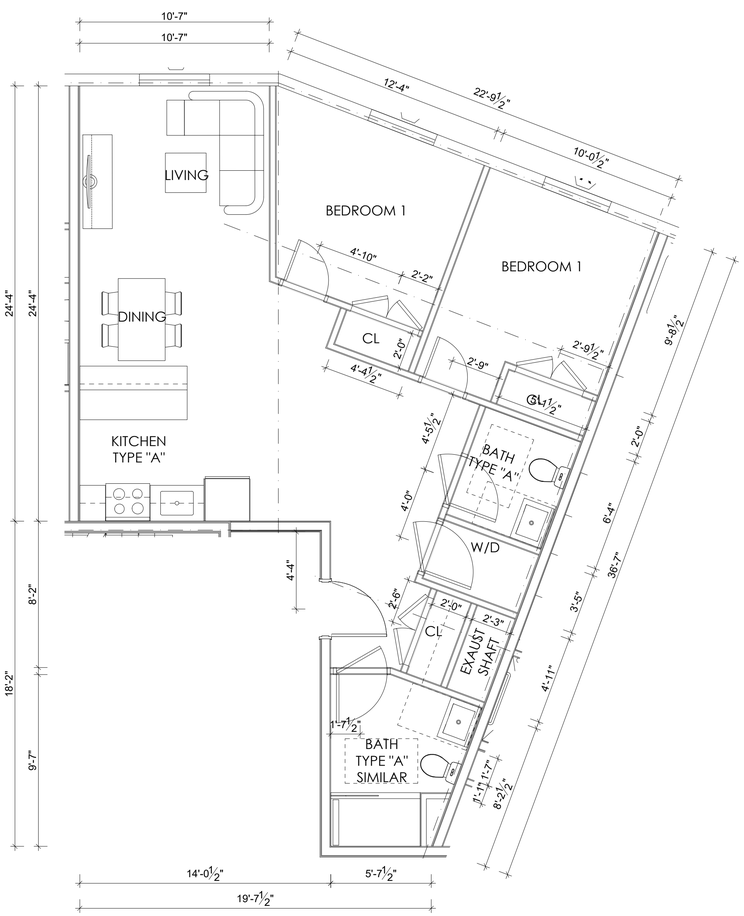
7 ENLARGED UNIT TYPE 07 (208, 308)
1/4"=1'-0"



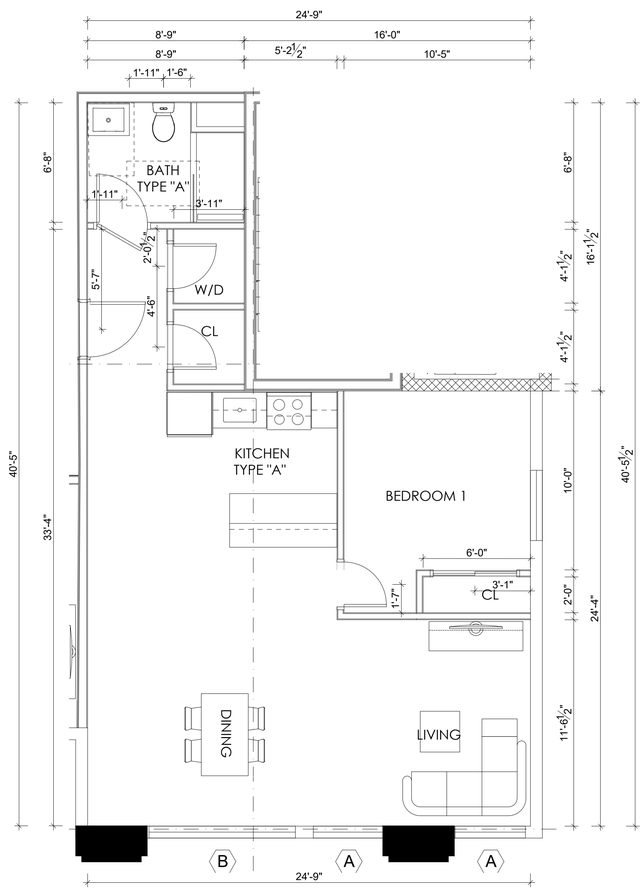
8 ENLARGED UNIT TYPE 08 (209, 309)
1/4"=1'-0"



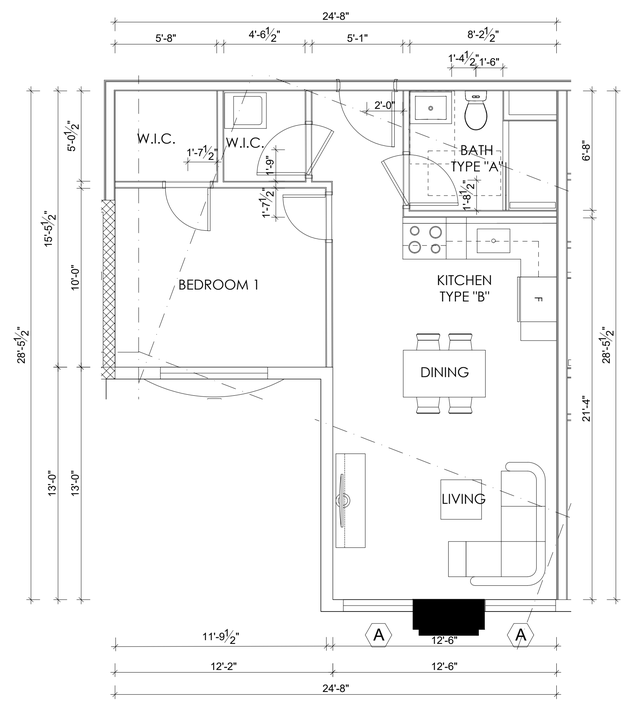
9 ENLARGED UNIT TYPE 09 (408)
1/4"=1'-0"



10 ENLARGED UNIT TYPE 10 (205, 305, 405)
1/4"=1'-0"



11 ENLARGED UNIT TYPE 11 (210, 310)
1/4"=1'-0"



12 ENLARGED UNIT TYPE 12 (401)
1/4"=1'-0"

SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.
09	02.20.2023	ISSUED FOR REVIEW	
08	02.16.2023	ISSUED FOR REVIEW	
07	02.08.2023	ISSUED FOR REVIEW	
06	01.16.2023	ISSUED FOR REVIEW	
05	12.21.2022	ISSUED FOR REVIEW	
04	12.14.2022	ISSUED FOR INFORMATION	
03	12.01.2022	ISSUED FOR INFORMATION	
02	11.09.2022	ISSUED FOR INFORMATION	
01	10.31.2022	ISSUED FOR INFORMATION	0

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CLIENT INFORMATION

SUMMIT REAL ESTATE STRATEGIES LLC.

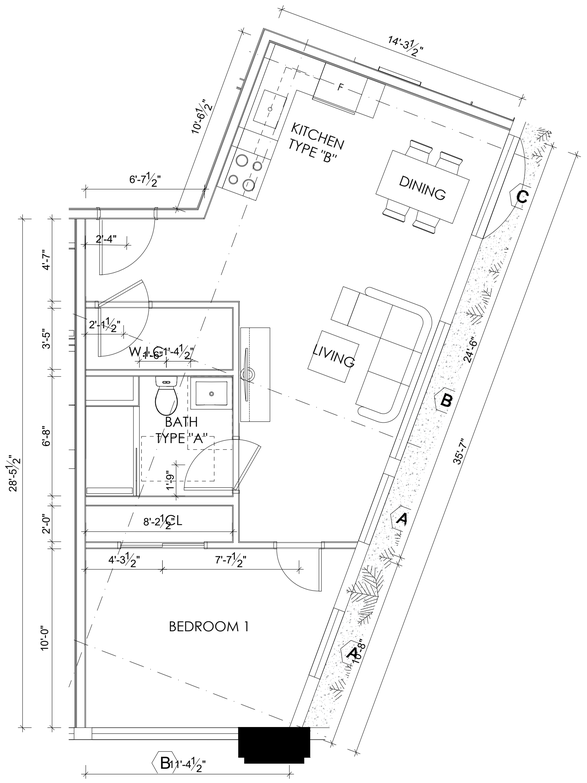
PROJECT LOCATION

190-200 Massachusetts Ave
Arlington, MA 02474

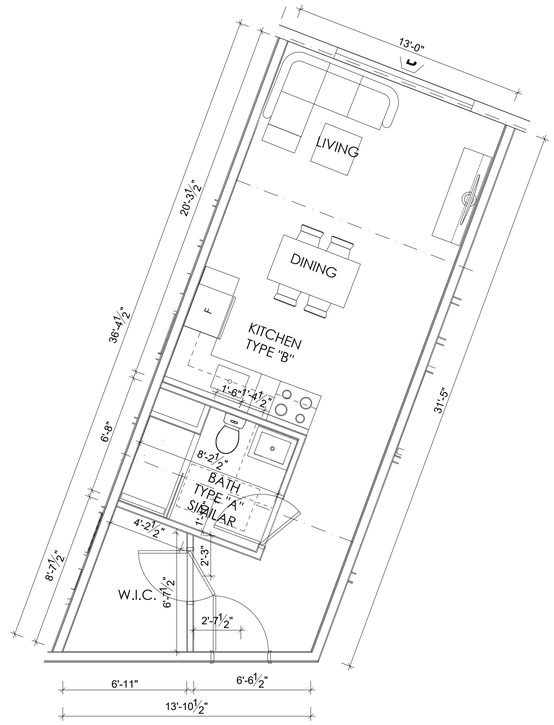
DRAWING TITLE

ENLARGED UNIT PLANS

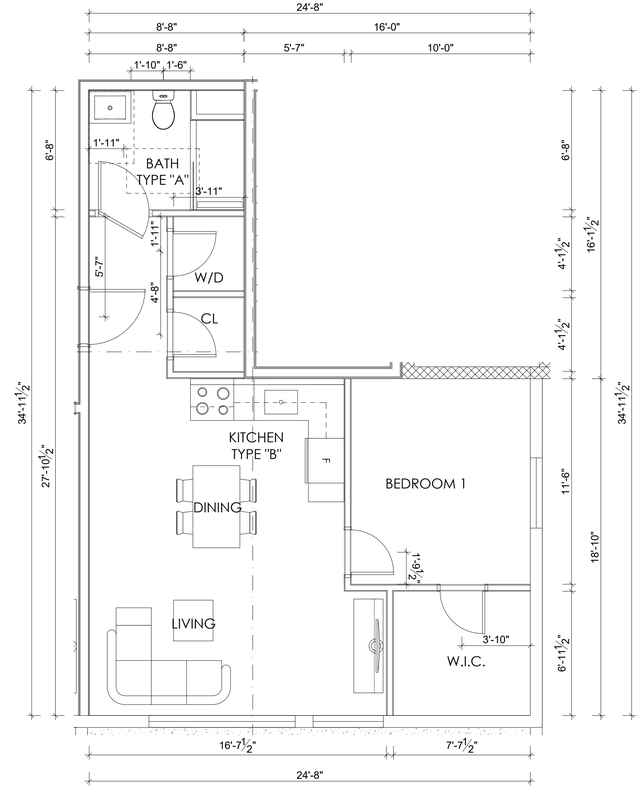
SCALE 1/4"=1'-0"	DATE October 2022
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A_111



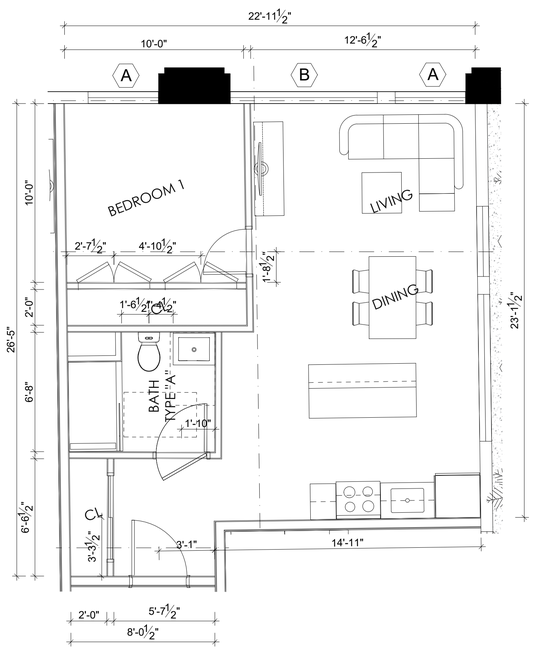
13 ENLARGED UNIT TYPE 13 (402)
1/4"=1'-0"



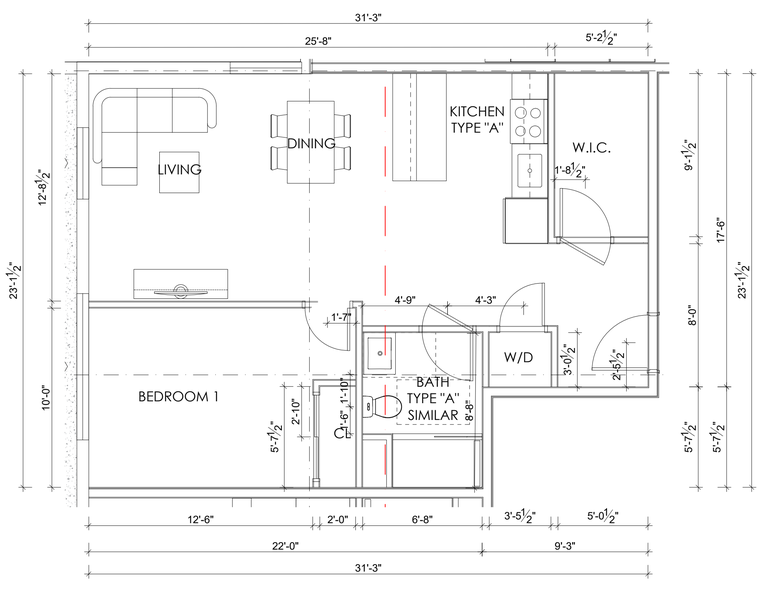
14 ENLARGED UNIT TYPE 14 (404)
1/4"=1'-0"



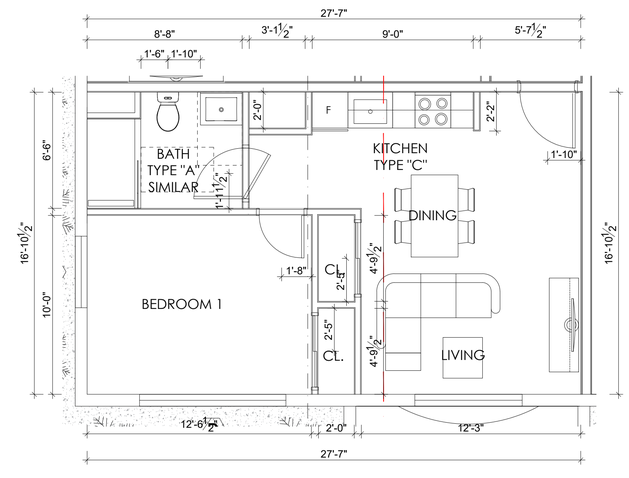
15 ENLARGED UNIT TYPE 15 (410)
1/4"=1'-0"



16 ENLARGED UNIT TYPE 16 (403)
1/4"=1'-0"



17 ENLARGED UNIT TYPE 17 (407)
1/4"=1'-0"



18 ENLARGED UNIT TYPE 18 (409)
1/4"=1'-0"

SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.
09	02.20.2023	ISSUED FOR REVIEW	
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02	11.09.2022	ISSUED FOR INFORMATION	
01	10.31.2022	ISSUED FOR INFORMATION	0

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CLIENT INFORMATION

SUMMIT REAL ESTATE STRATEGIES LLC.

PROJECT LOCATION

190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE

ENLARGED UNIT PLANS

SCALE 1/4"=1'-0"	DATE October 2022
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A-112

1 SOUTH ELEVATION
SCALE 3/16' = 1'-0"

2 NORTH ELEVATION
SCALE 3/16' = 1'-0"

SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.
09	02.20.2023	ISSUED FOR REVIEW	
08	02.16.2023	ISSUED FOR REVIEW	
07	02.08.2023	ISSUED FOR REVIEW	
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02	11.09.2022	ISSUED FOR INFORMATION	
01	10.31.2022	ISSUED FOR INFORMATION	0

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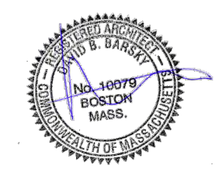

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CLIENT INFORMATION

SUMMIT REAL ESTATE STRATEGIES LLC.

PROJECT LOCATION

190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE

ELEVATIONS

SCALE 3/16"=1'-0"	DATE October 2022
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A-300

3 EAST ELEVATION
SCALE 3/16' = 1'-0"

4 WEST ELEVATION
SCALE 3/16' = 1'-0"

SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.
09	02.20.2023	ISSUED FOR REVIEW	
08	02.16.2023	ISSUED FOR REVIEW	
07	02.08.2023	ISSUED FOR REVIEW	
06	01.16.2023	ISSUED FOR REVIEW	
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01	10.31.2022	ISSUED FOR INFORMATION	0

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SUMMIT REAL ESTATE STRATEGIES LLC.

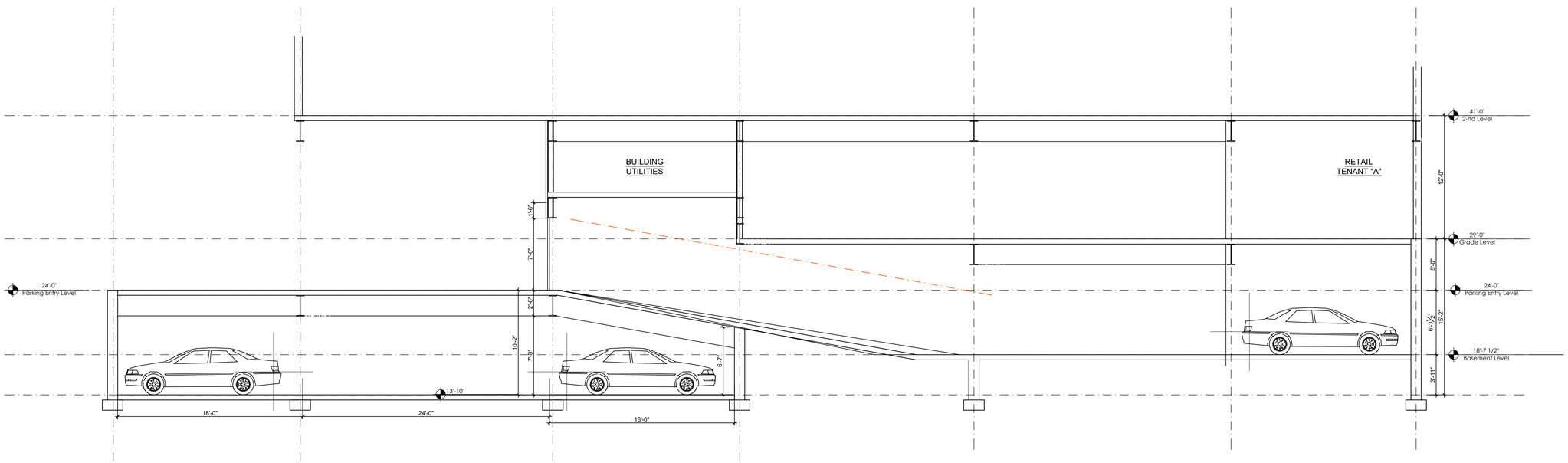
PROJECT LOCATION

190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE

ELEVATIONS

SCALE 3/16"=1'-0"	DATE October 2022
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A-301



SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.
09	02.20.2023	ISSUED FOR REVIEW	
08	02.16.2023	ISSUED FOR REVIEW	
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01	10.31.2022	ISSUED FOR INFORMATION	0

ARCHITECT'S SEAL:

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SUMMIT REAL ESTATE STRATEGIES LLC.

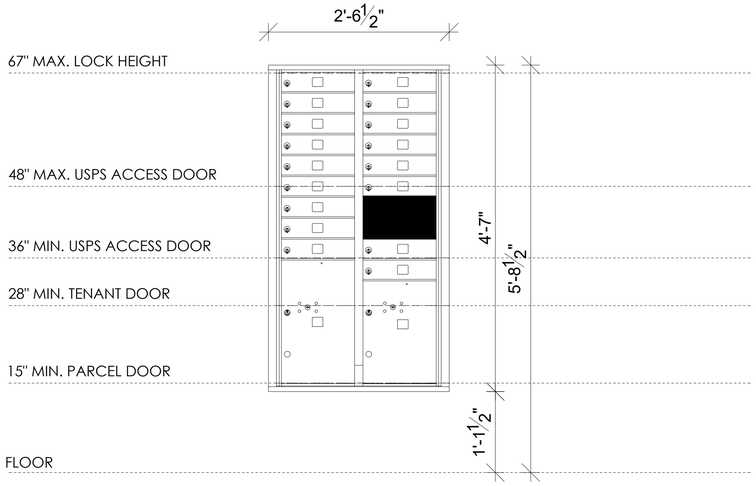
PROJECT LOCATION

190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE

PARTIAL SECTION

SCALE 3/16"=1'-0"	DATE October 2022
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A.400



1 MAILBOX TYPE A
4C15D-17(17 MB1)

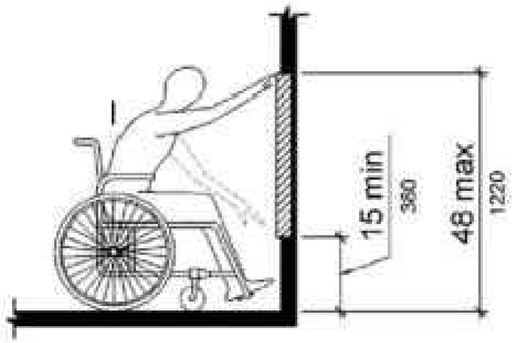


Figure 308.2.1
Unobstructed Forward Reach

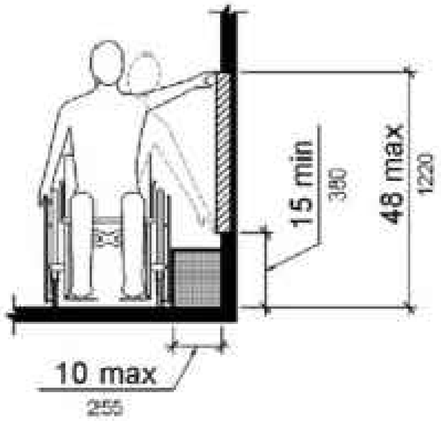
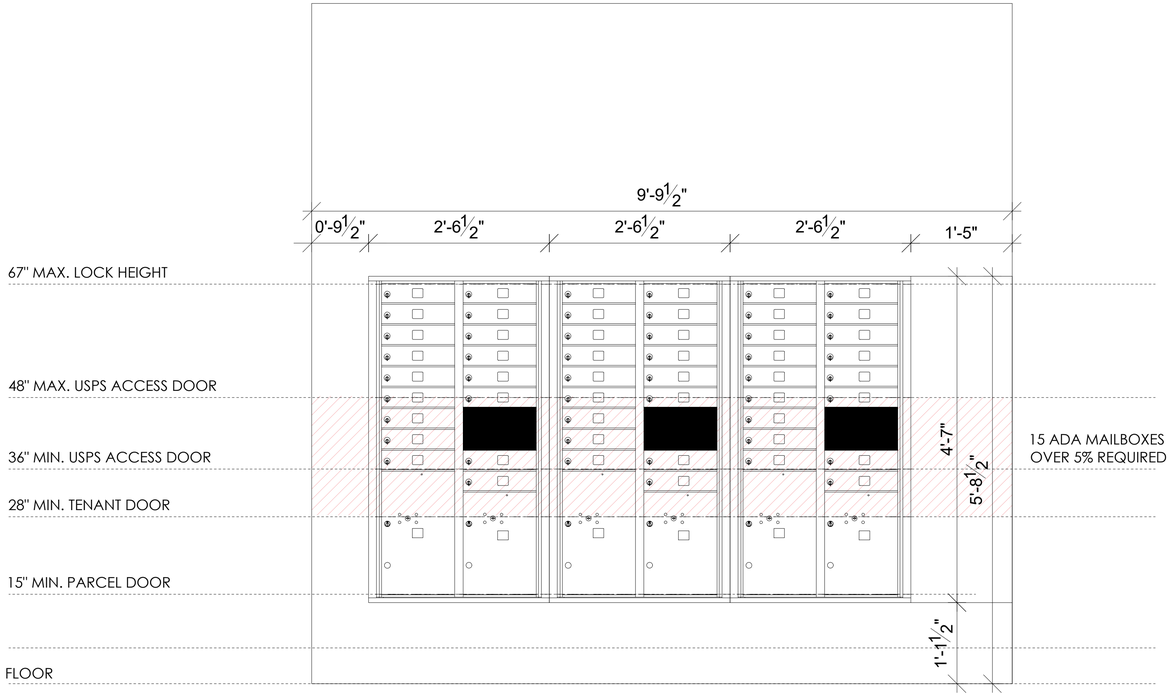


Figure 308.3.1
Unobstructed Side Reach



2 MAILROOM
INTERIOR ELEVATION

SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.
09	02.20.2023	ISSUED FOR REVIEW	
08	02.16.2023	ISSUED FOR REVIEW	
07	02.08.2023	ISSUED FOR REVIEW	
06	01.16.2023	ISSUED FOR REVIEW	
05	12.21.2022	ISSUED FOR REVIEW	
04	12.14.2022	ISSUED FOR INFORMATION	
03	12.01.2022	ISSUED FOR INFORMATION	
02	11.09.2022	ISSUED FOR INFORMATION	
01	10.31.2022	ISSUED FOR INFORMATION	0

ARCHITECT'S SEAL:

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CLIENT INFORMATION

SUMMIT REAL ESTATE STRATEGIES LLC.

PROJECT LOCATION

190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE

MAILBOX TYPES AND
MAILROOM ENLARGED
INTERIOR ELEVATION

SCALE 1"=1'-0"	DATE October 2022
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A.600

2/16/23, 3:48 PM 23.6 IN 36W Large Outdoor Lanterns For Porch Exterior Wall Lights SY-9046B

Home/Normal outdoor wall light (No Function), MAIN HOME LIGHT, Wall Light, Outdoor Wall Light/
23.6 IN 36W Large Outdoor Lanterns For Porch Exterior Wall Lights SY-9046B

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23.6 IN 36W Large Outdoor Lanterns For Porch Exterior Wall Lights SY-9046B

~~$93.89~~ $79.89

IP65 Waterproof large outdoor lanterns for porch exterior balcony Terrace. It is made of aluminum and double PC cover. Please feel free to get a quotation from Sytmhoe.

【Designer LED Modern Exterior Wall Lights】This LED modern wall sconce is designed in a simple and modern style that is very classic and elegant. A smooth, elongated frame with a black finish dominates the design and exudes a modern attitude perfect for indoor or outdoor spaces. Beautiful double pc shades stretch into a rectangular form, held in place by simple metal bars at each end for a picture-perfect finish, and have a more beautiful decorative effect. You can also remove the metal bars as you like when you install them.

【Energy efficient Led Outdoor Wall light】This Large Outdoor Wall Light is Made Of a Black die-cast aluminum outer box with a double PC cover(Transparent+milky white). This LED chip high bright wall light is energy efficient, LED 36W low consumption, but it can replace 200W incandescent, which can save energy bills in its long lifespan.LED lamp beads can replace traditional incandescent lamps that need to be replaced frequently, providing you with more convenient outdoor lighting.

【LED Porch & Patio Wall Lights 23.6in】Size:23.62in*4.92*3.07in,Watts: LED 36w,Input Voltage:AC 85-265V,Temp:3200k or 6500k,Frequency:50HZ.Light source: 108*LED chips with 3480LM illumination, Low power consumption and energy saving.The average lifespan of 50000 hours.

【Installation and Widely Applications】This light is IP65 Waterproof.Adopt US Standard Bracket design, electric Hard-wired with wall lamp bracket, Contains all installed accessories and installation instructions. Follow the instruction, you can install it easily on your own. Best for courtyards, balconies, bedrooms, exhibition courtyards, bedrooms, exhibition halls, restaurants, cafes, squares, corridors, stairs, hotels, etc. Outdoor Garage Lights Wall Mount 30W Led Modern Outdoor Lights.

【Warranty and after-sales】:48 MONTH WARRANTY – Sytmhoe is based in the USA and offers high-quality products at affordable prices, feel free to contact cy@sytmhoeled.com if you have any questions with our light, and we will deal for you the first time.

Light Color: Warm White
Ship From: United States

Brand: Sytmhoe

Description
Additional information
Reviews (0)

Additional information

Weight	1.2 kg
Dimensions	13 × 6 × 6 in
Light Color	Cold White , Warm White
Ship From	United States, China

OUTDOOR WALL SCONCE S1

2/16/23, 3:50 PM 13.58" H Nordic Ip65 Waterproof Garden Wall Light - Sytmhoe

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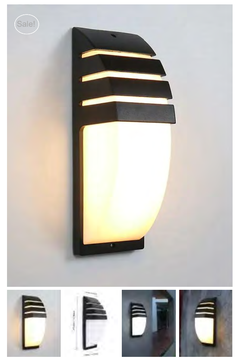


13.58"H Nordic Ip65 Waterproof Exterior Garden Wall Light

~~$70.57~~ $41.99

IP65 waterproof exterior wall mounted garden wall light for

discount in Sytmhoe.

Energy Saving Wall Light – 24W LED outdoor porch wall light with 2400LM illumination, Low power consumption, long life and energy saving.Average lifespan of 50000 hours. .

Modern Exterior Outdoor Wall Sconces – Waterproof IP65,

and high quality. Suitable for outdoor and indoor use. You can mounted it on the wall as a porch light in outdoor and Also you can mounted in the staircas corridor in Indoor. Multi-use for your choice.

Power: 24W
Light Color: Warm White
Clear

24W, Only Warm white (without sensor function)

993 in stock

13.58" H Nordic Ip65 Waterproof Garden Wall Light - Sytmhoe

Light Color Temperature:
3000K-Warm White

OUTDOOR WALL SCONCE S3

Outdoor Up/Down Cylinder Wall Sconce
By Kichler

LUMENS
Call Us (877) 445-4486

Outdoor Up/Down Cylinder Wall Sconce
By Kichler

Product Options

Finish: Black,
Size: 12 inches

Details

Up and down light

Dimensions

12 inches Option Backplate: Width 4.5", Height 4.88"
12 inches Option Fixture: Width 4.75", Height 12", Depth 7", Weight 1.95Lbs

Lighting

12 inches

Lamp Type	Incandescent
Total Lumens	1260.0
# of Bulbs	2 (Not Included)
Bulb Type	65W BR30 E26
Volts	120
Color Temp	2700 (Warm)
Average Lifespan (Hours)	2,000
CRI	100
Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes

Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

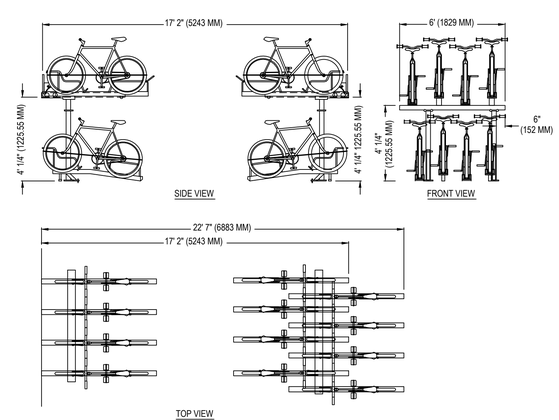
Product URL:
https://www.lumens.com/outdoor-up-down-cylinder-wall-sconce-by-kichler-KCH2190685.html
Rating: UL Listed Damp

ITEM#: KCH2190685

OUTDOOR WALL SCONCE S2

BikeRack.ca park your bike

BIKE RACK MFG. & DIST. CO.
80 BASS PRO MILLS DR., UNIT 24
VAUGHAN, ON L4K 5W9
PHONE: (416) 927-7499
FAX: (416) 927-7499
www.bikerack.ca



FEATURES:
-MATERIAL: HSS STEEL
-FINISH: HOT DIPPED GALVANIZED

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4238-015.

STACKABLE BIKE RACKS
TRIPLE STACKABLE BIKE RACK, 18" CENTER TO CENTER

4238-015 REVISION DATE 03/06/2015

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INDOOR BIKE STORAGE RACKS

SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.
09	02.20.2023	ISSUED FOR REVIEW	
08	02.16.2023	ISSUED FOR REVIEW	
07	02.08.2023	ISSUED FOR REVIEW	
06	01.16.2023	ISSUED FOR REVIEW	
05	12.21.2022	ISSUED FOR REVIEW	
04	12.14.2022	ISSUED FOR INFORMATION	
03	12.01.2022	ISSUED FOR INFORMATION	
02	11.09.2022	ISSUED FOR INFORMATION	
01	10.31.2022	ISSUED FOR INFORMATION	0

ARCHITECT'S SEAL:

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320 NEVADA STREET,
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CLIENT INFORMATION

SUMMIT REAL ESTATE STRATEGIES LLC.

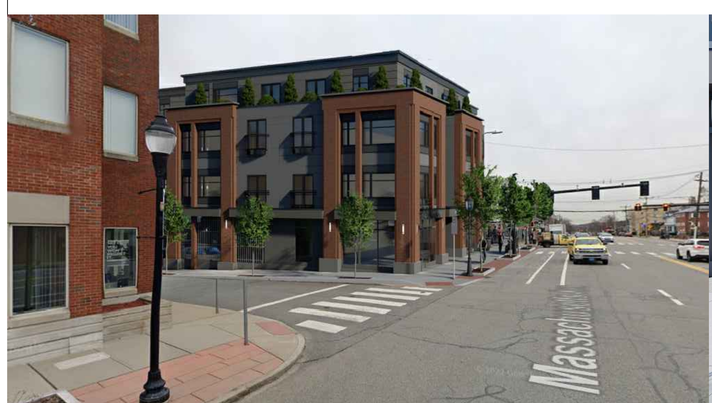
PROJECT LOCATION

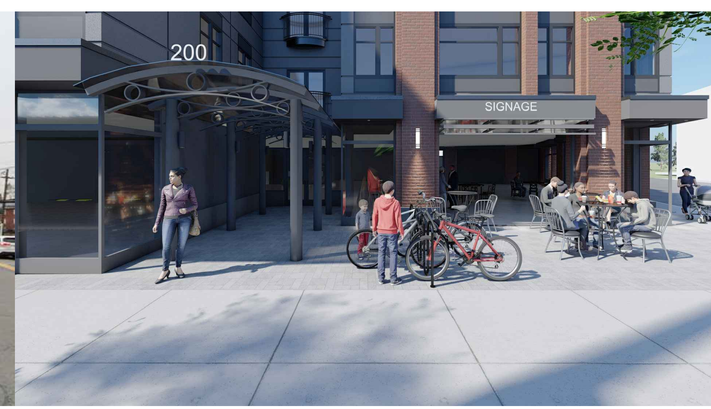
190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE

BIKE RACKS/LIGHTING

SCALE NTS	DATE October 2022
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	B.01





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01	10.31.2022	ISSUED FOR INFORMATION	0

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CLIENT INFORMATION

SUMMIT REAL ESTATE STRATEGIES LLC.

PROJECT LOCATION

190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE

VISUALIZATION

SCALE NTS	DATE October 2022
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	AV1

SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.
08	02.16.2023	ISSUED FOR REVIEW	
07	02.08.2023	ISSUED FOR REVIEW	
06	01.16.2023	ISSUED FOR REVIEW	
05	12.21.2022	ISSUED FOR REVIEW	
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03	12.01.2022	ISSUED FOR INFORMATION	
02	11.09.2022	ISSUED FOR INFORMATION	
01	10.31.2022	ISSUED FOR INFORMATION	0

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Client Information

SUMMIT REAL ESTATE STRATEGIES LLC.

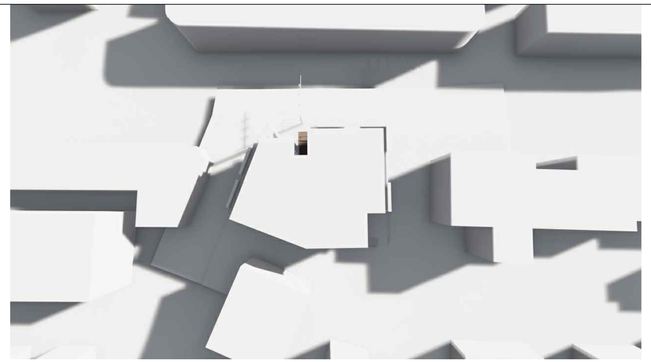
Project Location

190-200 Massachusetts Ave
Arlington, MA 02474

Drawing Title

VISUALIZATION

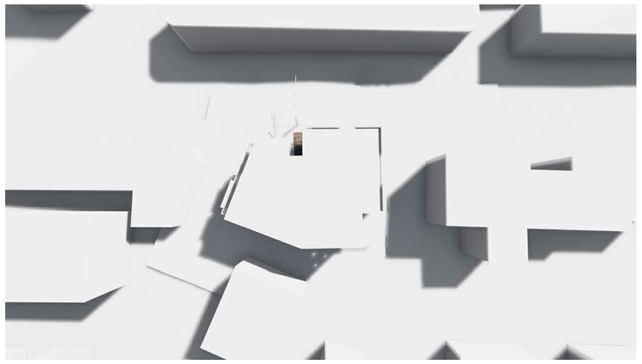
Scale NTS	Date October 2022
Project No.	Revision No. 0
Drawn By	Drawing No.
Verified By	AV2



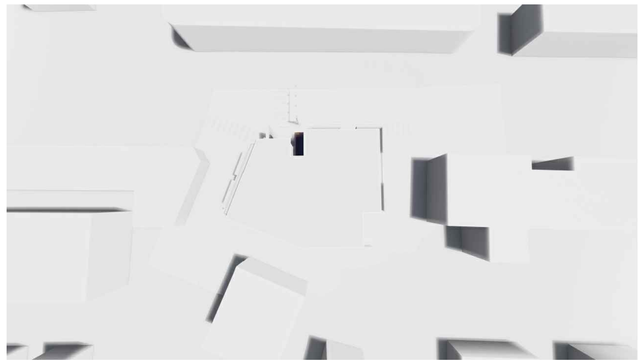
March 21st 9am

March 21st 12pm

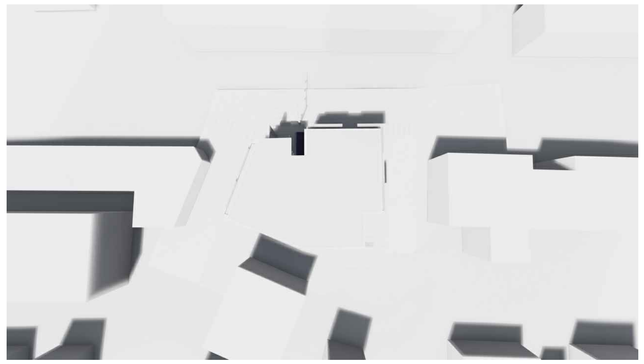
March 21st 3pm



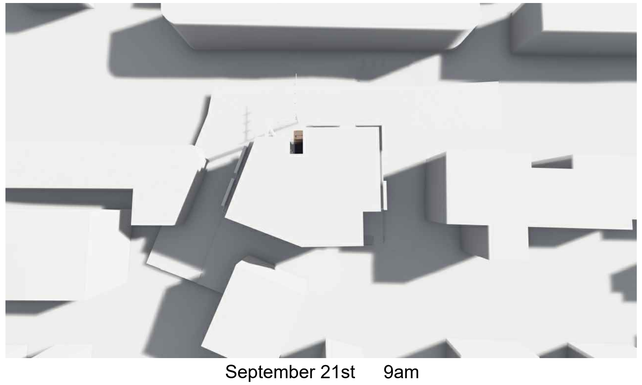
June 21st 9am



June 21st 12pm

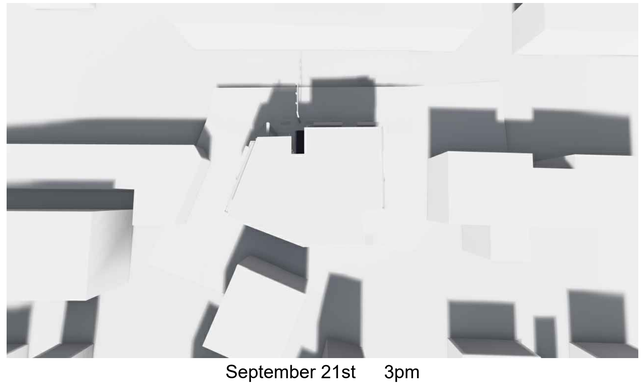


June 21st 3pm

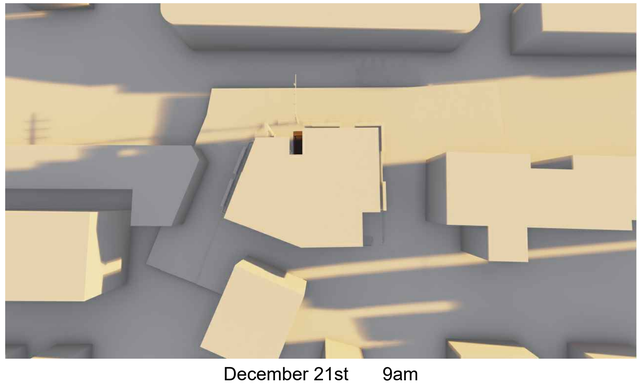


September 21st 9am

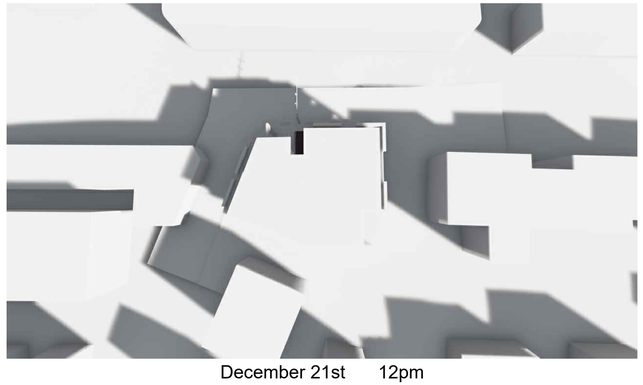
September 21st 12pm



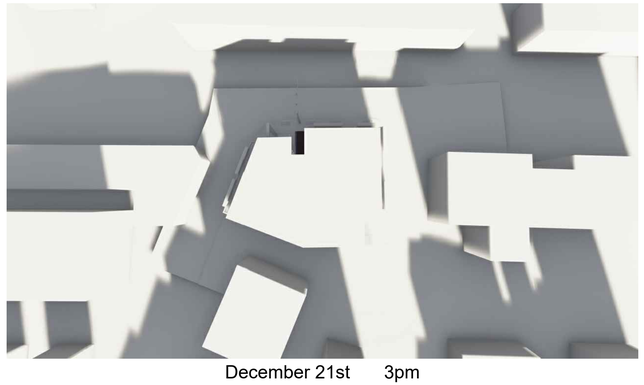
September 21st 3pm



December 21st 9am



December 21st 12pm



December 21st 3pm

SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.
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01	10.31.2022	ISSUED FOR INFORMATION	0

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CLIENT INFORMATION

SUMMIT REAL ESTATE STRATEGIES LLC.

PROJECT LOCATION

190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE

SHADOW
STUDY

SCALE NTS	DATE October 2022
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO. AS
VERIFIED BY	