



Rojas

821 MASSACHUSETTS AVENUE

ARLINGTON REDEVELOPMENT BOARD SUBMISSION - NEW CONSTRUCTION



821 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476

SUBMISSION SET
09/05/2024

SHEET LIST	
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L- 03	PROPOSED PLANTING PLAN & PLANT LIST
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C- 02	PROPOSED CONDITIONS DRAINAGE PLAN
	BOSTON LIGHT SOURCE - PHOTOMETRIC SITE PLAN

Owner

Geoffrey Noyes
Noyes Realty, LLP

P.O. Box 40
Marblehead MA 01945

(781) 631-1123

Architecture | Interior Design |
Landscape Architecture

Rojas Design, Inc.

46 Waltham Street Suite 2A
Boston MA 02118

(617) 720-4100

RD 2958

Surveyor

Rober Survey

1072 Massachusetts Avenue
Arlington MA 02476

(781) 648-5533

Civil Engineer

Gala Simon Associates, Inc.

394 Lowell Street Suite 18
Lexington MA 02420

(781) 266-8179

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SITE PLAN WITH
EXISTING
BUILDING &
TREES

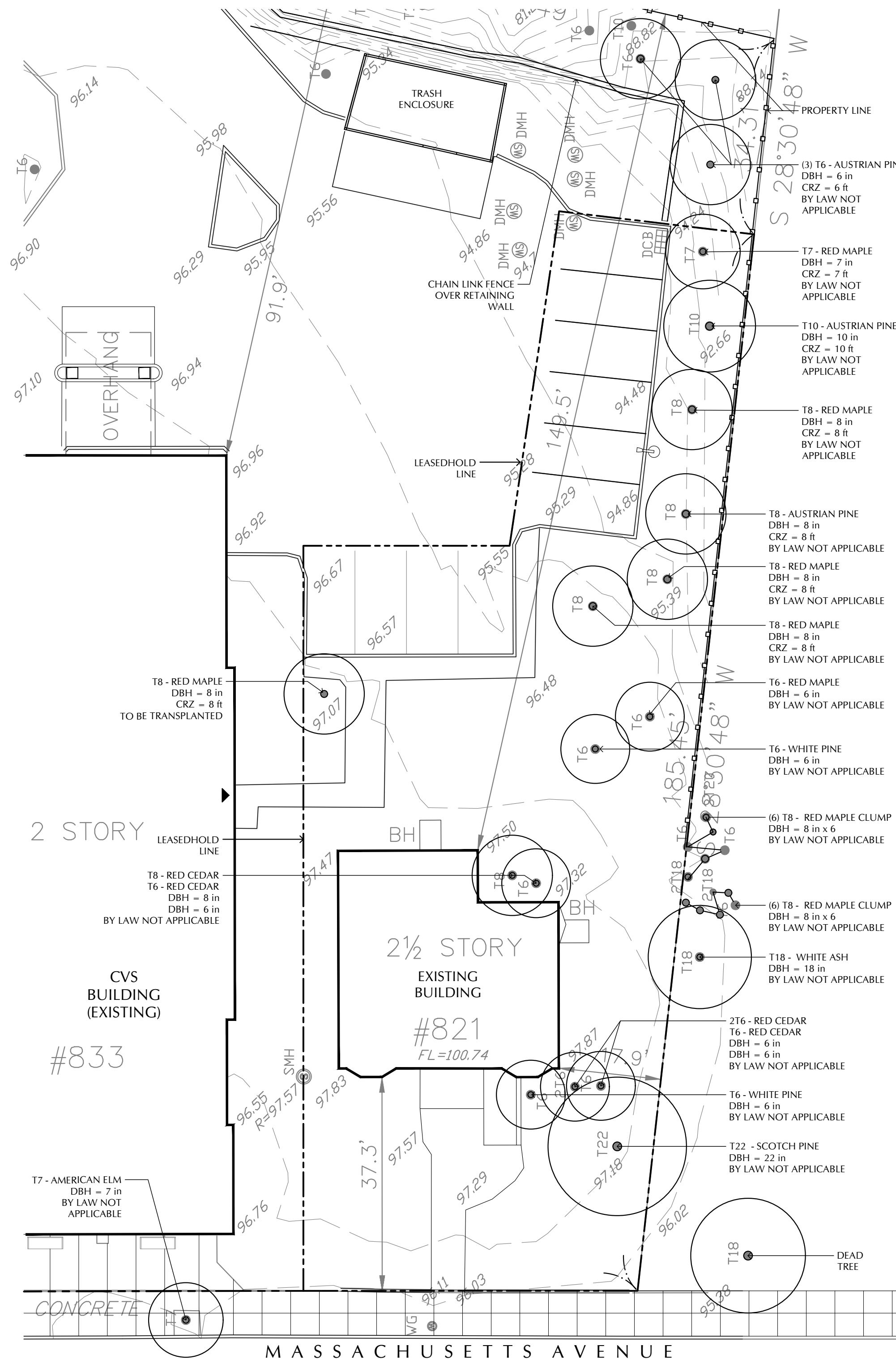
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EX-01



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TREE
PROTECTION &
REMOVAL PLAN
& DETAILS

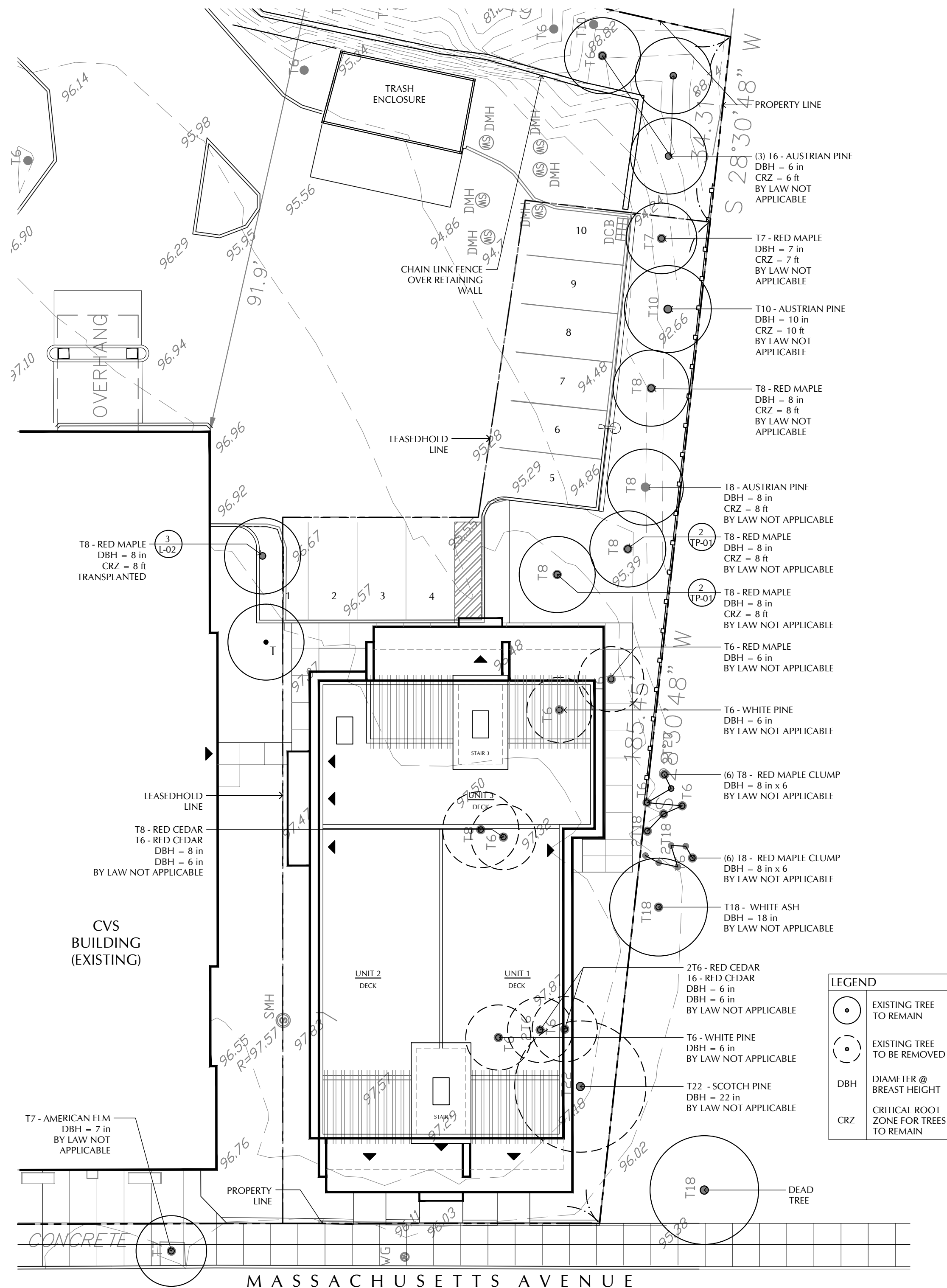
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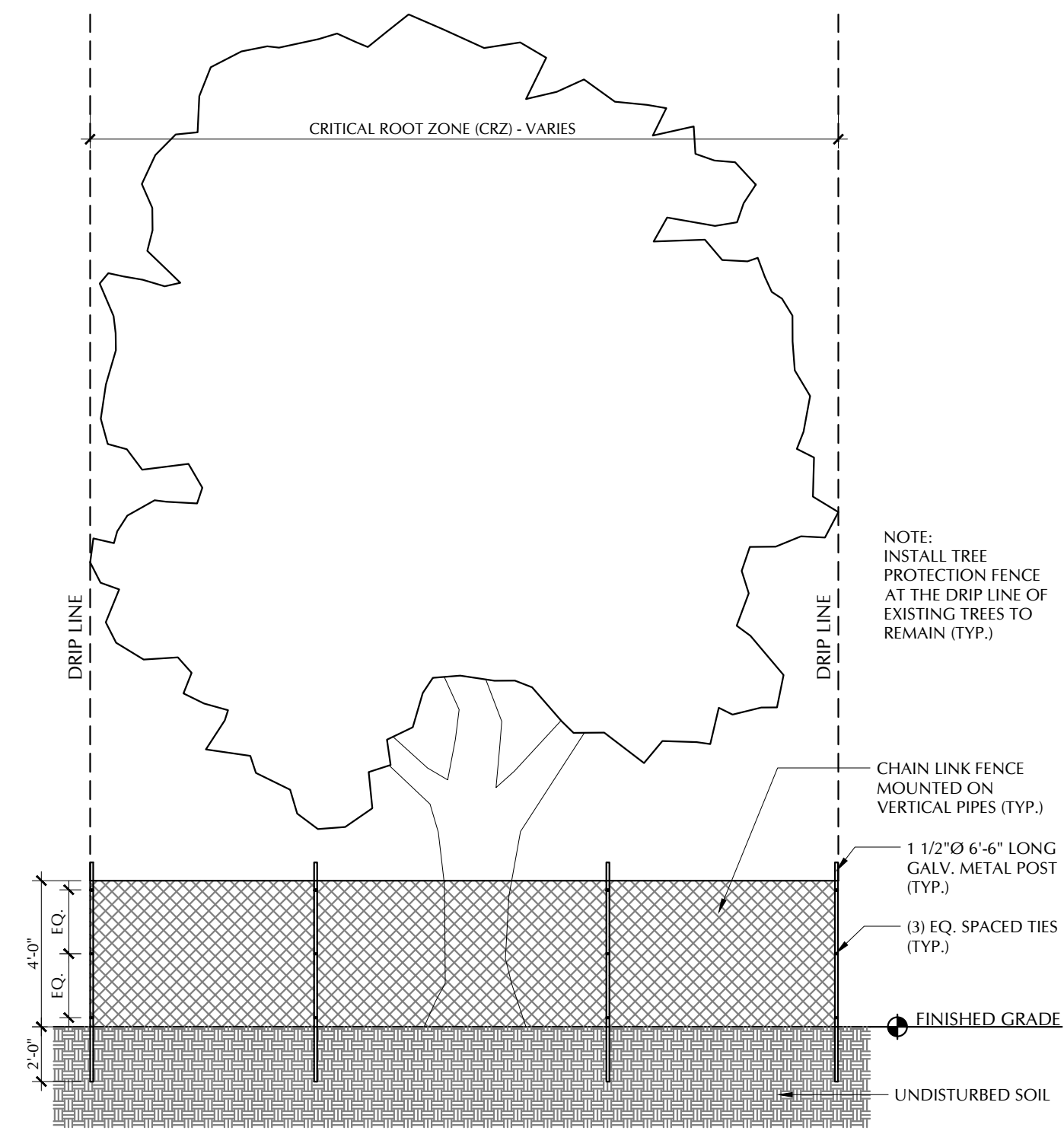
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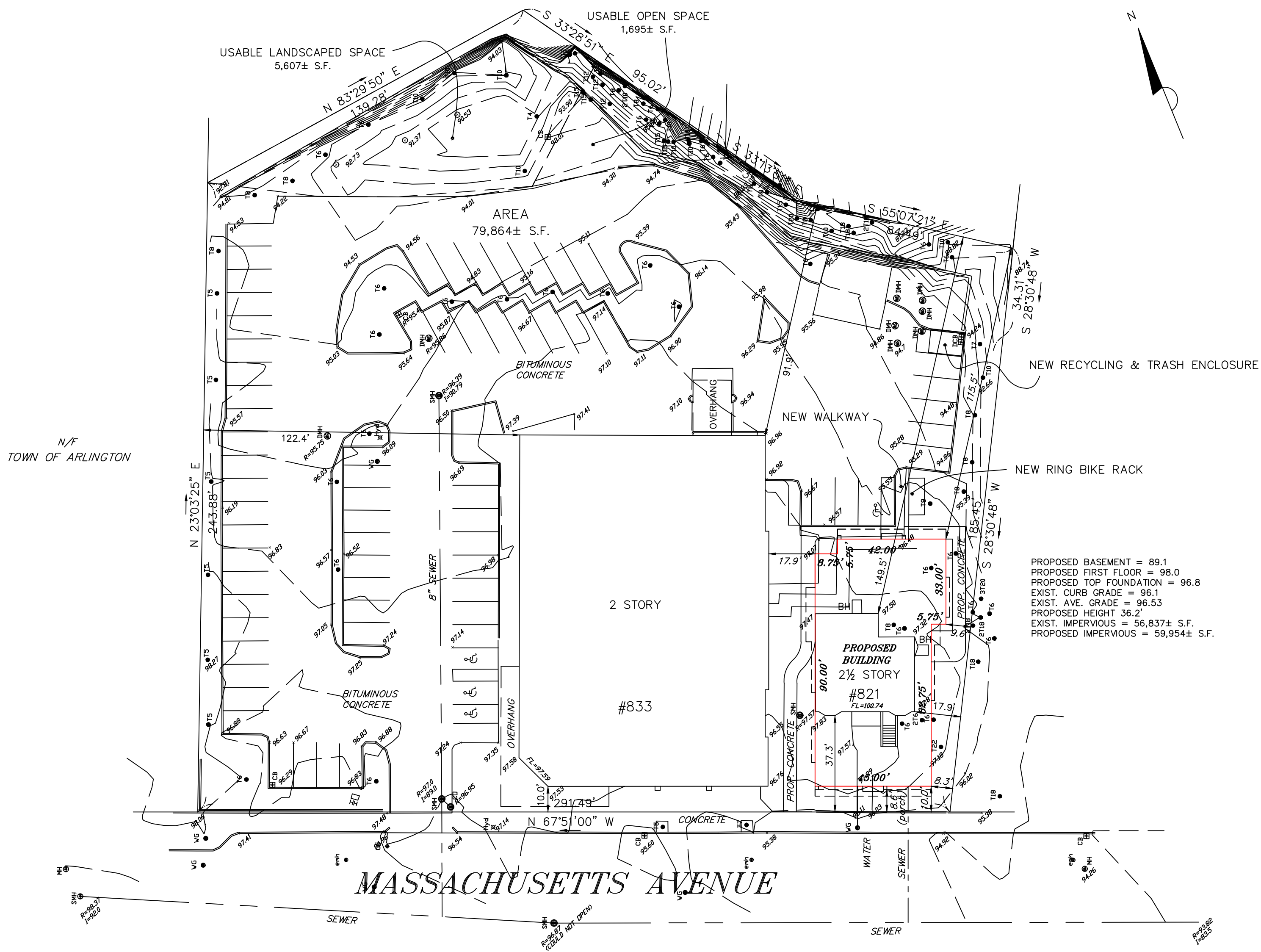
TP-01



1 TREE PROTECTION & REMOVAL PLAN



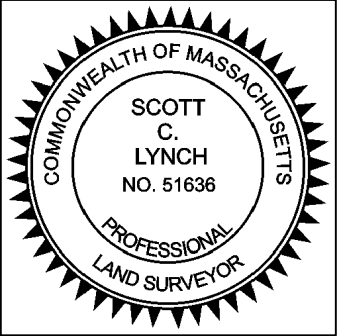
2 TREE PROTECTION DETAIL



LEGEND

BH	BULKHEAD
CB	CATCH BASIN
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
EMH	ELECTRIC MANHOLE
FL	FLOOR
GG	GAS GATE
HH	HANDHOLD
HYD	HYDRANT
SMH	SEWER MANHOLE
T8	8" TREE
WG	WATER GATE
⬢	HANDICAP PARKING
⬢	SPOT GRADE ELEVATION

I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.



Scott

7/25/2023

SCOTT LYNCH, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED BASEMENT = 89.1
PROPOSED FIRST FLOOR = 98.0
PROPOSED TOP FOUNDATION = 96.8
EXIST. CURB GRADE = 96.1
EXIST. AVE. GRADE = 96.53
PROPOSED HEIGHT 36.2'
EXIST. IMPERVIOUS = 56,837± S.F.
PROPOSED IMPERVIOUS = 59,954± S.F.

PREPARED FOR: GEOFFREY NOYES

PROPOSED PLOT PLAN
#821-833 MASSACHUSETTS AVENUE
IN
ARLINGTON, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 30' DATE: 7/25/2023



ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
7239PP2.DWG

UNDERGROUND UTILITIES WERE COMPILED FROM
AVAILABLE RECORD PLANS OF UTILITY COMPANIES
AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY.
BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE"
1-800-322-4844. SOME DATA IS CONFLICTING
AND CAN ONLY BE VERIFIED BY EXCAVATION.

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PROPOSED
PARTIAL
BLOCK PLAN
& ELEVATION

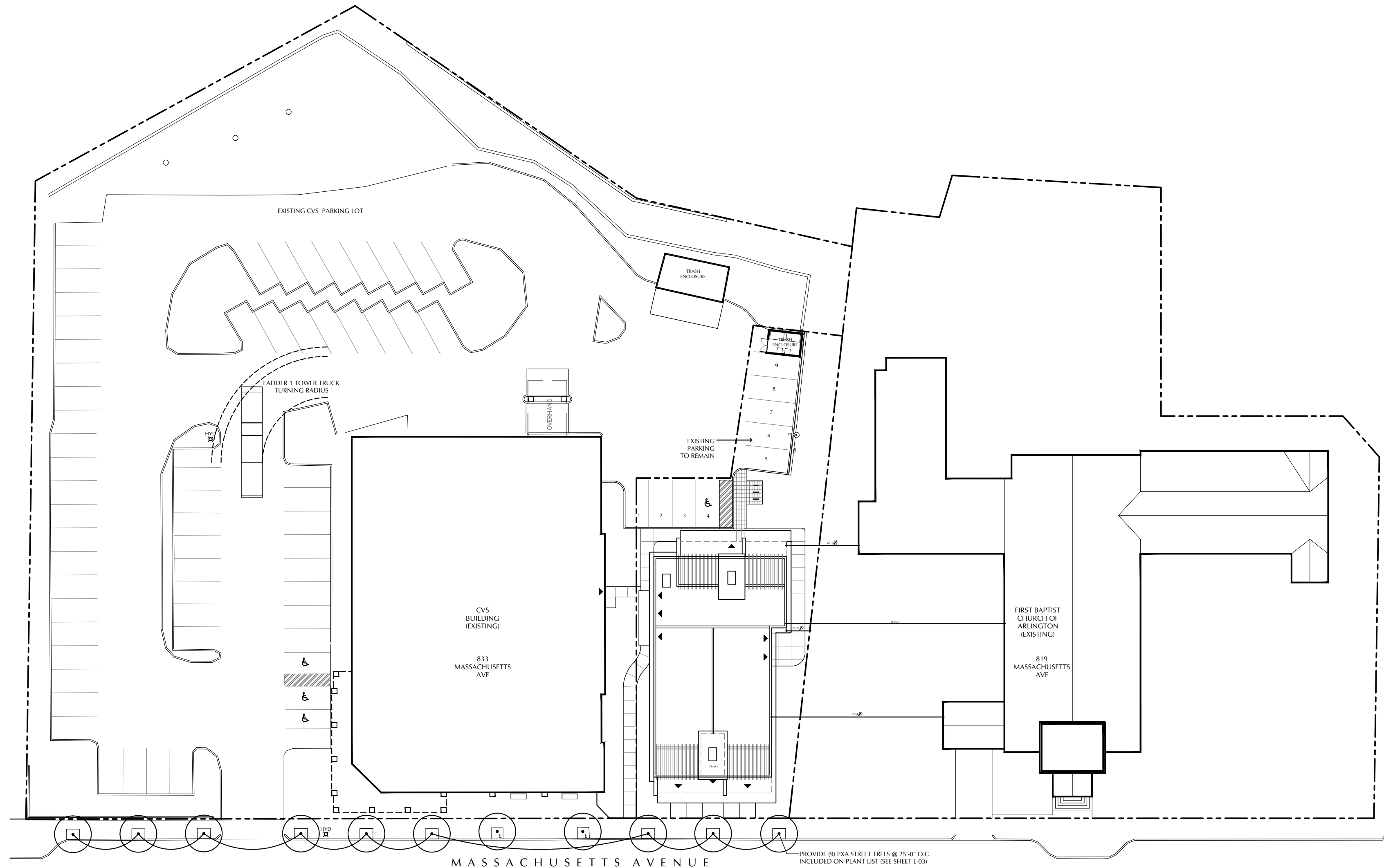
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L-01



1 PROPOSED PARTIAL BLOCK PLAN

SCALE: 1" = 30'-0"



2 PROPOSED PARTIAL BLOCK ELEVATION

SCALE: 1" = 30'-0"

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PROPOSED SITE
LAYOUT &
MATERIALS
PLAN & DETAIL

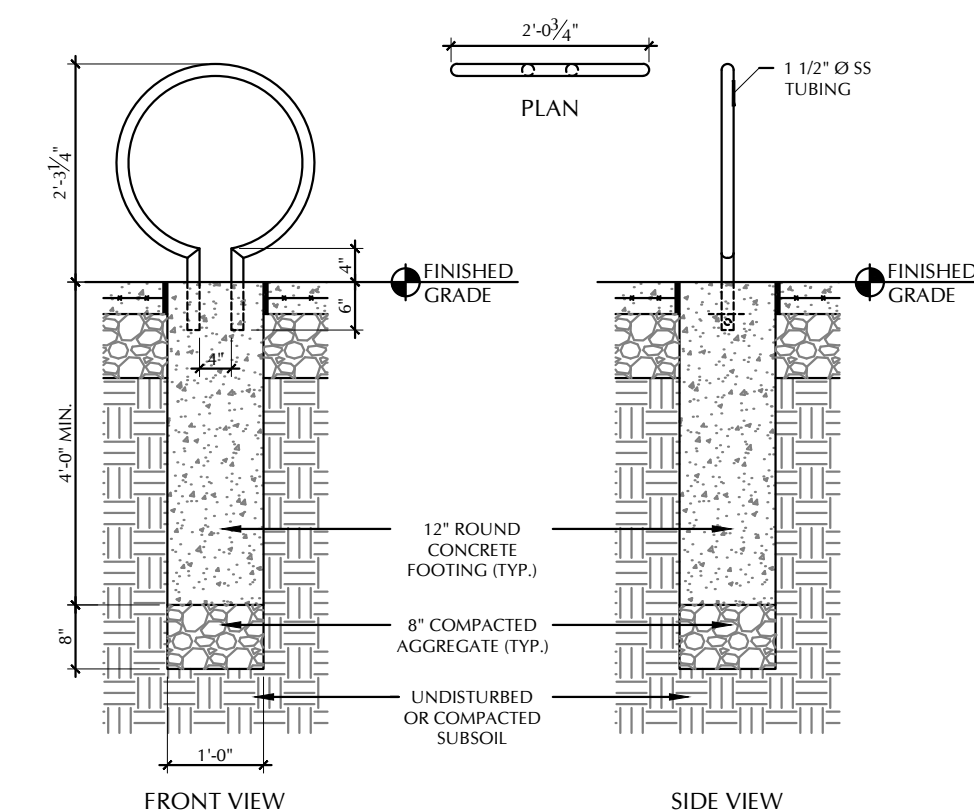
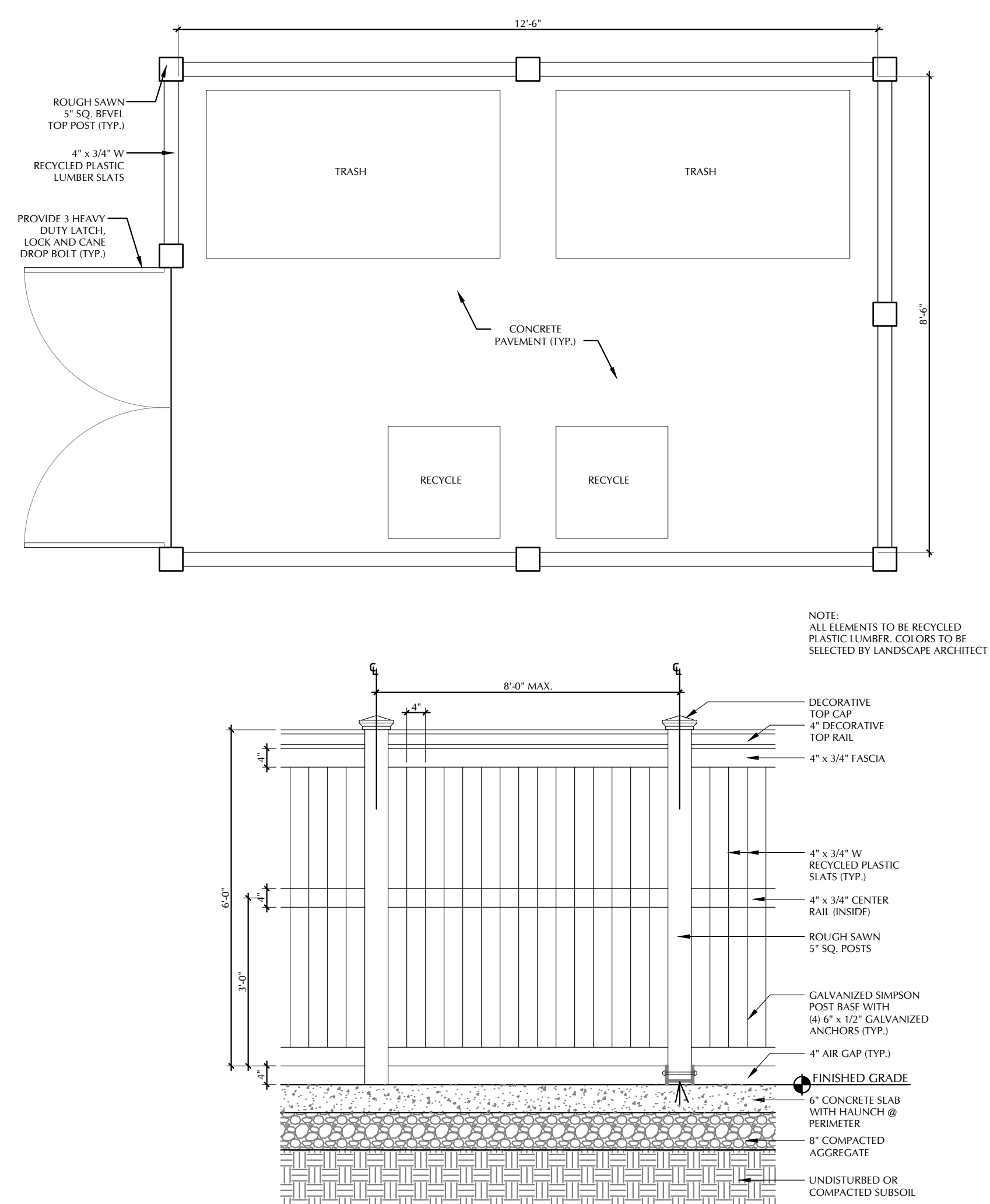
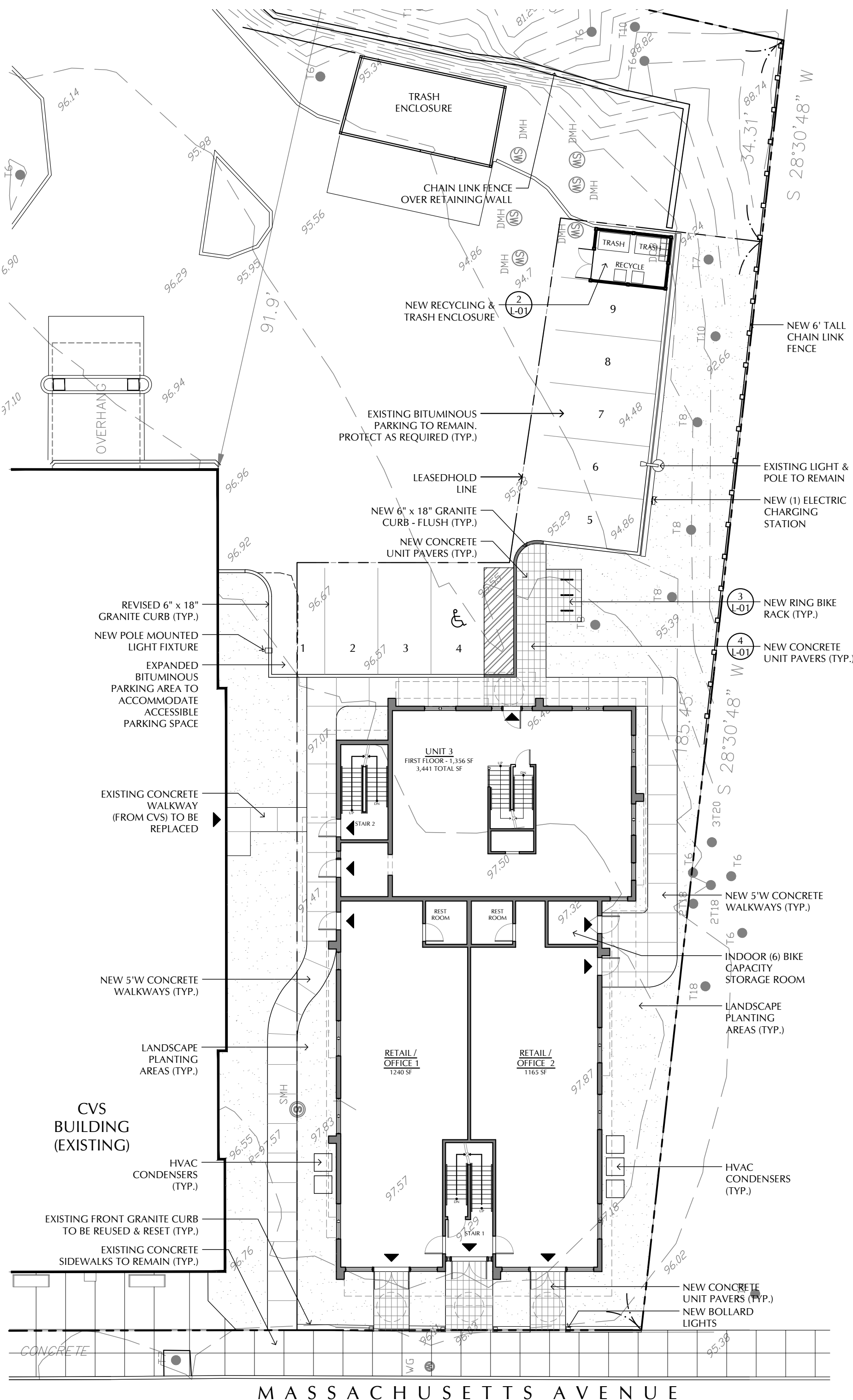
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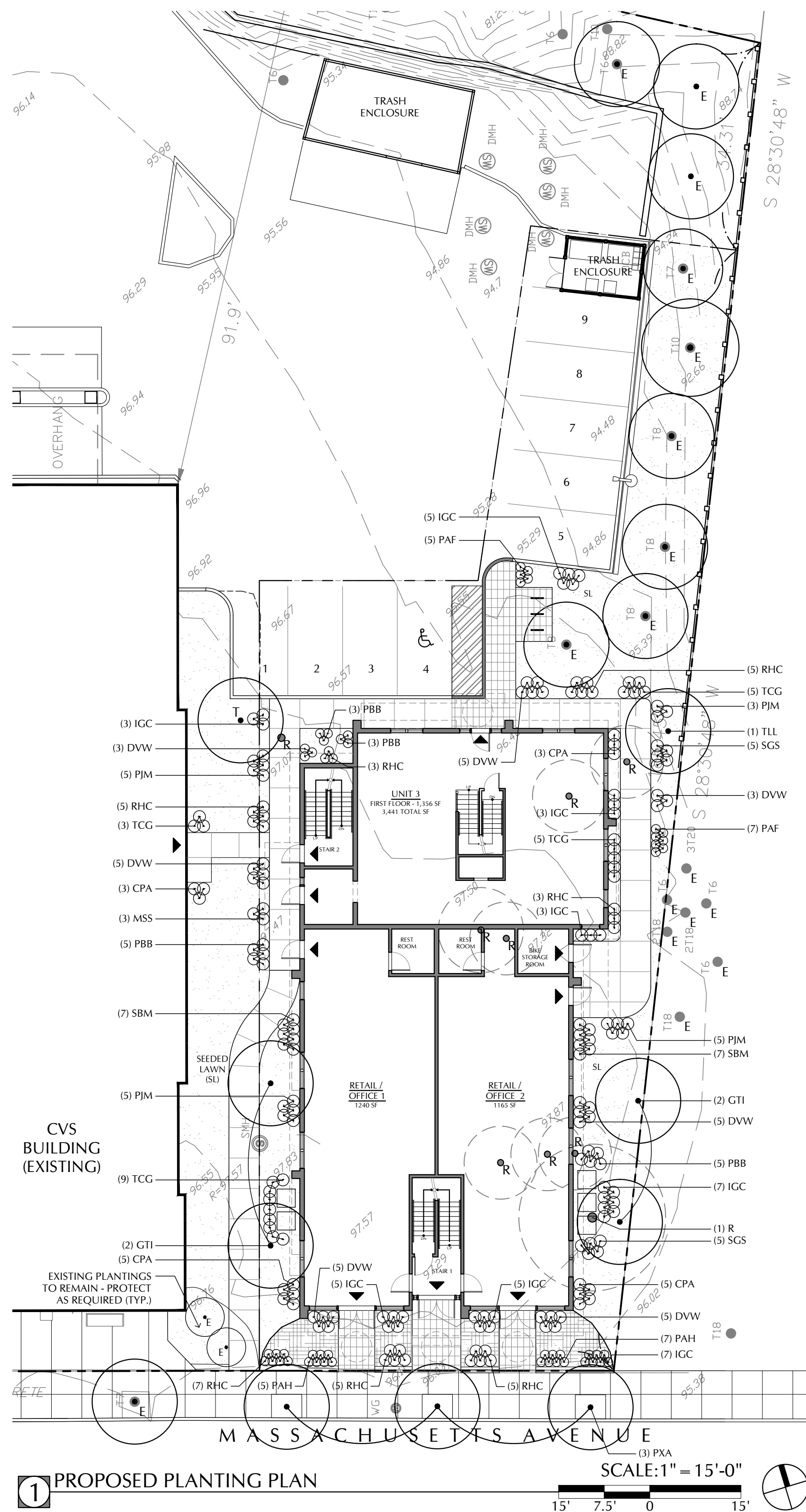
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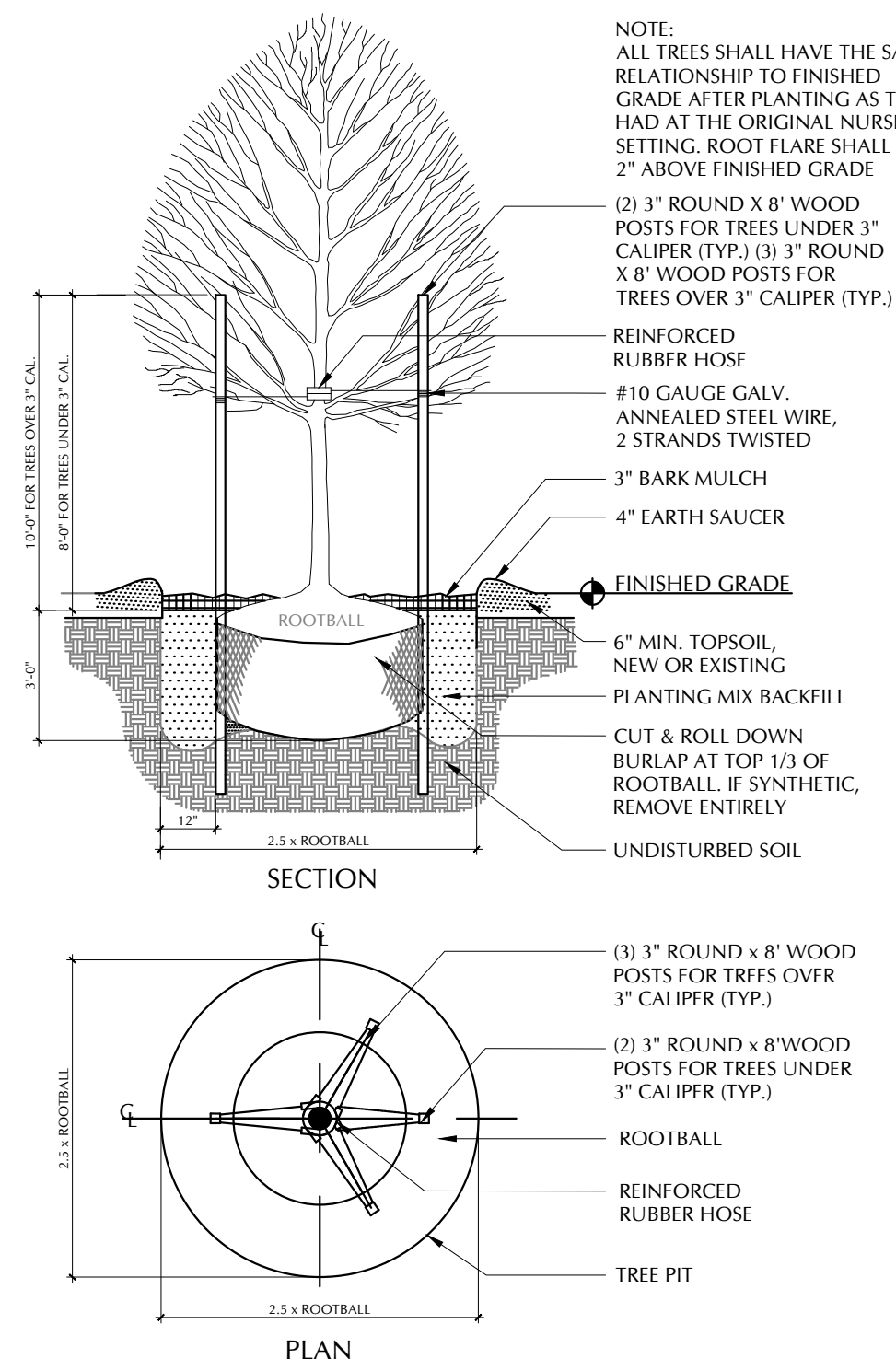
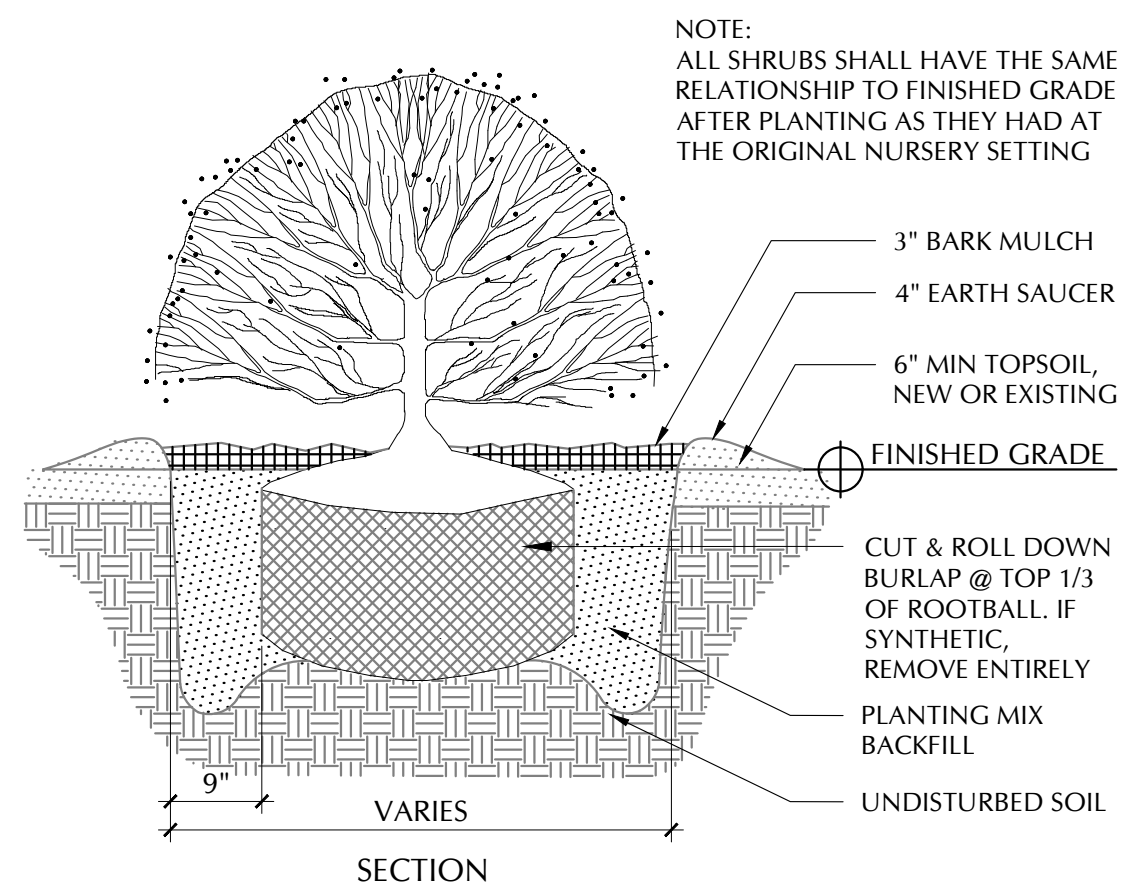
L-02



NTS



821 MASSACHUSETTS AVENUE, ARLINGTON MA			PLANT LIST		ROJAS DESIGN, INC.		RD 2959	09/05/2024
SYMBOL		QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	
TREE	E	11	EXISTING TREE	EXISTING TREE	IN PLACE	TO REMAIN	PROTECT AS REQUIRED - PROVIDE CLASS 'A' PRUNING AS DIRECTED BY L.A.	
	R	8	REMOVE TREE	REMOVE TREE	EXISTING	REMOVE	REMOVE TREE AND STUMP IN THEIR ENTIRETY	
	T	1	TRANSPLANTED TREE - MAPLE TREE	TRANSPLANTED TREE	EXISTING	TRANSPLANTED	TRANSPLANT TREE, LOCATION AS SHOWN ON DRAWINGS	
	CL	4	CLIFIA TRACHOCLOS INERMIS	THORNLESS HONEY LOCUST	3'-3 1/2" CAL	B & B	PRUNE BRANCHING TO 6'-0" ABOVE FINISHED GRADE	
	PXA	9	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	3'-3 1/2" CAL	B & B	PRUNE BRANCHING TO 6'-0" ABOVE FINISHED GRADE	
SHRUBS	TLT	1	TILIA CORDATA	LITTLE LEAF LINDEN	3'-3 1/2" CAL	B & B	PRUNE BRANCHING TO 6'-0" ABOVE FINISHED GRADE	
	CPA	16	CHAMAECYPARIS PISIFERA 'TILIFERA AUREA'	GOLDEN THREADLEAF CYPRESS	2'-0" - 2'-6" SPREAD	B & B	YELLOW/GOLD COLOR YEAR-ROUND - BROAD DOME FORM - SPACING @ 2'-0" O.C. - EVERGREEN	
	DWVJ	31	RHODODENDRON 'DELAWARE VALLEY WHITE'	'DELAWARE VALLEY WHITE' AZALEA	2'-6" - 3'-0" TALL	B & B	WHITE FLOWERS - BLOOMS APRIL - MAY - SPACING AT 2'-6" O.C. - EVERGREEN	
	IGC	38	ILEX GLABRA 'COMPACTA'	COMPACT INKBERY	2'-6" - 3'-0" TALL	B & B	EVERGREEN DENSE MOUNDING FORM - SPACING AT 2'-6" O.C.	
	PBB	16	PERIS 'BROVERS BEAUTY'	BROWER'S BEAUTY ANDROMEDA	2'-6" - 3'-0" TALL	B & B	CREAMIA WHITE FLOWER - BLOOMS LATE APRIL SPACING AT 2'-6" O.C.	
GRASSES	RHC	18	RHODODENDRON 'HINO-CRIMSON'	'HINO-CRIMSON' RHODOM	2'-6" - 3'-0" TALL	B & B	MAGENTA FLOWERS - BLOOMS LATE SPRING - SPACING AT 2'-6" O.C. - EVERGREEN	
	RHC	35	RHODODENDRON 'HINO-CRIMSON'	'HINO-CRIMSON' AZALEA	2'-6" - 3'-0" TALL	B & B	CREAMIA FLOWERS - BLOOMS LATE SPRING EARLY SUMMER - SPACING AT 2'-6" O.C. - EVERGREEN	
	SBM	14	SPIREAE X BUMALDA 'ANTHONY WATERER'	SPIREA BUMALDA 'ANTHONY WATERER'	2'-6" - 3'-0" TALL	B & B	SMALL WHITE FLOWERS - BLOOMS IN MAY SPACING AT 2'-6" O.C.	
	TCG	22	TAXUS CUSPIDATA 'GREENWAVE'	GREENWAVE JAPANESE YEW	2'-6" - 3'-0" SPREAD	B & B	EVERGREEN WITH LOW MOUNDING FORM SPACING AT 2'-6" O.C.	
	LSP	340	LIRIOPE SPICATA	CREeping LIRIOPE	12" SPREAD	1 GAL	FLOWERS LATE SUMMER WITH PALE VIOLET FLOWERS - SPACING 8 PLANTS PER 10 SF OF BED	
GRASSES	MSS	3	MISCANTHUS SINENSIS 'STRICTUS'	ZEBRA GRASS	4'-0" - 7'-0" TALL	3 GAL	GREEN AND YELLOW BANDED BLADES WITH YELLOW FLOWERS - BLOOMS JULY - SEPTEMBER	
	PAF	12	PENISTENTIS ALPELOCEURIDIS	FOUNTAIN GRASS	2'-6" - 5'-0" TALL	3 GAL	FOUNTAIN SHAPED FORM WITH DARK GREEN BLADES AND BUFF WHITE FLOWERS IN JULY - OCTOBER	
	PAH	12	PENISTENTIS ALPELOCEURIDIS 'HAMELIN'	DWARF KARYLY ROSE FOUNTAIN GRASS	4'-0" - 7'-0" TALL	3 GAL	DENSE CLUMPED GROWTH WITH UPRIGHT MOOD OF PURPLE FLOWERS	
	SGS	10	MISCANTHUS SINENSIS 'GRACILIMUS'	SILVER OR EULALIA GRASS	4'-0" - 7'-0" TALL	3 GAL	UPRIGHT FORM WITH FEATHERY CREAM FLOWERS - BLOOMS IN LATE SEPTEMBER - OCTOBER	
	SL	470	SYC SEEDED LAWN	SEEDED LAWN	PEARL'S PREMIUM SUNSHADE MIX	6" CREAM LOAM MIX	SUICE SEEDING OR HYDROSEEDING FOR FULL COVERAGE OF NOTED AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION AND LANDSCAPING (O.P.)	



821
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ARLINGTON
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BOARD SUBMISSION

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PROPOSED PLANTING PLAN & PLANT LIST

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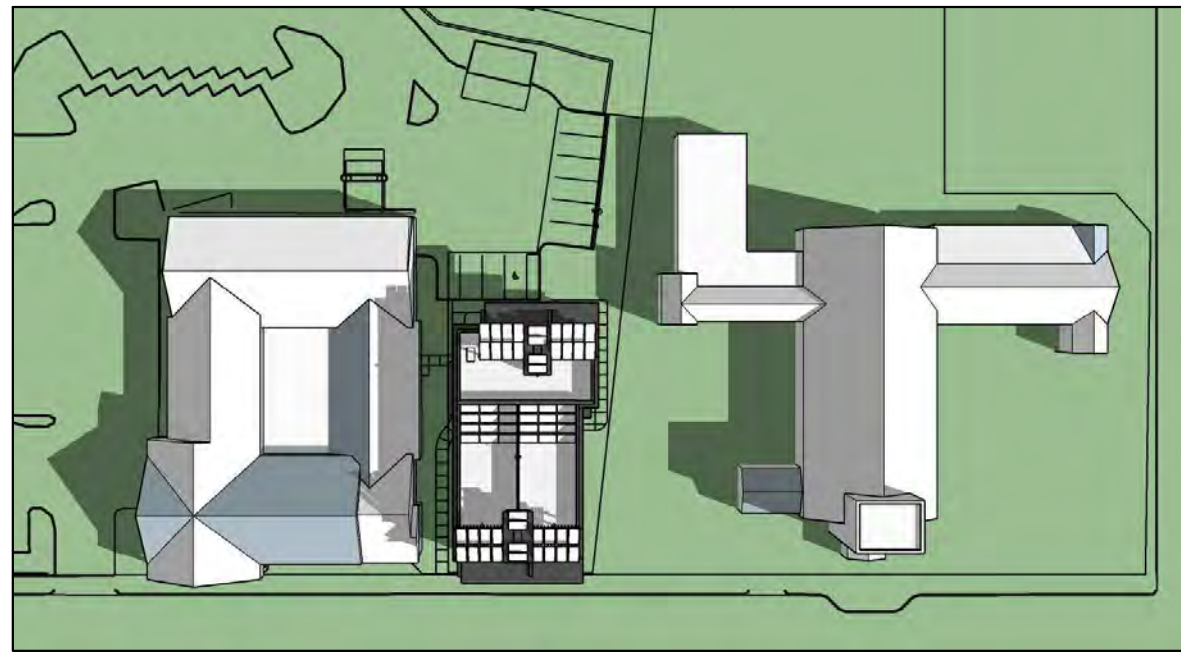
L-03

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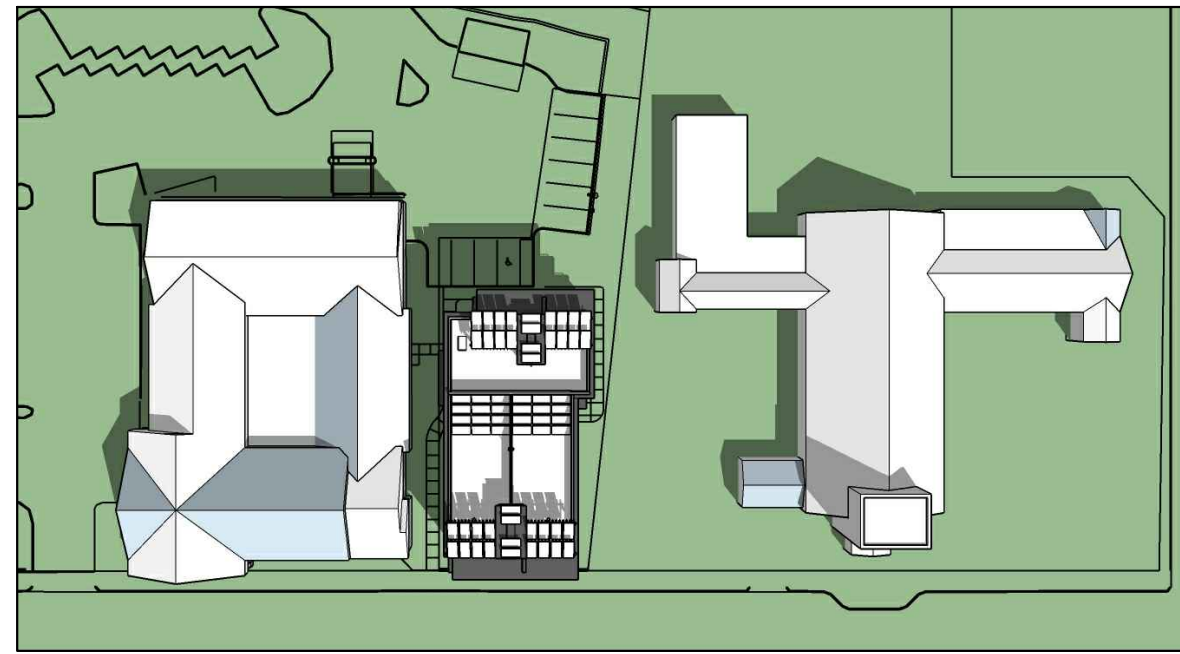
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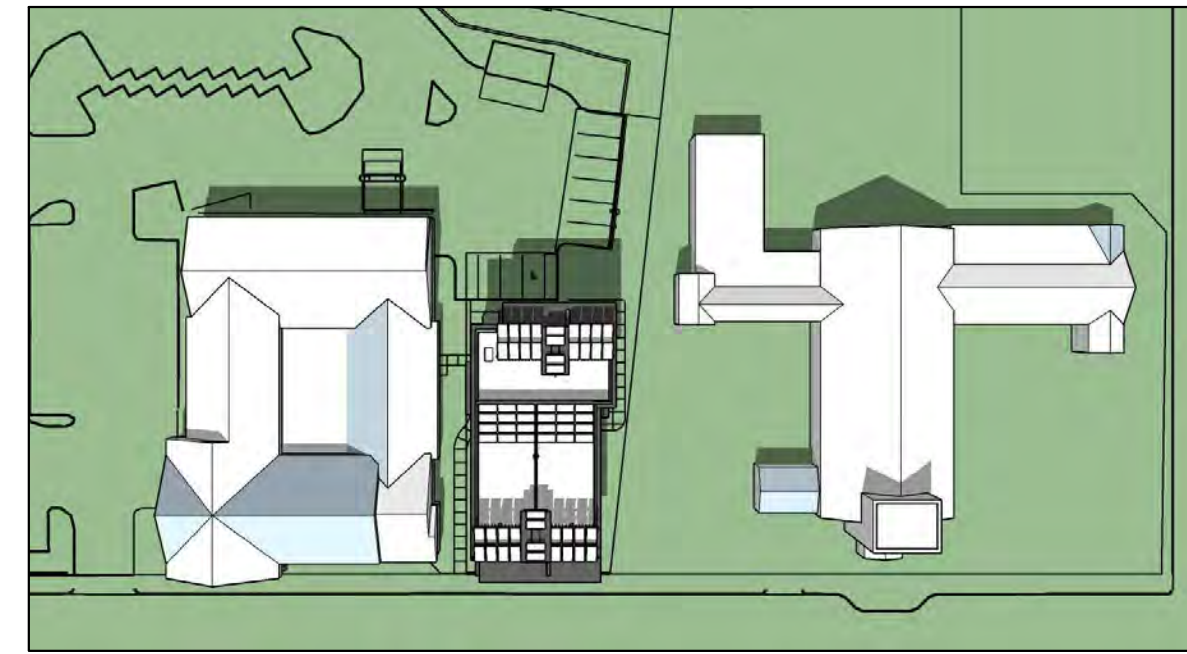
① FRONT ELEVATION - 3 STORY



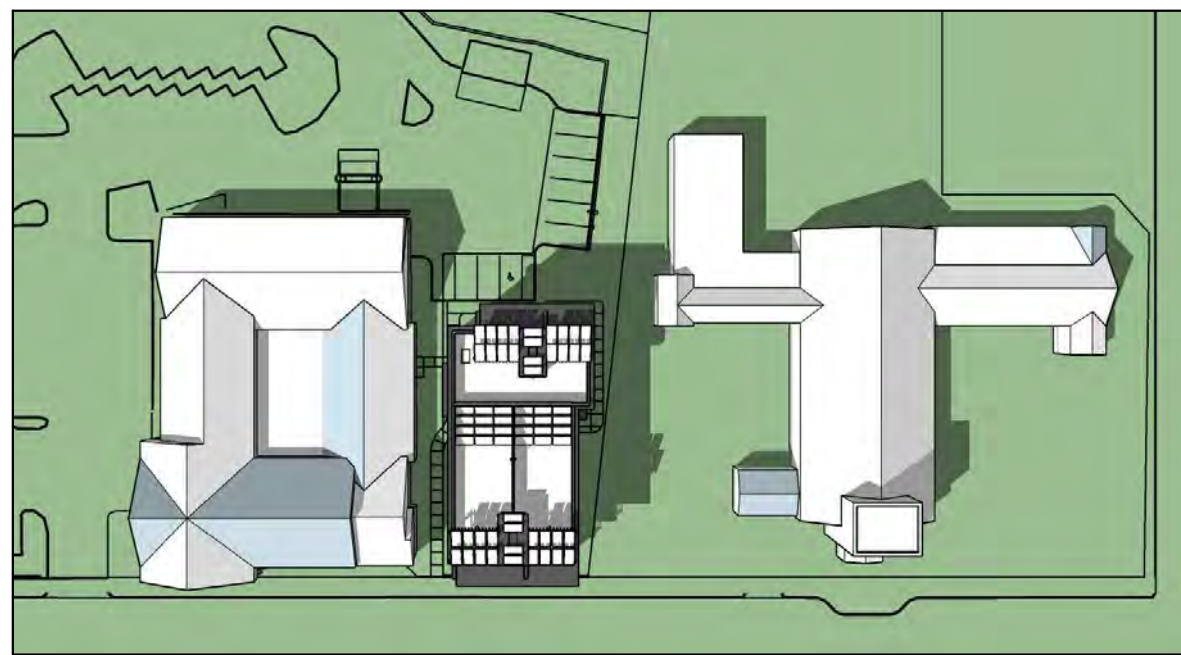
② SUN SHADOW @ 8:00 AM



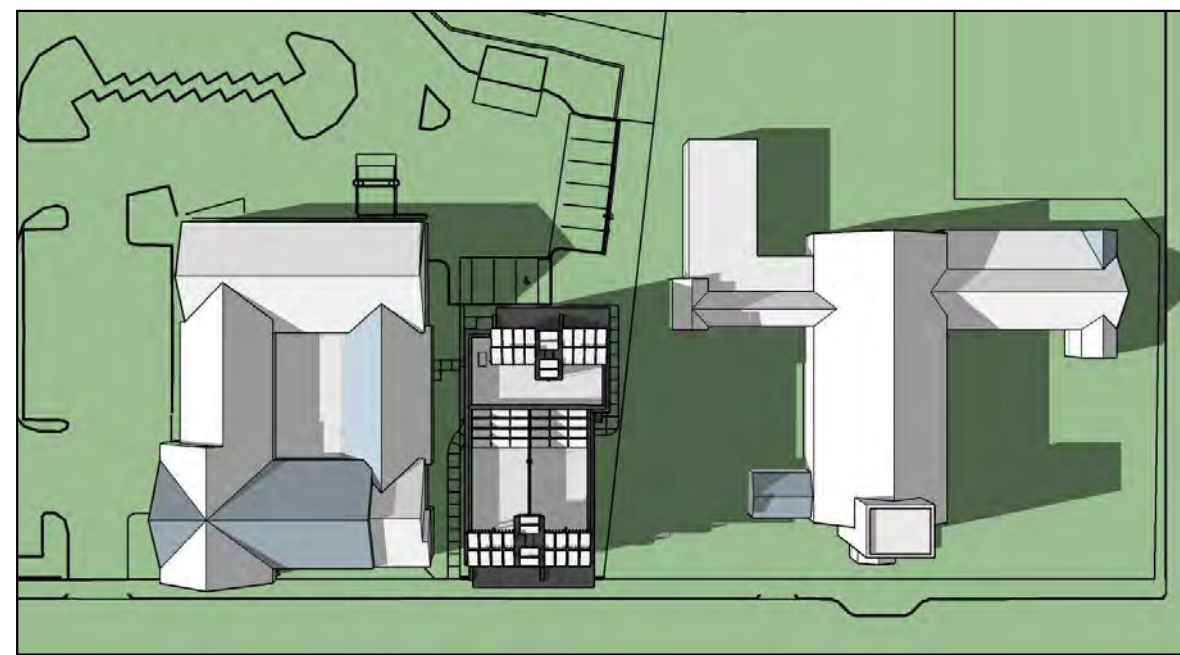
③ @ 10:00 AM



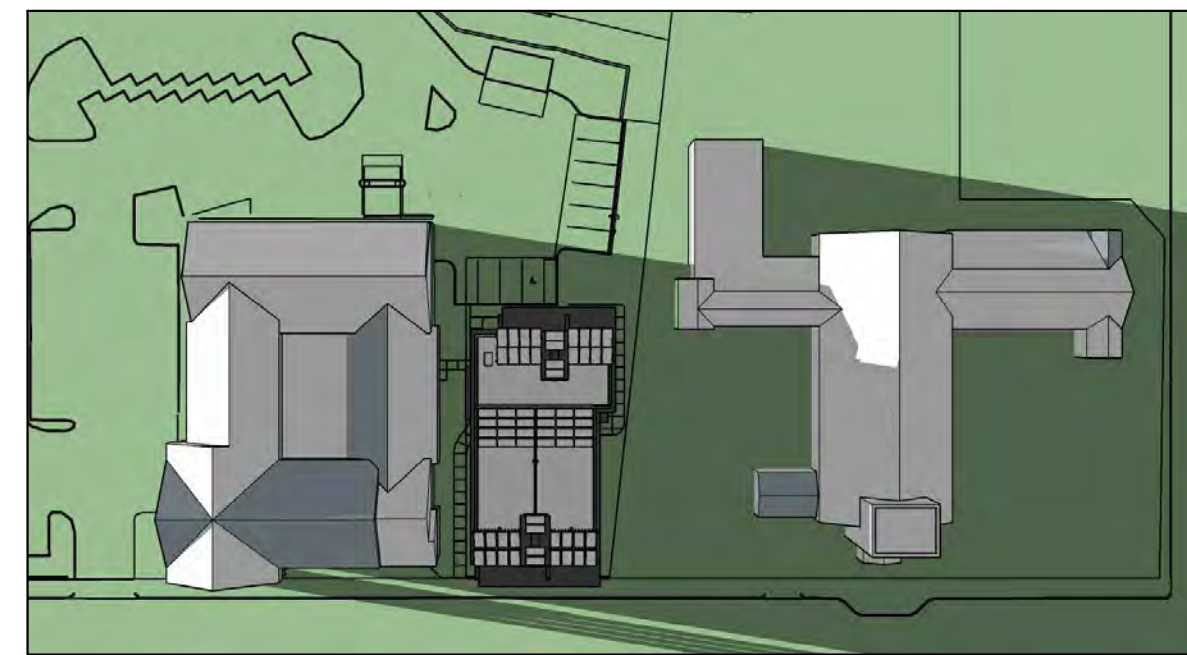
④ @ 12:00 PM



⑤ SUN SHADOW @ 2:00 PM



⑥ @ 4:00 PM



⑦ @ 6:00 PM

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3-STORY
SHADOW
STUDY ON
09/04/2024

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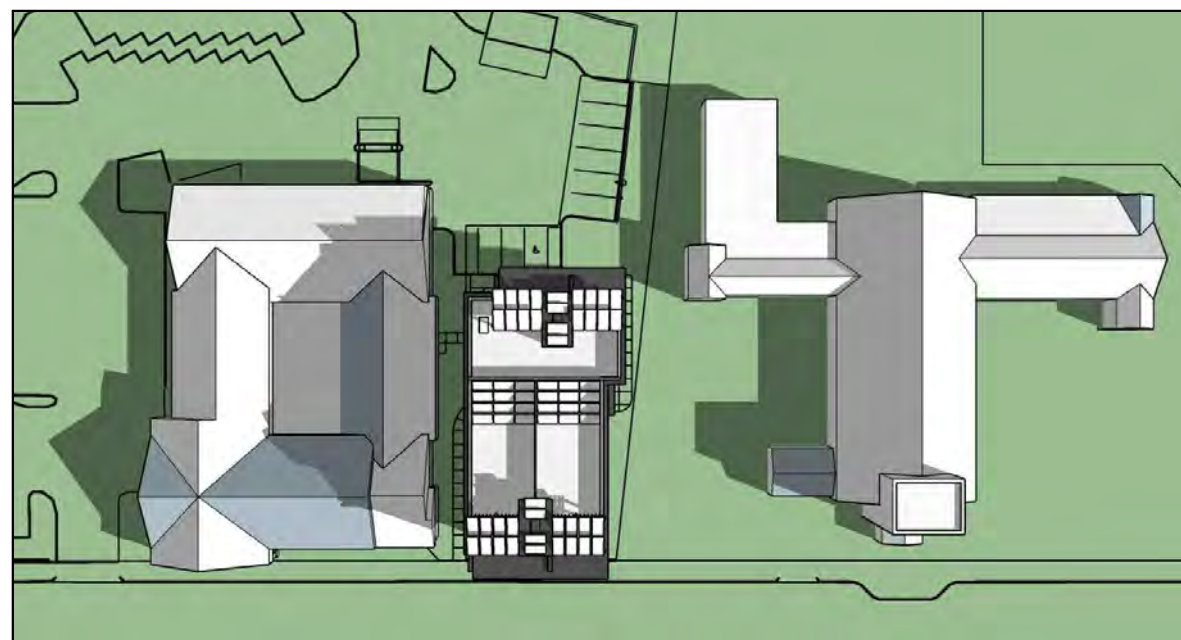
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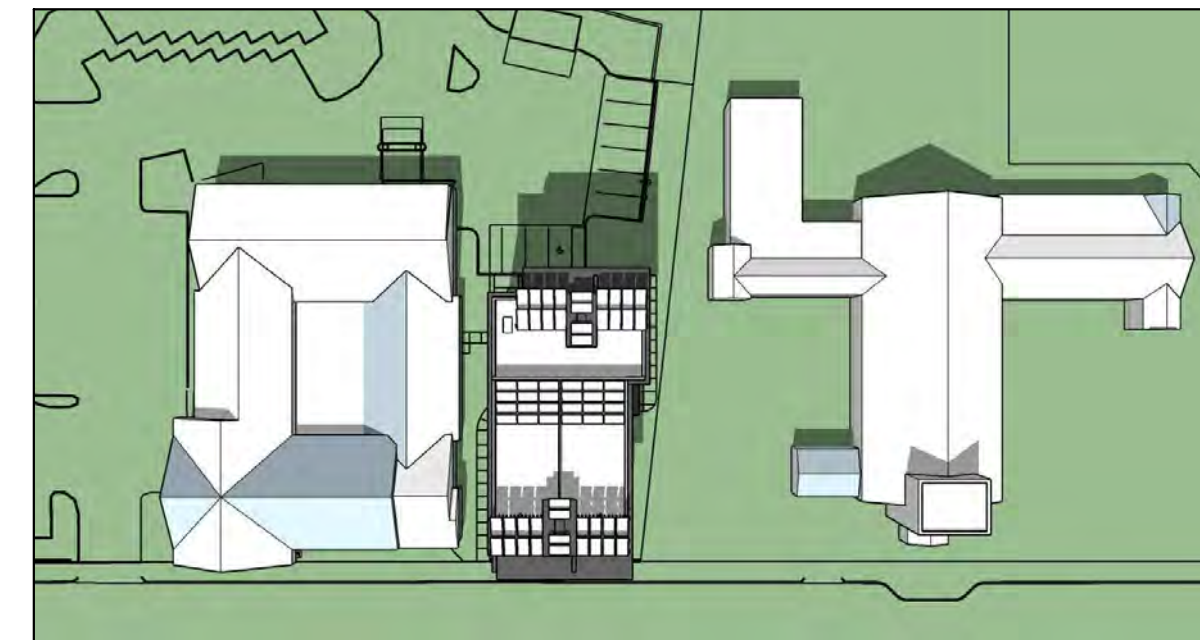
① FRONT ELEVATION - 5 STORY



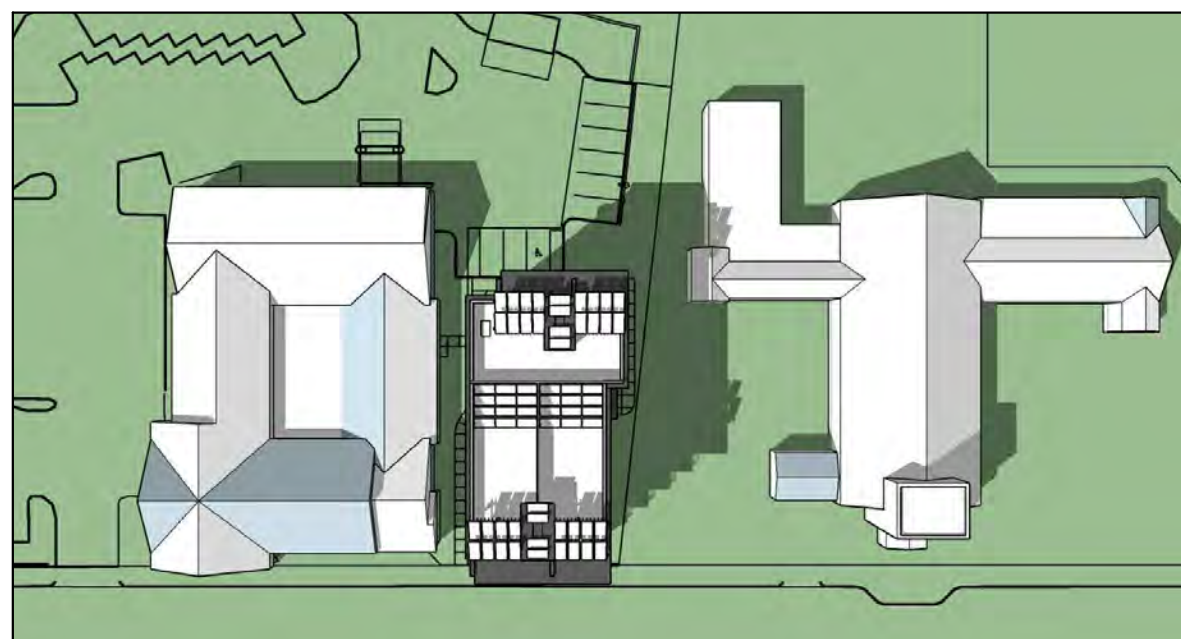
② SUN SHADOW @ 8:00 AM



③ @ 10:00 AM



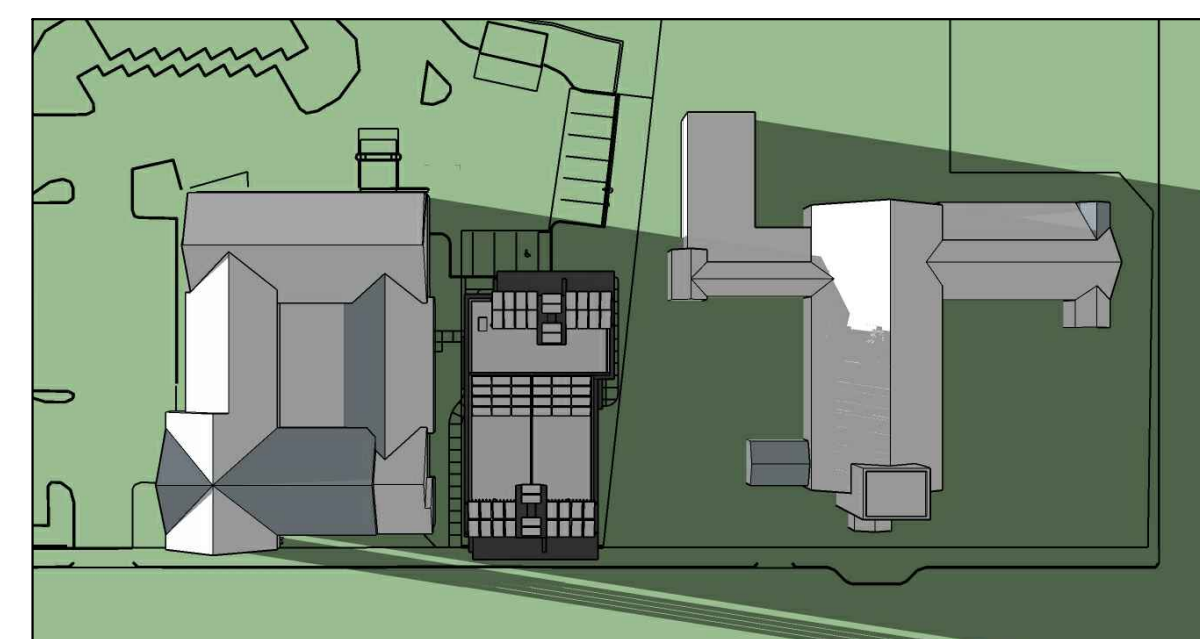
④ @ 12:00 PM



⑤ SUN SHADOW @ 2:00 PM



⑥ @ 4:00 PM



⑦ @ 6:00 PM

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5-STORY
SHADOW
STUDY ON
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L-05

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RENDERED
SITE PLAN

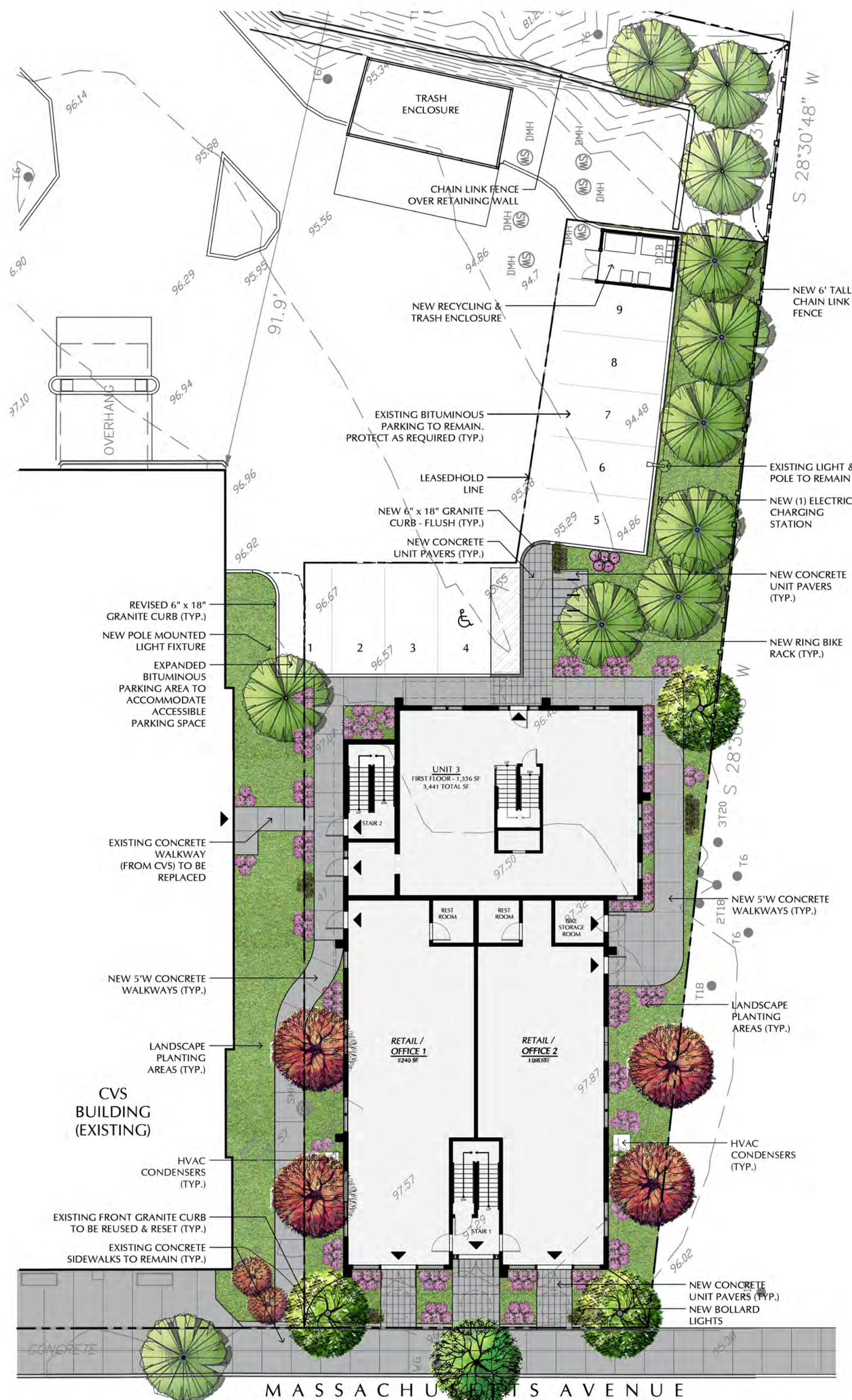
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L-06



1 PROPOSED SITE PLAN

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PROPOSED
FIRST FLOOR &
SECOND FLOOR
PLANS

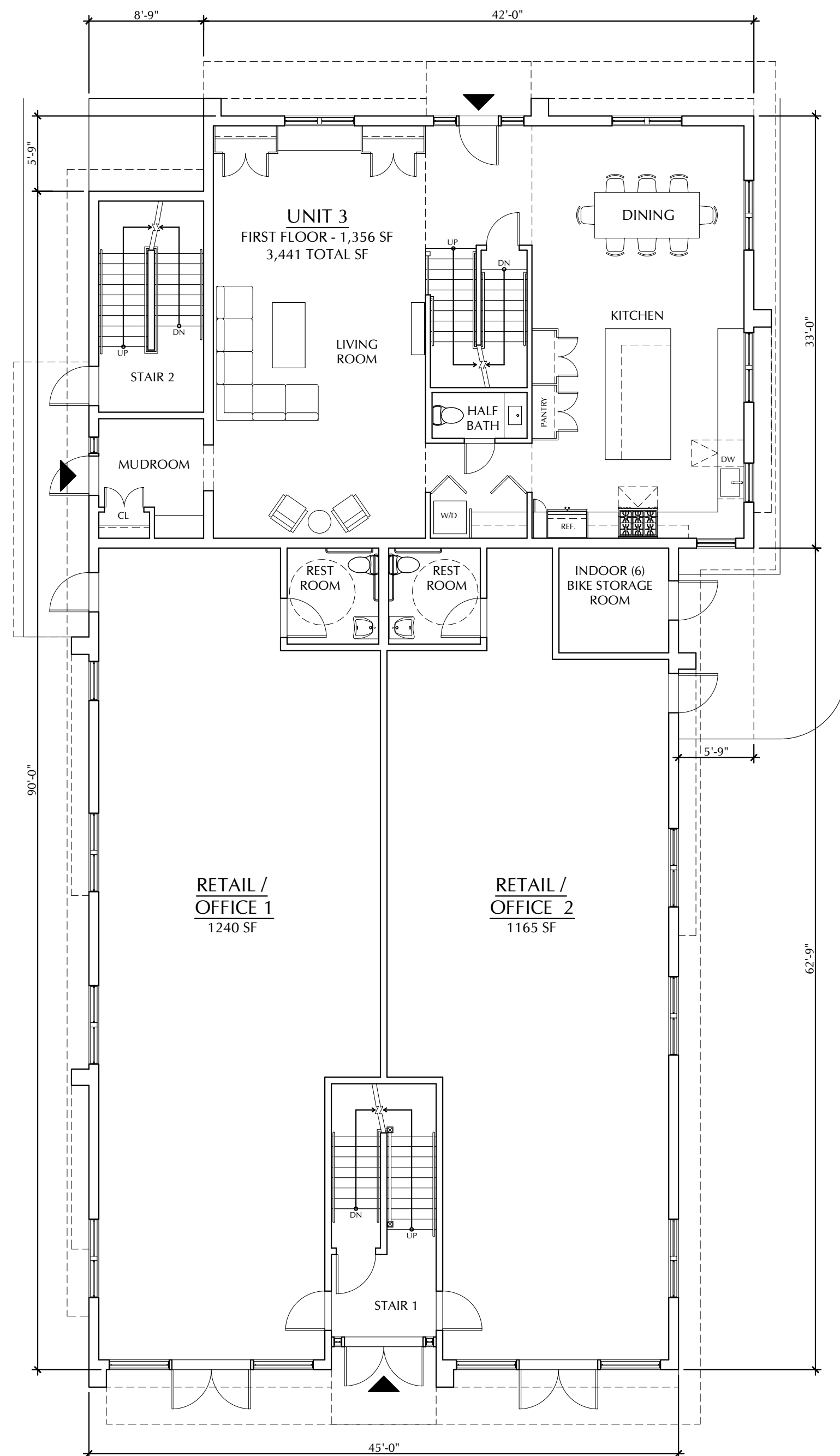
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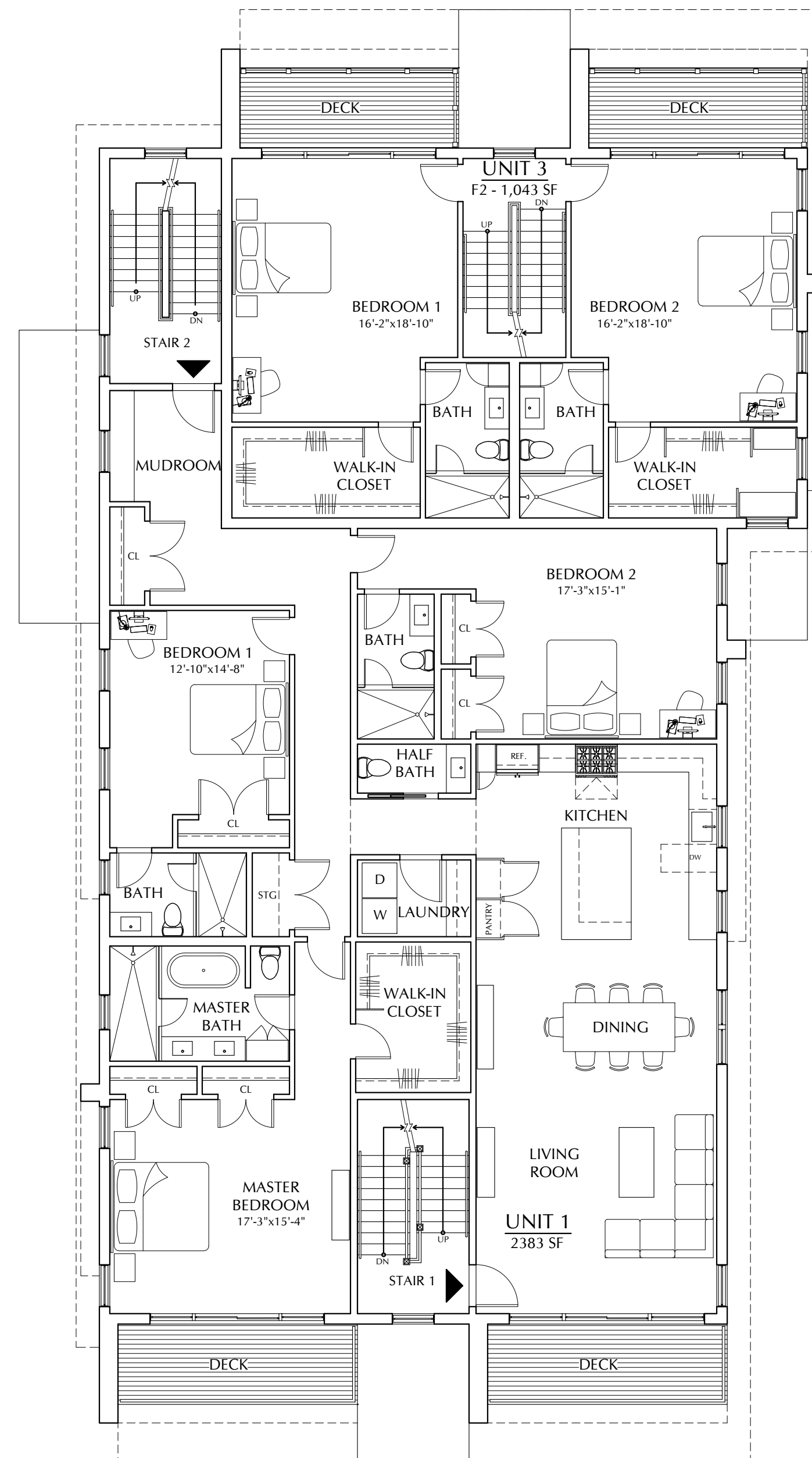
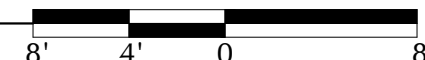
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A-01



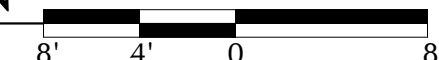
1 PROPOSED FIRST FLOOR PLAN

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



2 PROPOSED SECOND FLOOR PLAN

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



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A-02



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PROPOSED
BASEMENT PLAN,
FRONT (SOUTH)
ELEVATION &
REAR (NORTH)
ELEVATION

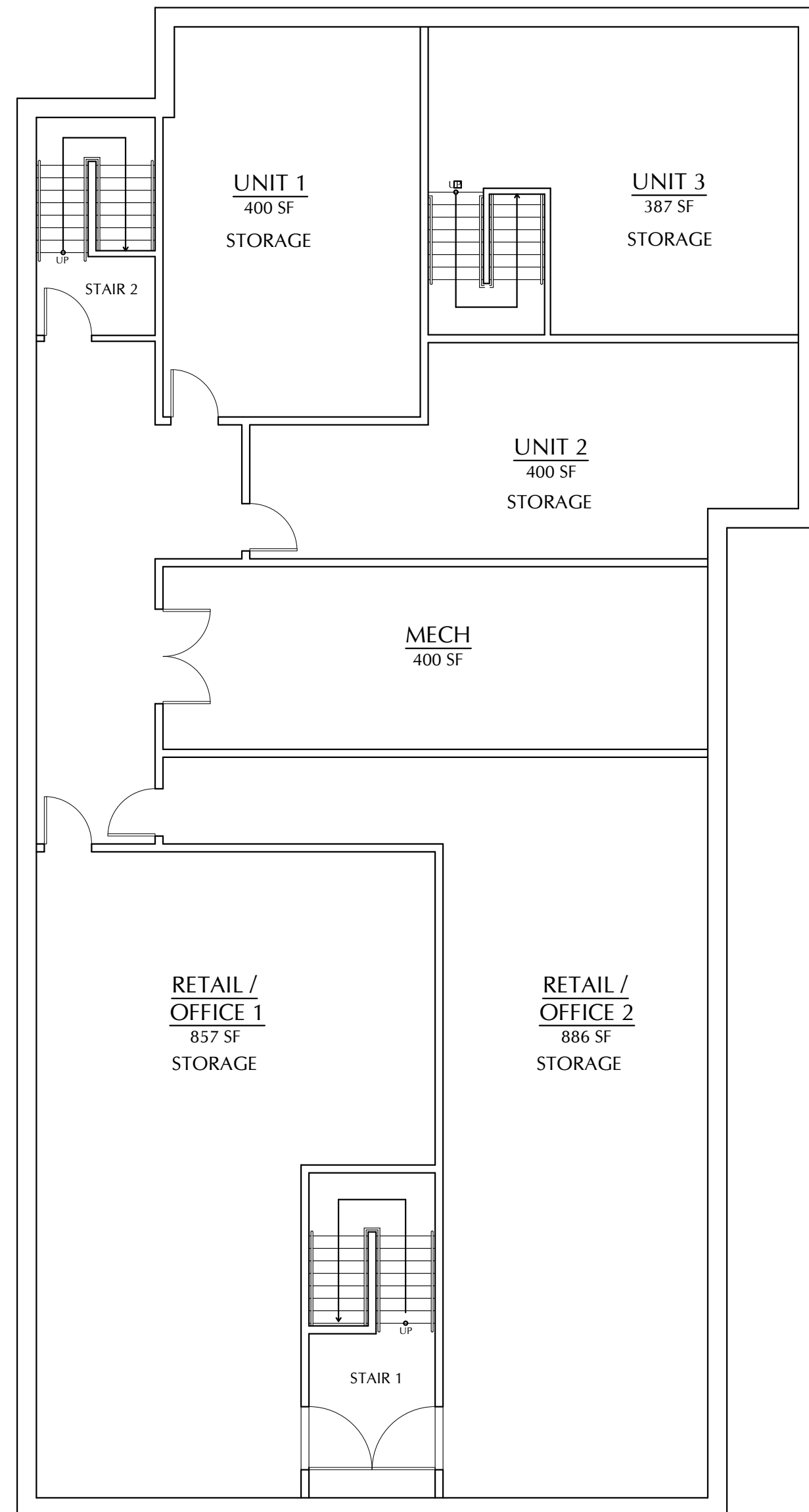
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A-03



1 PROPOSED BASEMENT PLAN SCALE: 1/8" = 1'-0"



2 PROPOSED FRONT (SOUTH) ELEVATION SCALE: 1/8" = 1'-0"



3 PROPOSED REAR (NORTH) ELEVATION SCALE: 1/8" = 1'-0"



1 PROPOSED SIDE (EAST) ELEVATION

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



2 PROPOSED SIDE (WEST) ELEVATION

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

821
MASSACHUSETTS
AVENUE
ARLINGTON MA
02476

ARLINGTON
REDEVELOPMENT
BOARD SUBMISSION

Job:	2958
Date:	09/05/2024
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

PROPOSED
SIDE (EAST) &
SIDE (WEST)
ELEVATIONS

Rojas Design, Inc.
Architecture
46 Waltham Street -
Suite 2A
Interior Design
Boston MA 02118
Landscape Architecture
(617) 720-4100

Rojas

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A-04

821

MASSACHUSETTS
AVENUE
ARLINGTON MA
02476

ARLINGTON
REDEVELOPMENT
BOARD SUBMISSION

Job:	2958
Date:	09/05/2024
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

MATERIAL
BOARD

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Interior Design
Boston MA 02118
Landscape Architecture
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A-05

'KAWNEER' - ALUMINUM STOREFRONT
ENTRANCE SYSTEM, DOORS &
WINDOWS ' #40 DARK BRONZE'
ANODIZED FINISH

'RAILCRAFT' - ALUMINUM RAILINGS,
POWDER COATED ALUMINUM PICKET
RAILING SYSTEM 'RIDEAU BROWN', PICKETS
'POWDER COAT SATIN ALUMINUM'

'EQUITONE' - THROUGH-COLORED
FIBER CEMENT, VENTILATED
RAINSCREEN FACADE SYSTEM;
'TECTIVA' TEXTURE, 'TE10'

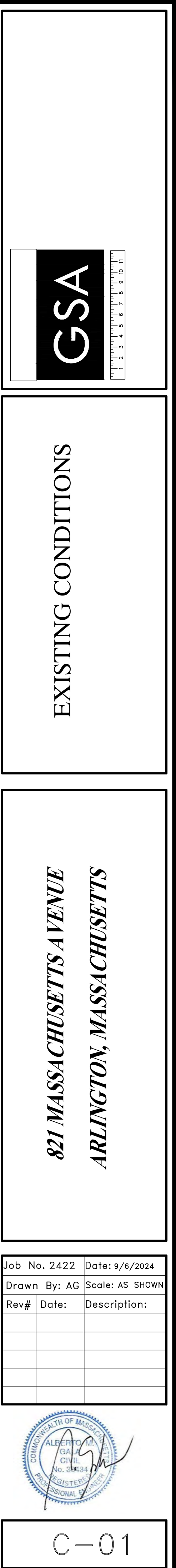
'EQUITONE' - THROUGH-COLORED
FIBER CEMENT, VENTILATED
RAINSCREEN FACADE SYSTEM;
'PICTURA' TEXTURE, 'PA944'



'TREX' - TRANSCEND COMPOSITE
DECKING 'HAVANA GOLD'

'LONGBOARD ARCHITECTURAL
PRODUCTS' - EXTRUDED ALUMINUM
SOFFIT PLANK SYSTEM 'DARK ACACIA'
WOOD GRAIN FINISH

'LONGBOARD ARCHITECTURAL
PRODUCTS' - PANELBOARD
'SMOOTH SATIN ALUMINUM FINISH'



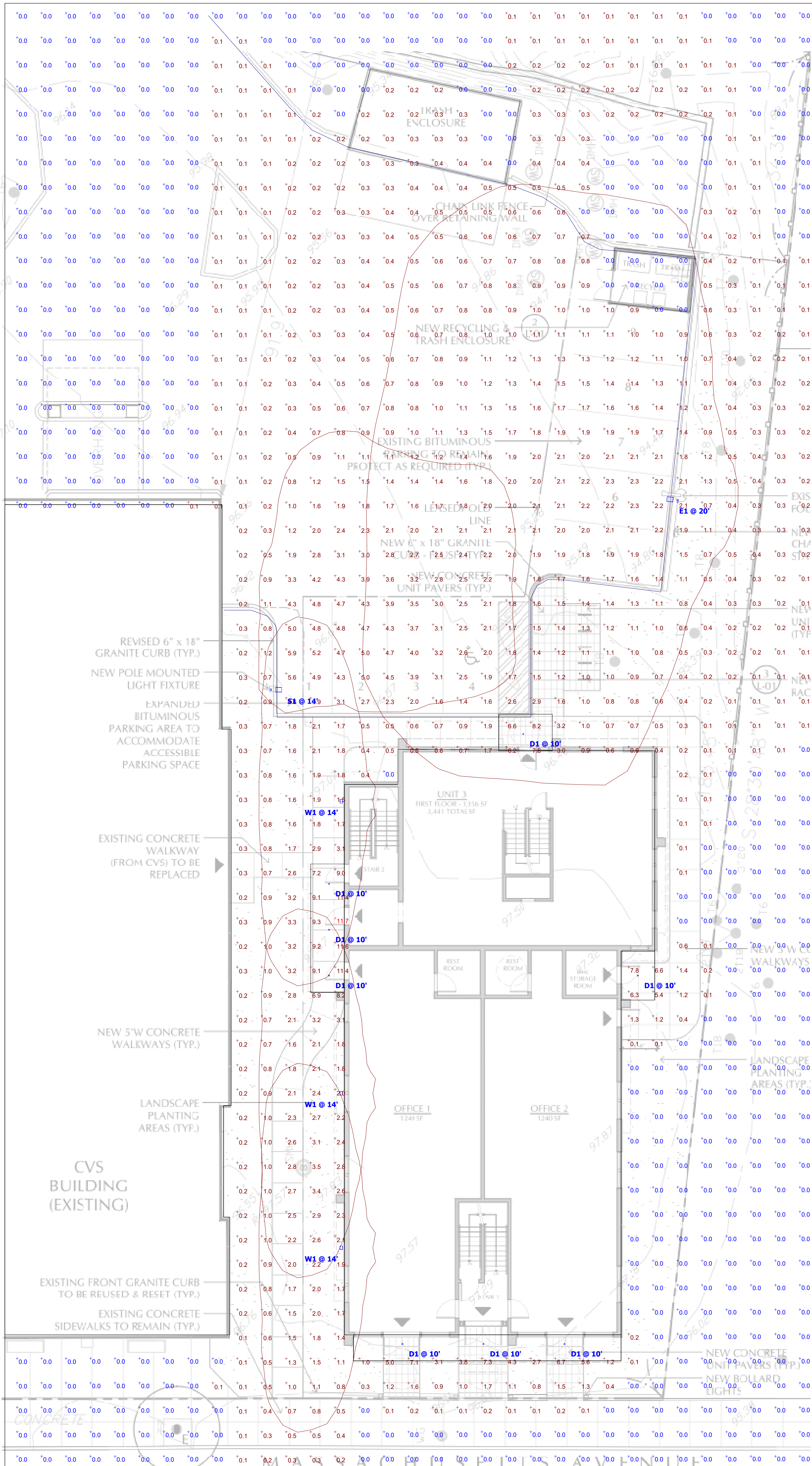


DISCLAIMER:
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY
AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM MANUFACTURERS PHOTOMETRIC IN-HOUSE OR INDEPENDANT LAB TEST WITH DATA SUPPLIED BY LAMP MANUFACTURERS.

821 Massachusetts Ave
Arlington, MA
Exterior Lighting Calculation

Designer
Date
Scale
Drawing No.
Summary

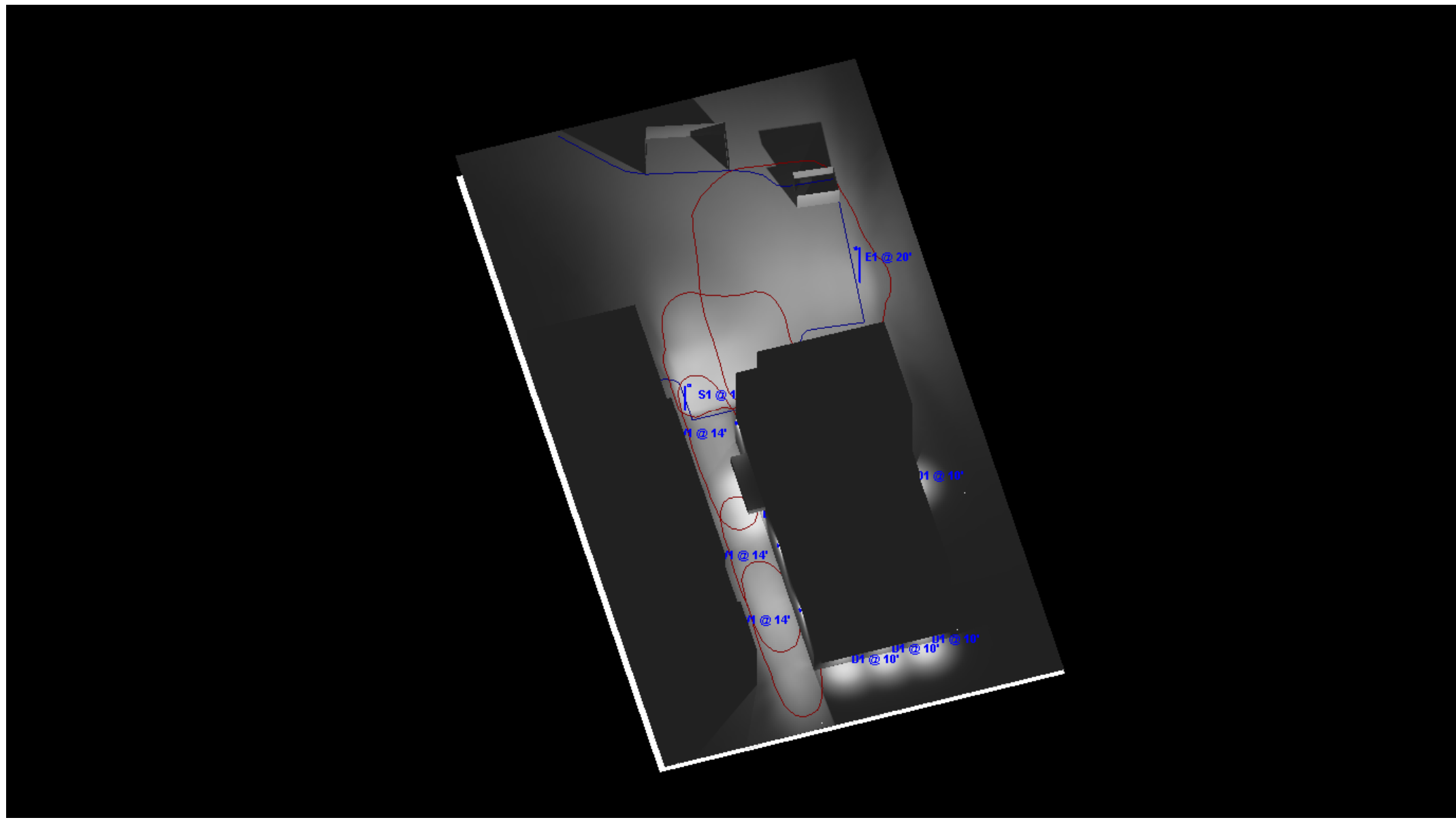
1 of 1



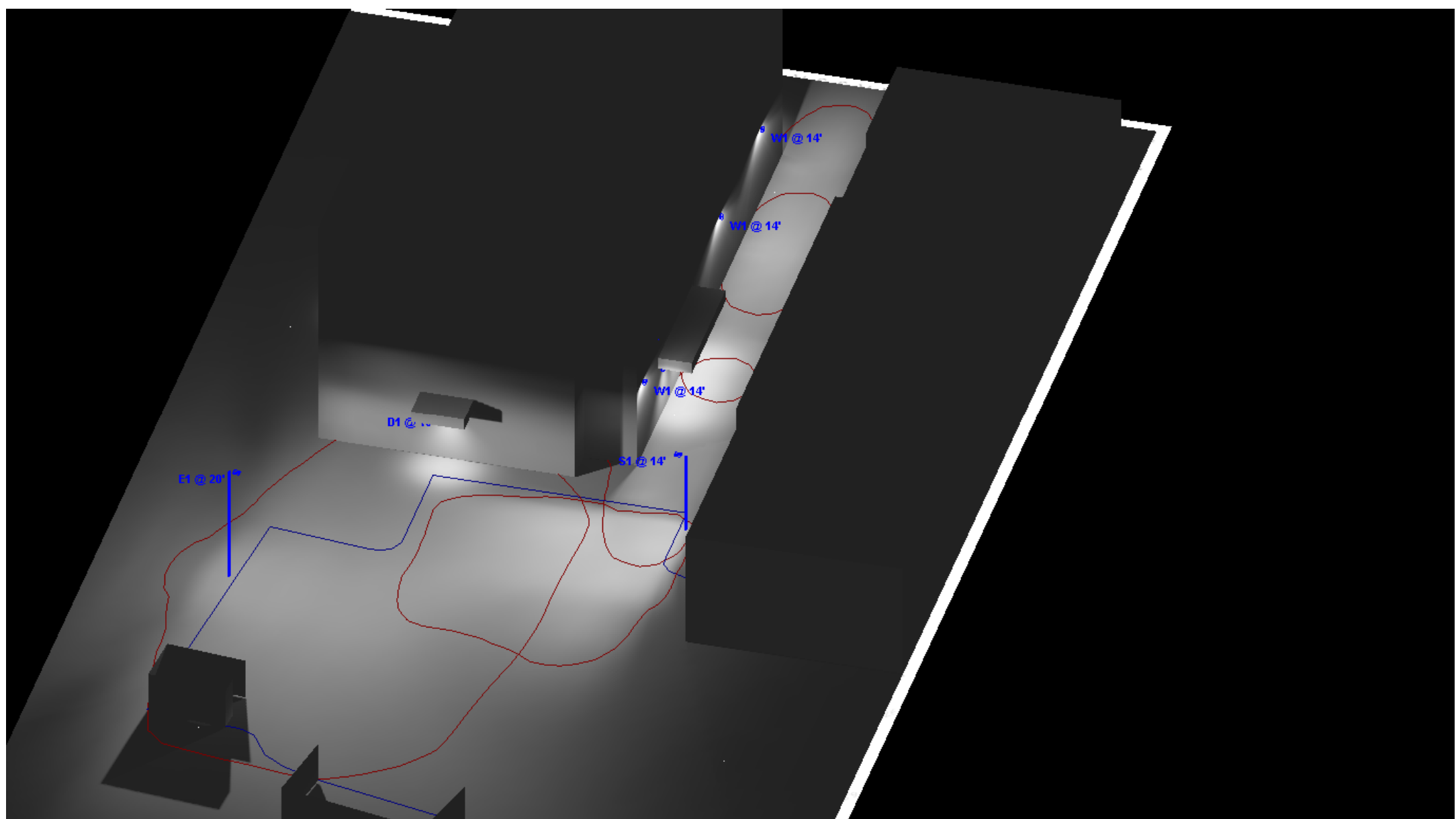
Plan View
Scale - 1/8" = 1ft



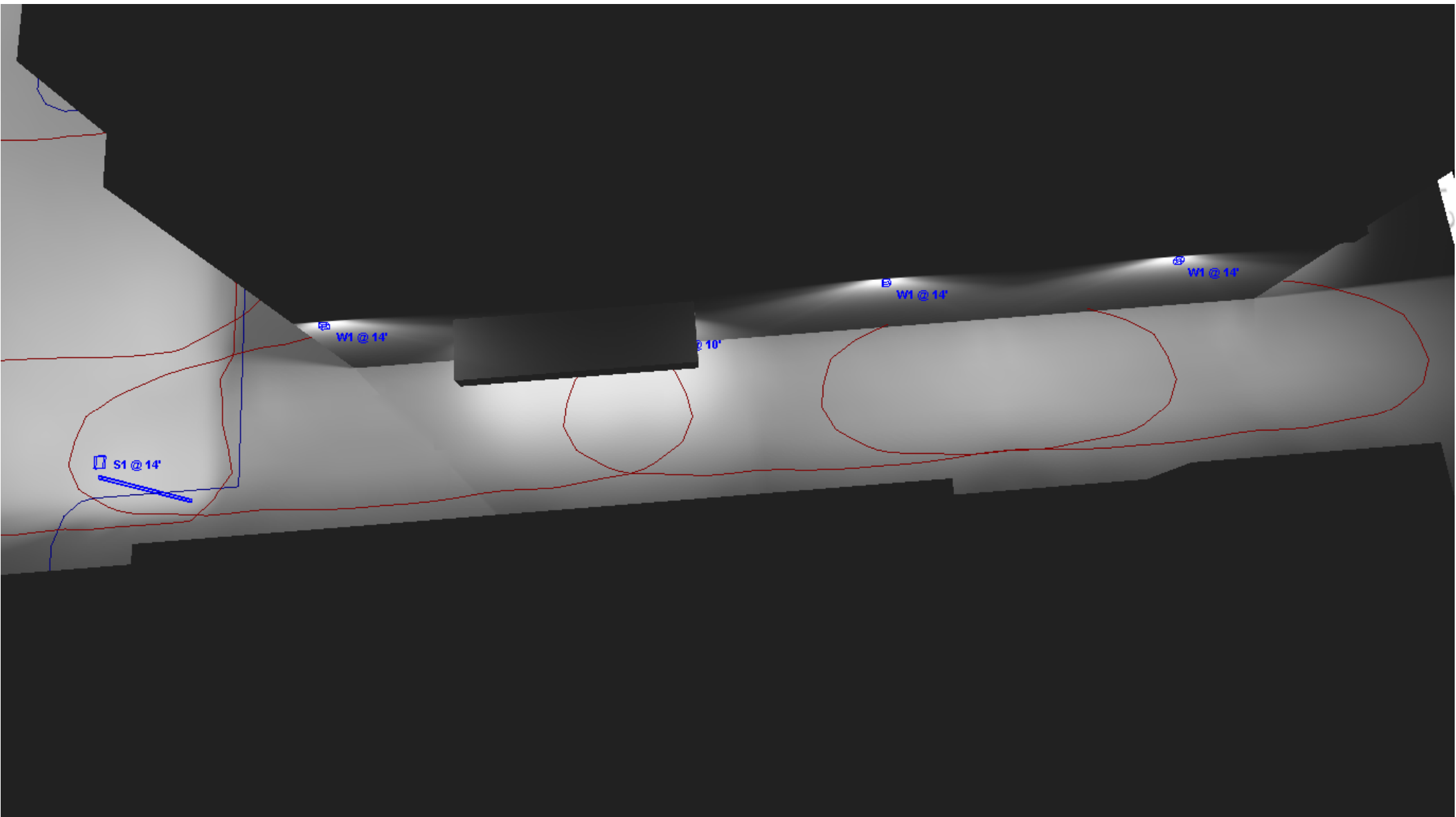
Lithonia DSX0 Series



View #1



View #2



View #3

NOTES:

- Fixture Mounting Height:
 - E1 @ 20'
 - S1 @ 14'
 - S2 @ 3'
 - W1 @ 12'
 - D1 @ 10'
- Task Height: 0'-0" AFF
- Calculation Point Spacing: 4' x 4' oc

SCHEDULE

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Light Loss Factor	Wattage
	D1	8	Gotham	EVO2 40/07 AR LSS ND GZ10	Recessed 2" diameter LED downlight	0.9	9.6842
	E1	1	Lithonia	DSX0 LED P4 30K 80CRI T4M HS (assumed)	Existing Single head area light mounted at 20'	0.9	93.04
	S1	1	Lithonia	DSX0 LED P2 40K 80CRI RCCO	New Pole Mounted full cutoff area light with sharp right angle cutoff mounted at 14'	0.9	45.14
	W1	3	Lithonia	WDGE2 LED P3 40K 80CRI T1S	New Wall Mounted full cutoff wall pack with Type I optics	0.5	32.1375