821 MASSACHUSETTS AVENUE

ARLINGTON REDEVELOPMENT BOARD SUBMISSION - NEW CONSTRUCTION





821 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476

SUBMISSION SET
12/30/2024

SHEET LIST	
Sheet Number	Sheet Title
	COVER SHEET
EX- 01	SITE PLAN WITH EXISTING BUILDING & TREES
TP- 01	TREE PROTECTION REMOVAL PLAN & DETAILS
	PROPOSED PLOT PLAN BY ROBER SURVEY
L- 01	PARTIAL BLOCK PLAN & ELEVATIONS - MASSACHUSETTS AVENUE
L- 02	PROPOSED SITE LAYOUT & MATERIALS PLAN
L- 03	PROPOSED PLANTING PLAN & PLANT LIST
L- 04	3-STORY SHADOW STUDY
L- 05	5-STORY SHADOW STUDY
A- 01	PROPOSED FIRST FLOOR & SECOND FLOOR PLANS
A- 02	PROPOSED THIRD FLOOR & ROOF PLANS
A- 03	PROPOSED BASEMENT PLAN, FRONT (SOUTH) & REAR (NORTH) ELEVATION
A- 04	PROPOSED SIDE (EAST) ELEVATION & SIDE (WEST) ELEVATION
	MATERIALS BOARD
C- 01	EXISTING CONDITIONS PLAN
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

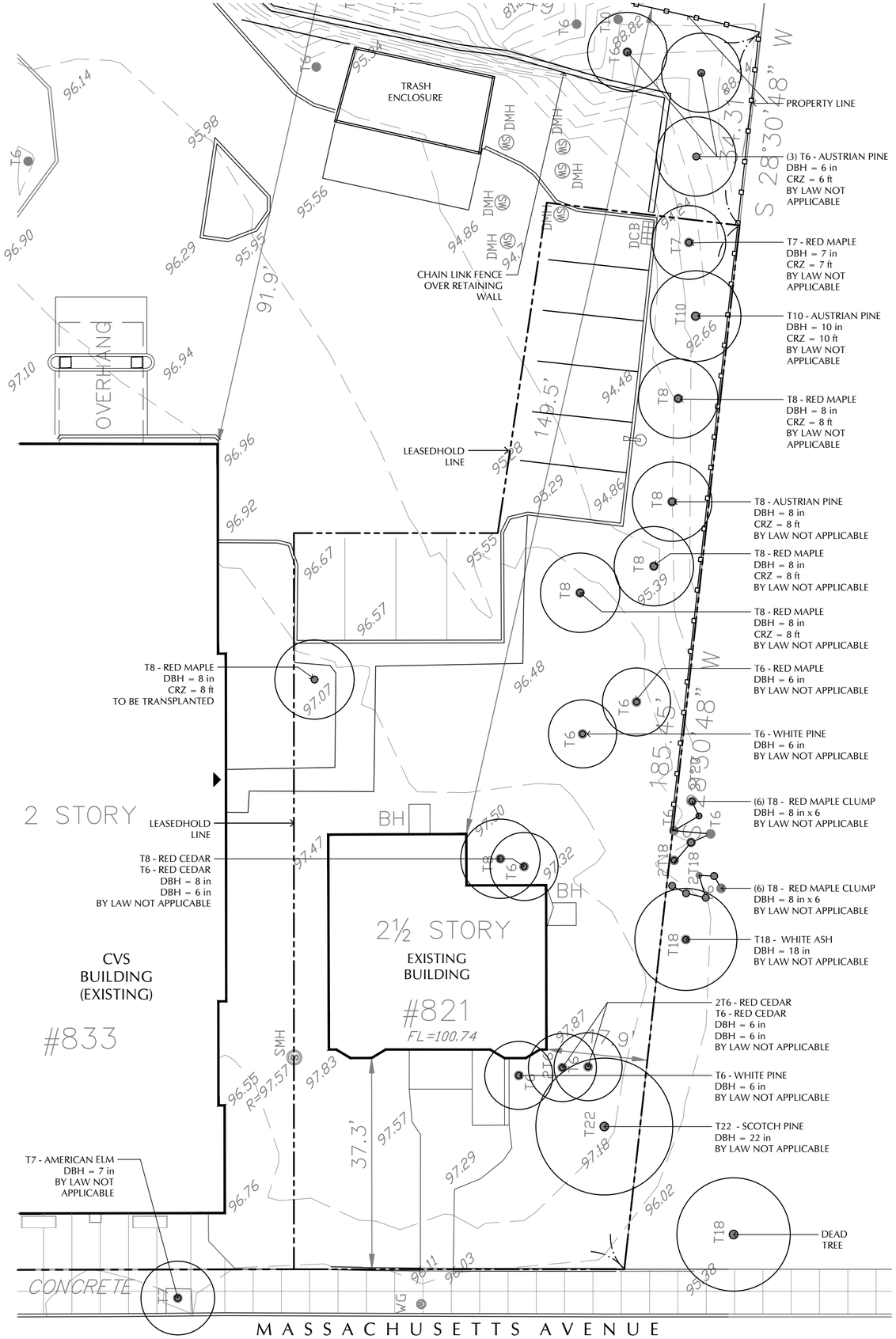
(781) 648-5533

Civil Engineer

Gala Simon Associates, Inc.

394 Lowell Street Suite 18
Lexington MA 02420

(781) 266-8179



1 SITE PLAN WITH EXISTING BUILDING & TREES

SCALE: 1" = 15'-0"

15' 7.5' 0 15'

821

MASSACHUSETTS AVENUE ARLINGTON MA 02476

ARLINGTON REDEVELOPMENT BOARD SUBMISSION

Job:	2958
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SITE PLAN WITH EXISTING BUILDING & TREES

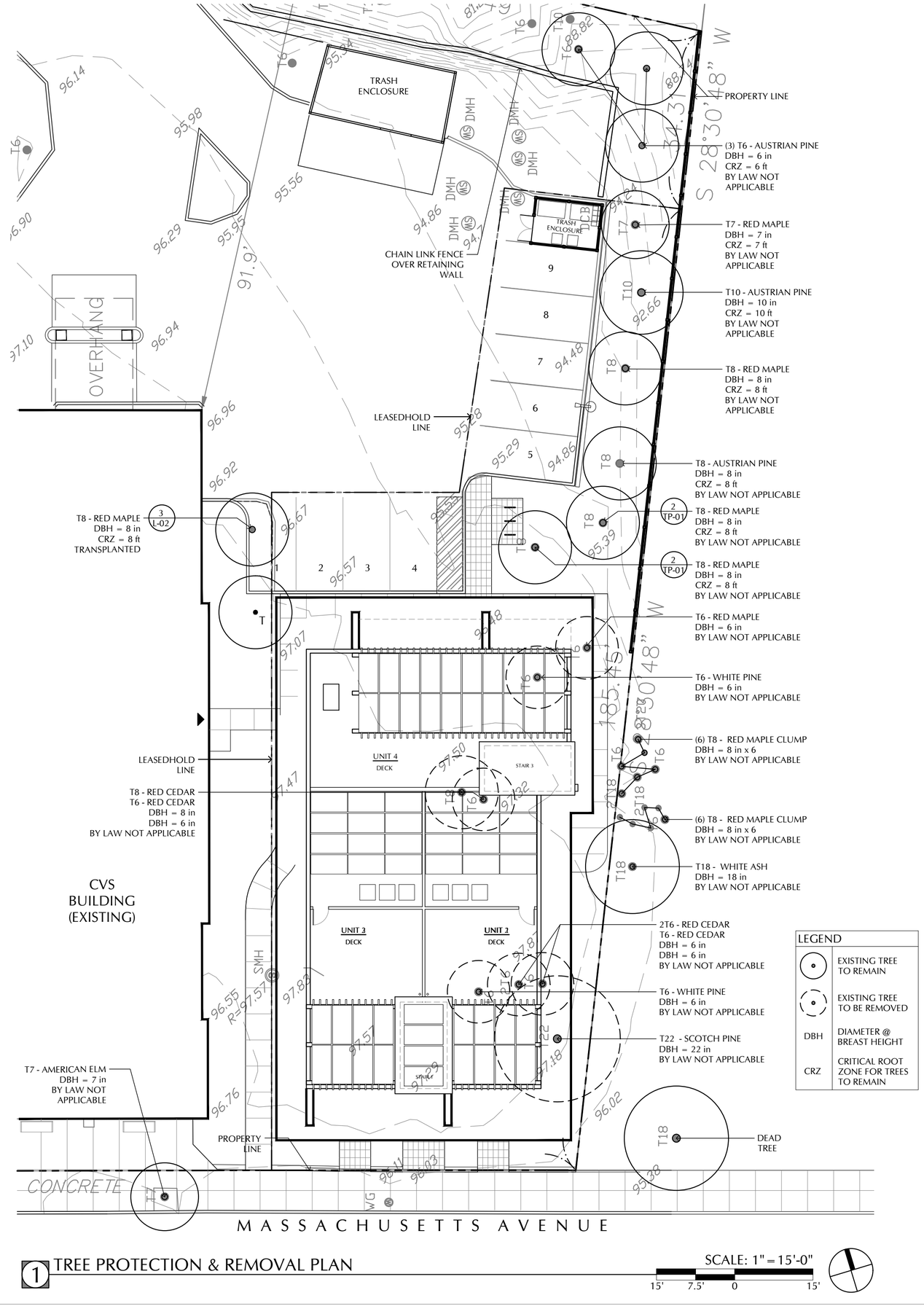
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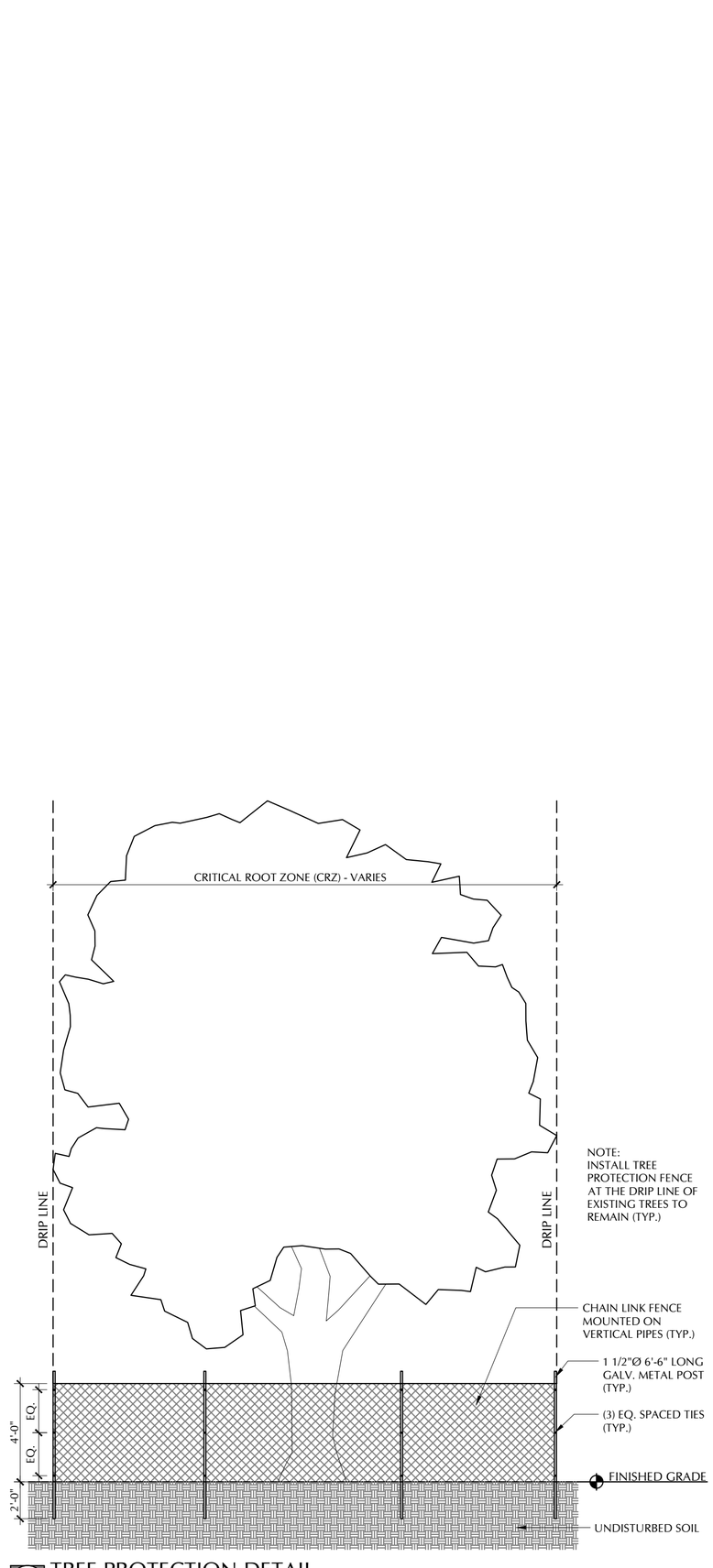
EX-01



1 TREE PROTECTION & REMOVAL PLAN

SCALE: 1" = 15'-0"

15' 7.5' 0 15'



2 TREE PROTECTION DETAIL

821

MASSACHUSETTS AVENUE ARLINGTON MA 02476

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TREE PROTECTION & REMOVAL PLAN & DETAILS

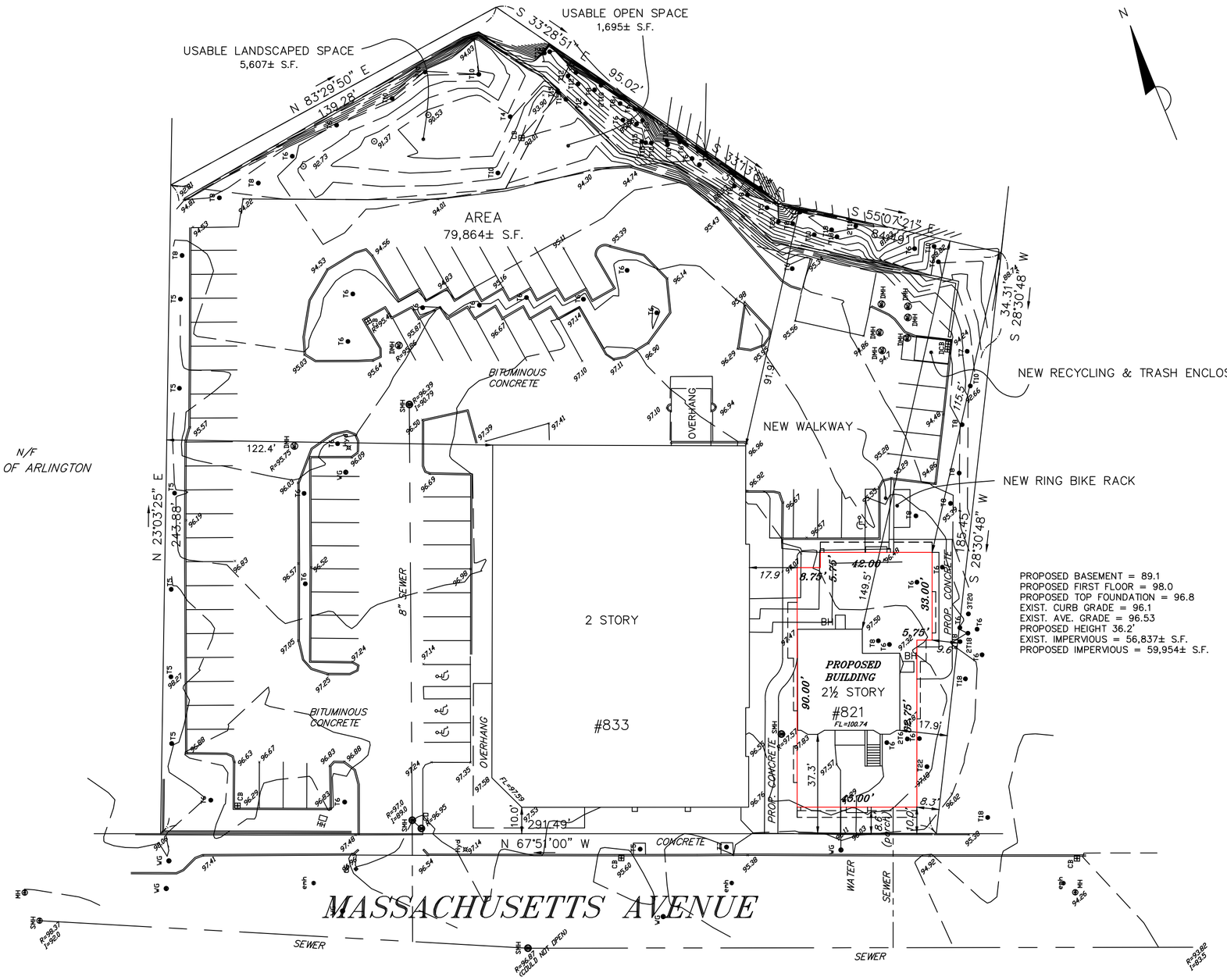
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TP-01



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
97.14	HANDICAP PARKING
♿	SPOT GRADE ELEVATION

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.

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.

COMMONWEALTH OF MASSACHUSETTS
SCOTT C. LYNCH
NO. 51636
PROFESSIONAL LAND SURVEYOR

7/25/2023

SCOTT LYNCH, PLS DATE

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

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.

PREPARED FOR: GEOFFREY NOYES

PROPOSED PLOT PLAN

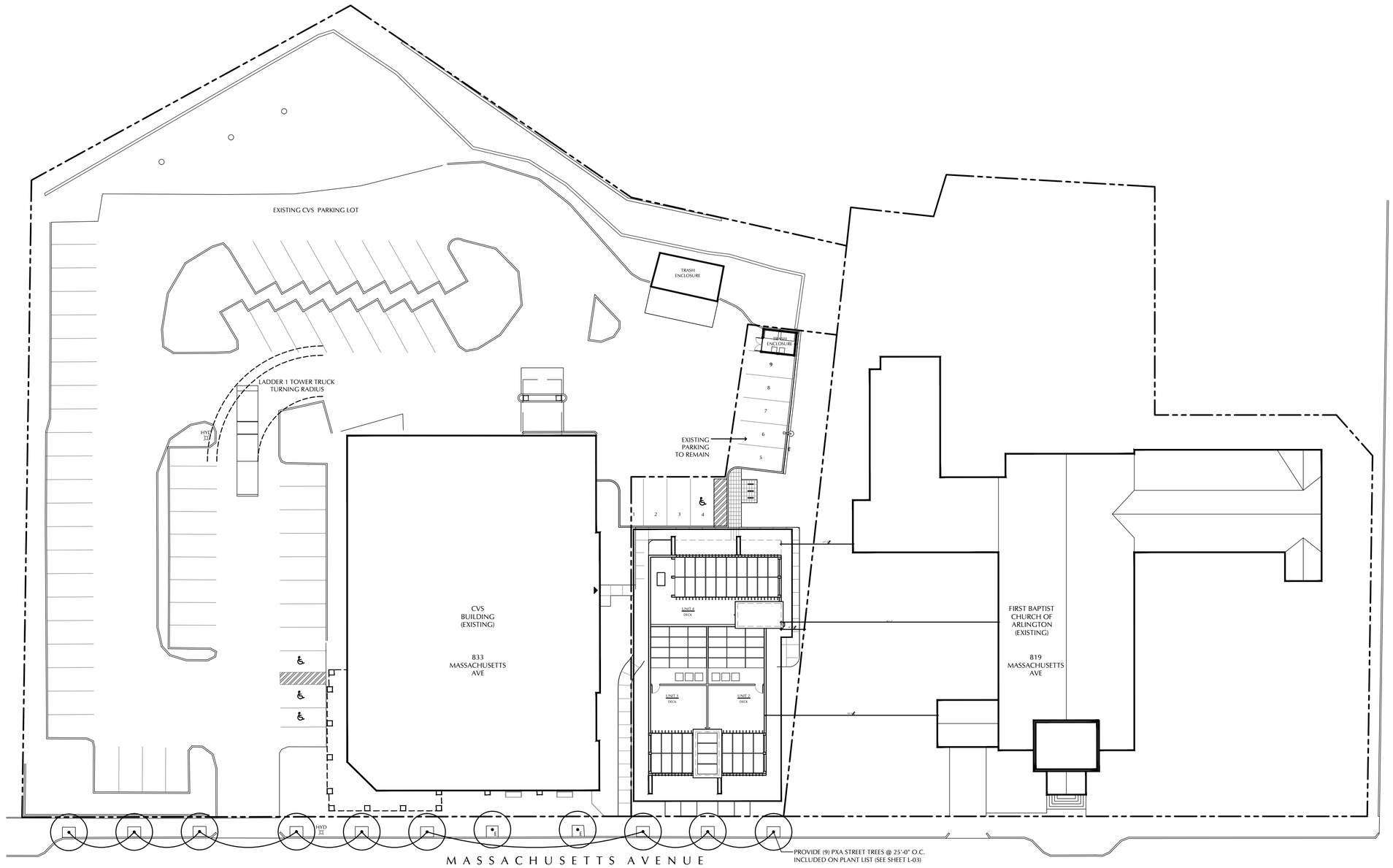
#821-833 MASSACHUSETTS AVENUE
IN
ARLINGTON, MA
(MIDDLESEX COUNTY)

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

0 30 60 90 ft

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

7239PP2.DWG



1 PROPOSED PARTIAL BLOCK PLAN

SCALE: 1" = 30'-0"

30' 15' 0 30'



2 PROPOSED PARTIAL BLOCK ELEVATION

SCALE: 1" = 30'-0"

30' 15' 0 30'

821

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PROPOSED PARTIAL BLOCK PLAN & ELEVATION

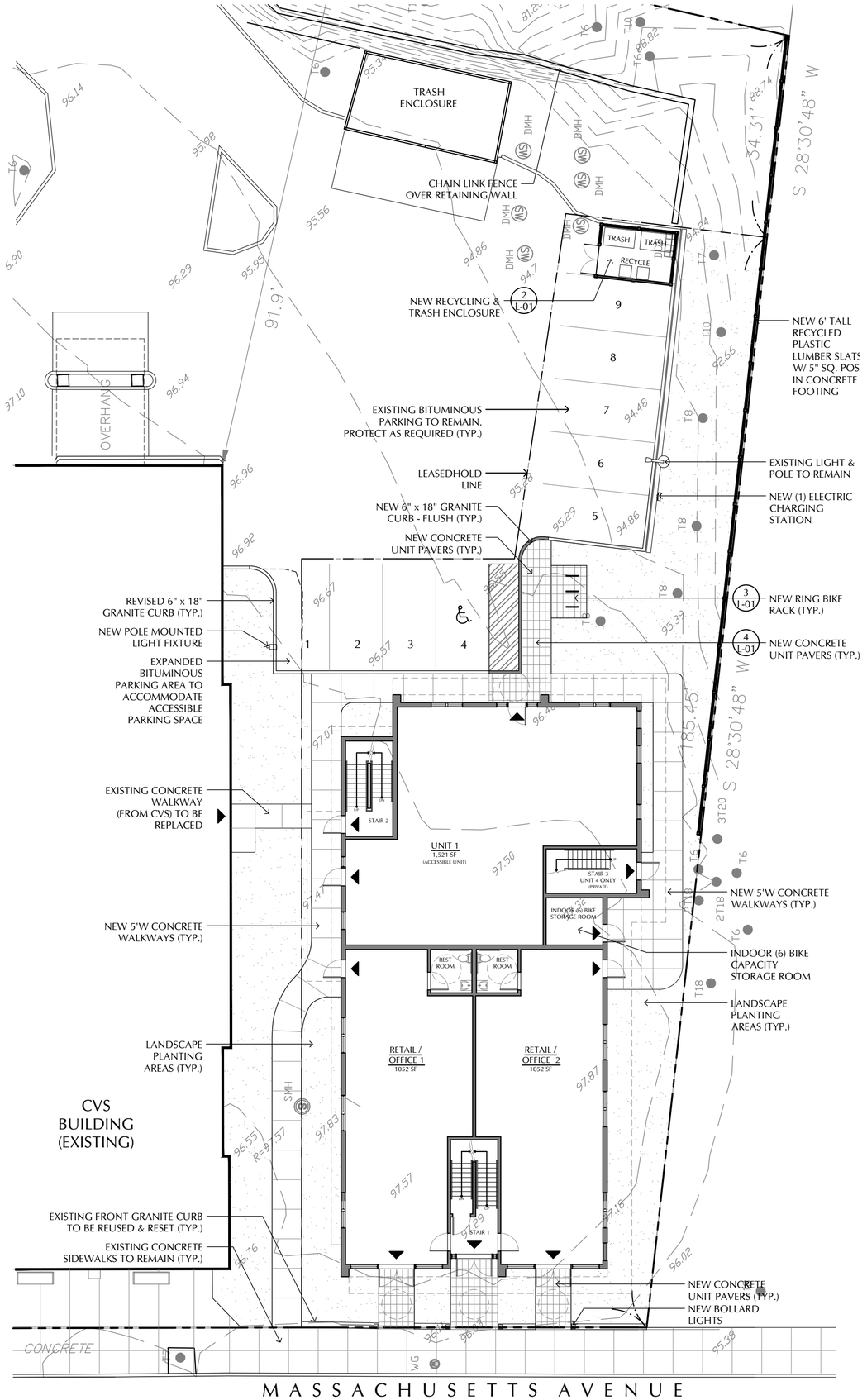


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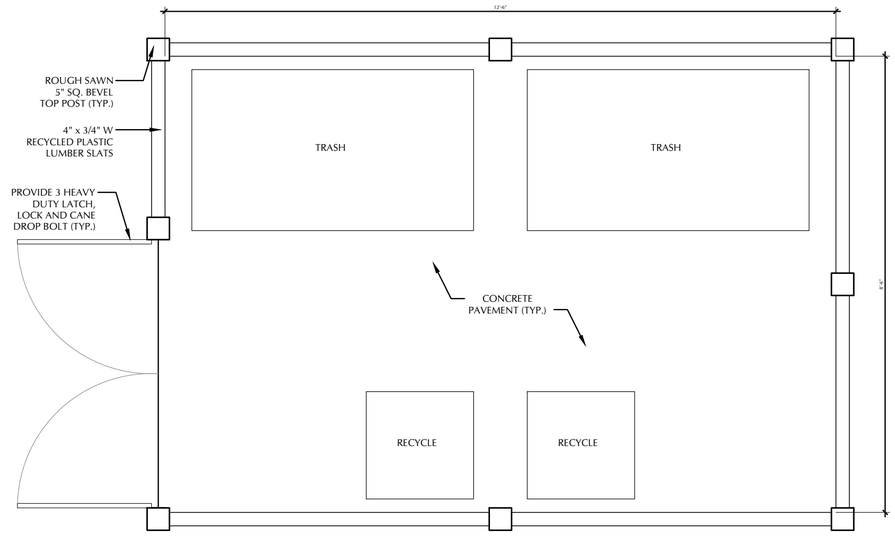
L-01



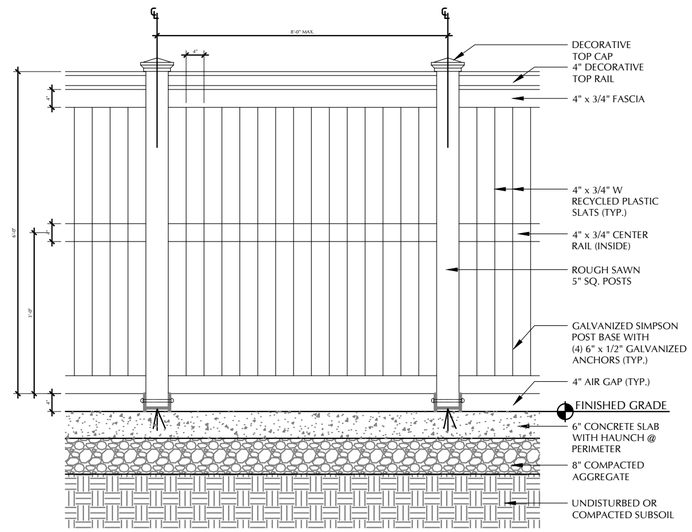
1 PROPOSED SITE LAYOUT & MATERIALS PLAN

SCALE: 1" = 15'-0"

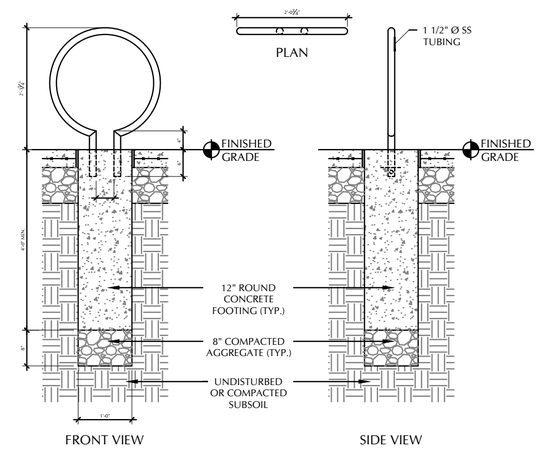
15' 7.5' 0 15'



NOTE:
ALL ELEMENTS TO BE RECYCLED PLASTIC LUMBER. COLORS TO BE SELECTED BY LANDSCAPE ARCHITECT



2 TRASH ENCLOSURE PLAN & ELEVATION



3 RING BIKE RACK DETAIL

NTS

821

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PROPOSED SITE LAYOUT & MATERIALS PLAN & DETAIL

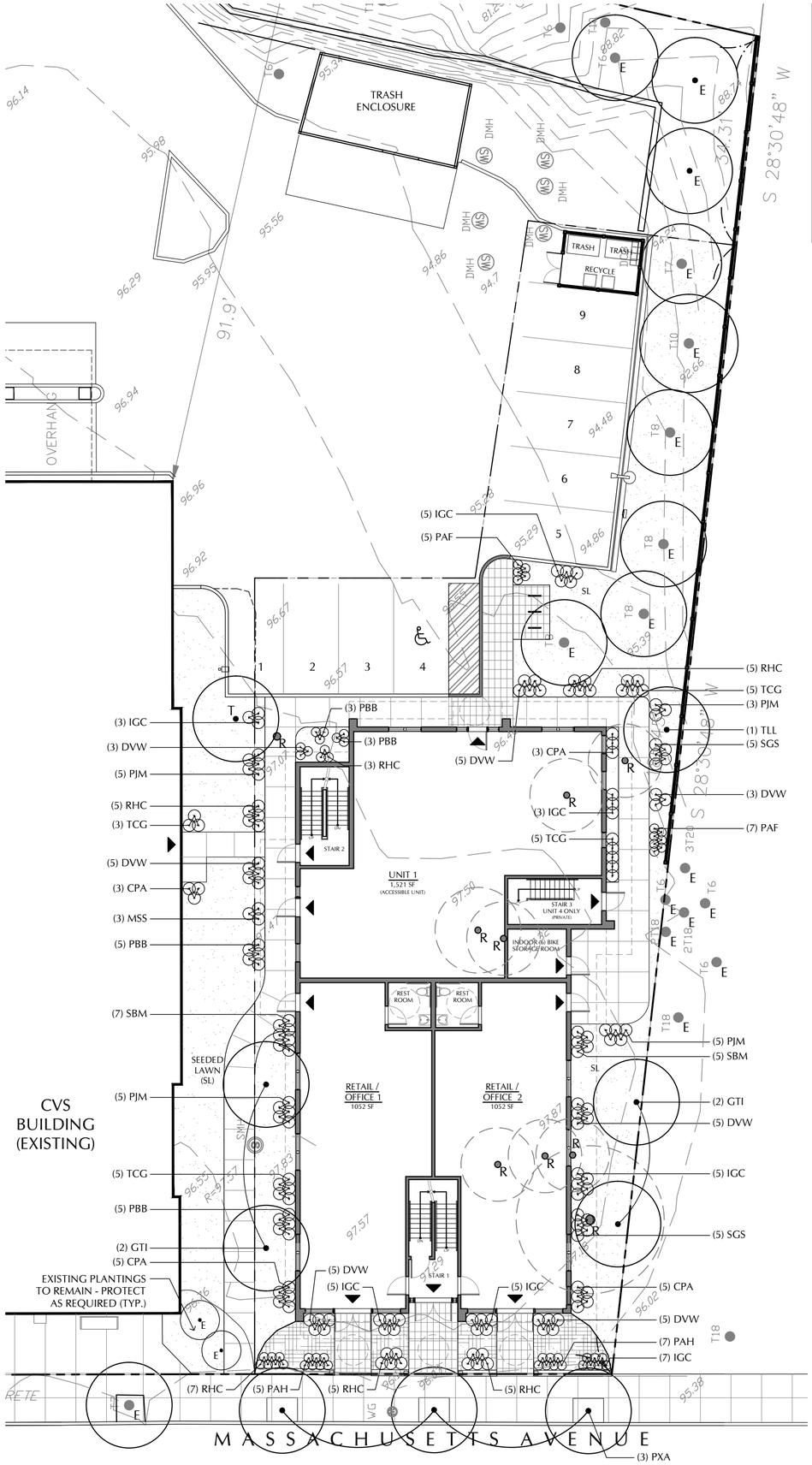
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L-02

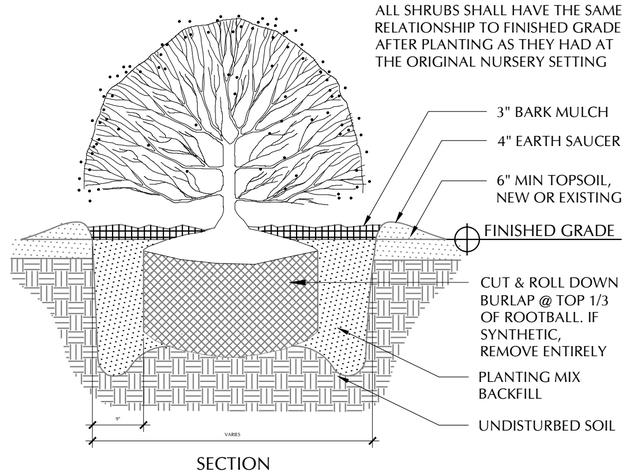


1 PROPOSED PLANTING PLAN

SCALE:1" = 15'-0"

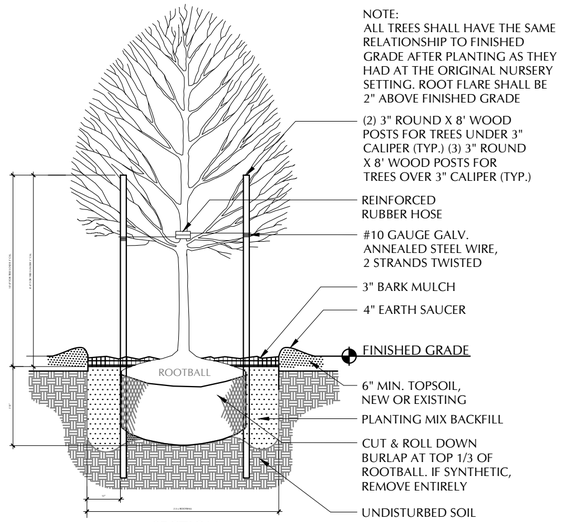
15' 7.5' 0 15'

821 MASSACHUSETTS AVENUE, ARLINGTON MA			PLANT LIST				ROJAS DESIGN, INC. RD 2958 12/27/2024
	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	TRANSPALNTED TREE - MAPLE TREE	TRANSPLANTED TREE	EXISTING	TRANSPALNTED	TRANSPLANT TREE, LOCATION AS SHOWN ON DRAWINGS
	GTI	4	GLEDITSIA TRIACANTHOS 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
	TLL	1	TILIA CORDATA	LITTLE LEAF LINDEN	3"-3 1/2" CAL.	B & B	PRUNE BRANCHING TO 6'-0" ABOVE FINISHED GRADE
SHRUBS	CPA	16	CHAMAECYPARIS PISIFERA 'FILIFERA 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
	DVW	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	35	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	2'-6" - 3'-0" TALL	B & B	EVERGREEN DENSE MOUNDED FORM - SPACING AT 2'-6" O.C.
	PBB	16	PIERIS 'BROWERS BEAUTY'	BROWER'S BEAUTY ANDROMEDA	2'-6" - 3'-0" TALL	B & B	CREAMY WHITE FLOWER - BLOOMS LATE APRIL SPACING AT 2'-6" O.C.
	PJM	18	RHODODENDRON 'PJM'	'PJM' RHODODENDRON	2'-6" - 3'-0" TALL	B & B	MAGENTA FLOWERS - BLOOMS LATE SPRING - EARLY SUMMER - SPACING AT 2'-6" O.C. - EVERGREEN
	RHC	32	RHODODENDRON 'HINO-CRIMSON'	HINO-CRIMSON AZALEA	2'-6" - 3'-0" TALL	B & B	FUCHSIA FLOWERS - BLOOMS LATE SPRING EARLY SUMMER - SPACING AT 2'-6" O.C. - EVERGREEN
	SBM	12	SPIRAEA 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.
GRASSES	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
	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	PENNISETUM ALOPECUROIDES	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	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF KARLY ROSE FOUNTAIN GRASS	1'-6" - 2'-6" TALL	3 GAL	DENSE CLUMPED GROWTH WITH UPRIGHT MOUNDS OF PURPLE FLOWERS
	SGS	10	MISCANTHUS SINENSIS 'GRACILLIMUS'	SILVER OR EULALIA GRASS	4'-0" - 7'-0" TALL	3 GAL	UPRIGHT FORM WITH FEATHERY CREAM FLOWERS - BLOOMS IN LATE SEPTEMBER - OCTOBER
G.C.	SL	470 SY	SEEDED LAWN	SEEDED LAWN	PEARL'S PREMIUM SUN-SHADE MIX	6" CLEAM LOAM MIX	SLICE SEEDING OR HYDROSEEDING FOR FULL COVERAGE OF NOTED AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION AND LANDSCAPING (TYP.)

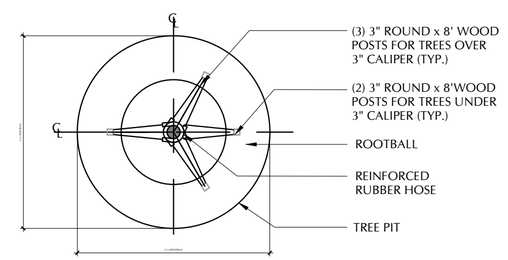


SECTION

2 SHRUB PLANTING DETAIL



SECTION



PLAN

3 TREE PLANTING PLAN

821

MASSACHUSETTS AVENUE ARLINGTON MA 02476

ARLINGTON REDEVELOPMENT BOARD SUBMISSION

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PROPOSED PLANTING PLAN & PLANT LIST



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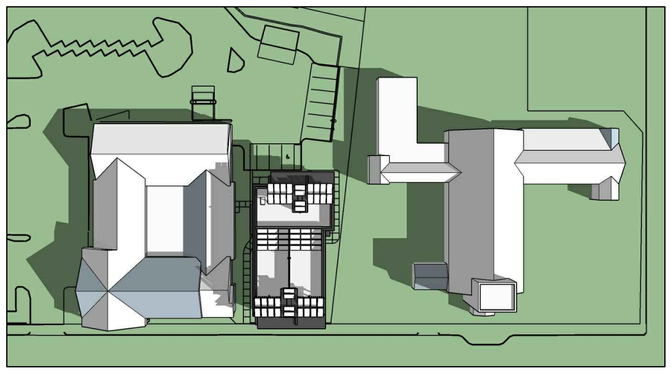
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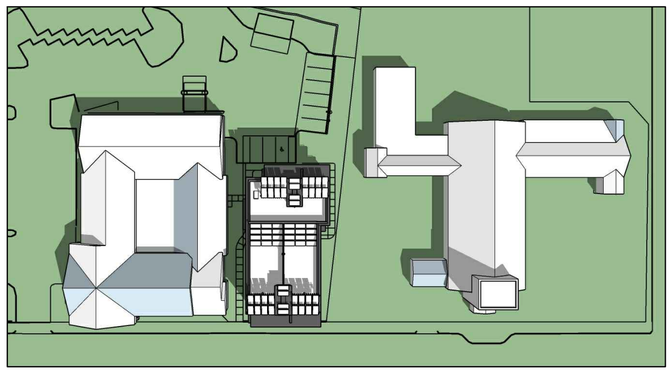
L-03



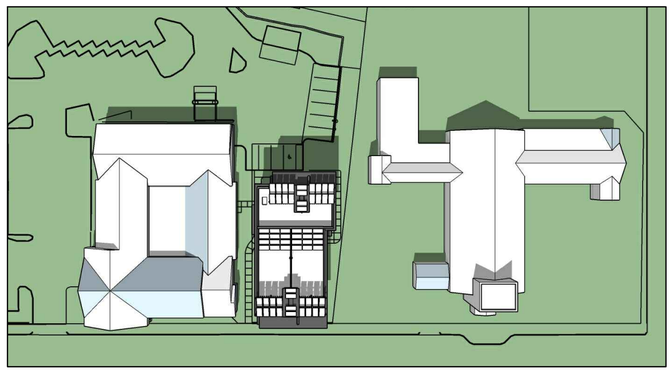
1 FRONT ELEVATION - 3 STORY



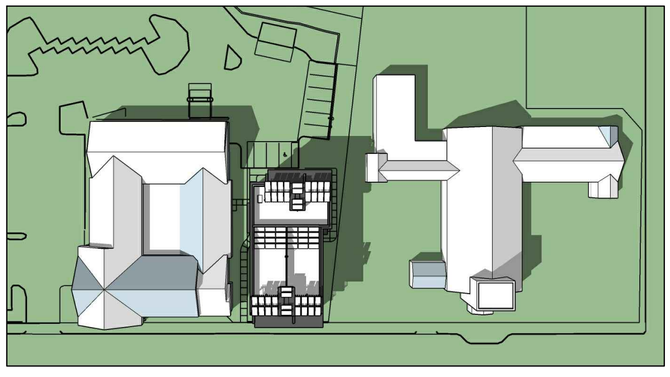
2 SUN SHADOW @ 8:00 AM



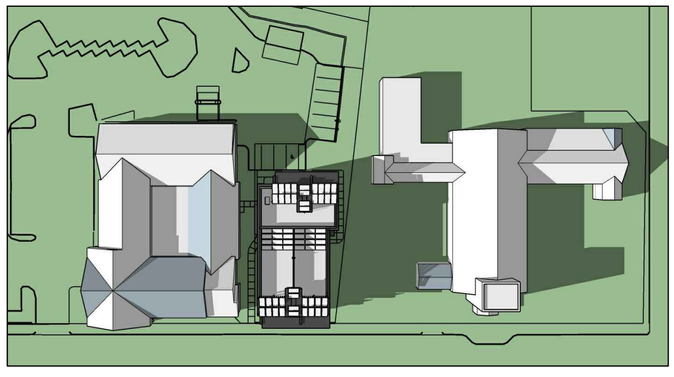
3 @ 10:00 AM



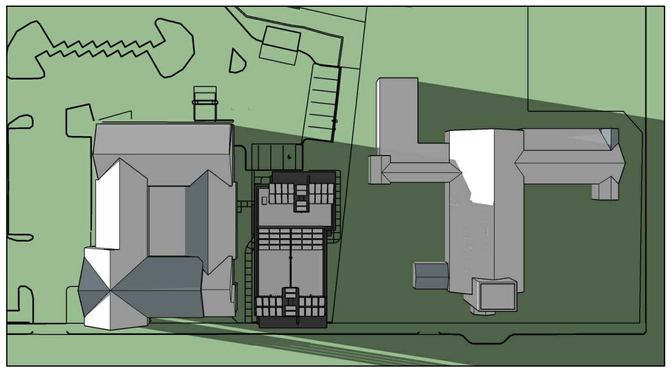
4 @ 12:00 PM



5 SUN SHADOW @ 2:00 PM



6 @ 4:00 PM



7 @ 6:00 PM

821

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3-STORY SHADOW STUDY ON 09/04/2024

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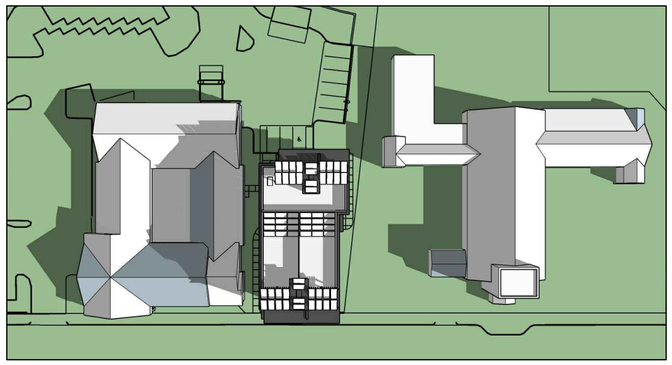
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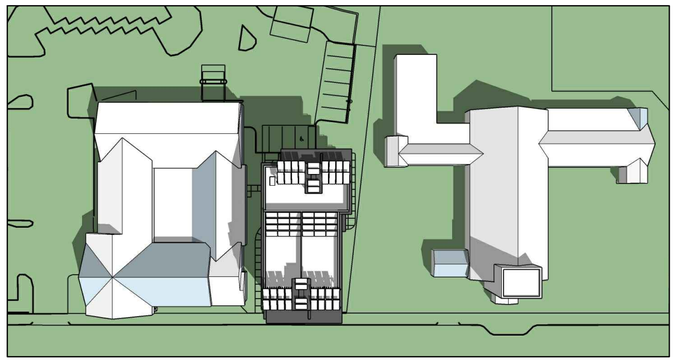
L-04



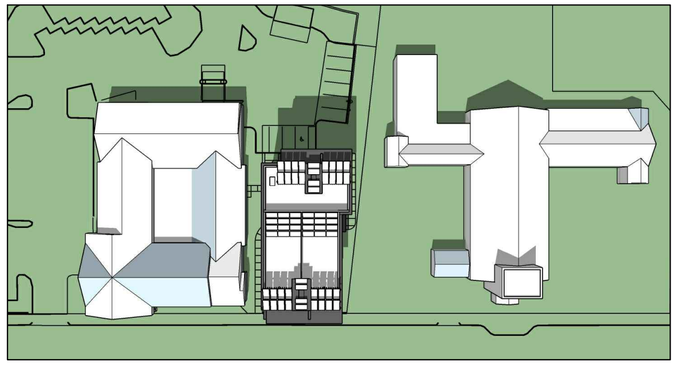
1 FRONT ELEVATION - 5 STORY



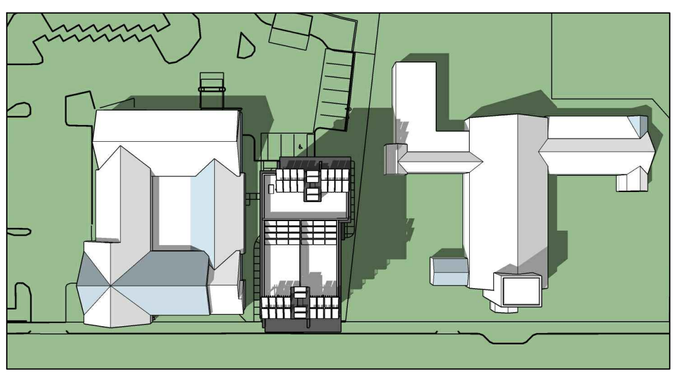
2 SUN SHADOW @ 8:00 AM



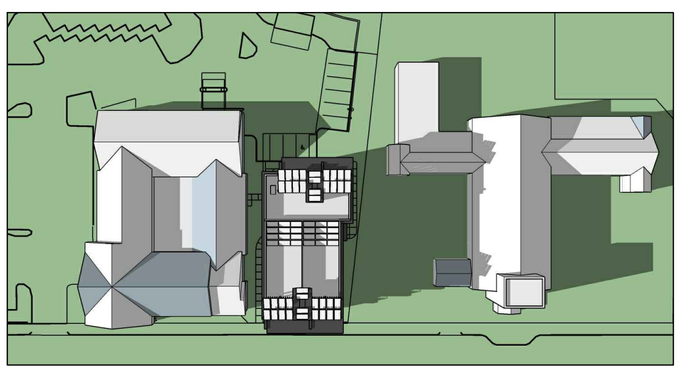
3 @ 10:00 AM



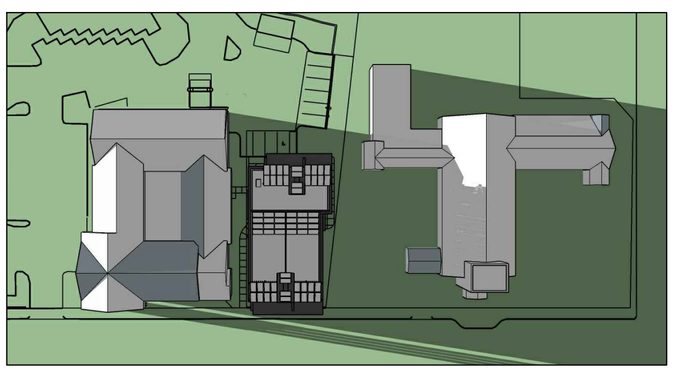
4 @ 12:00 PM



5 SUN SHADOW @ 2:00 PM



6 @ 4:00 PM



7 @ 6:00 PM

821

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5-STORY SHADOW STUDY ON 09/04/2024

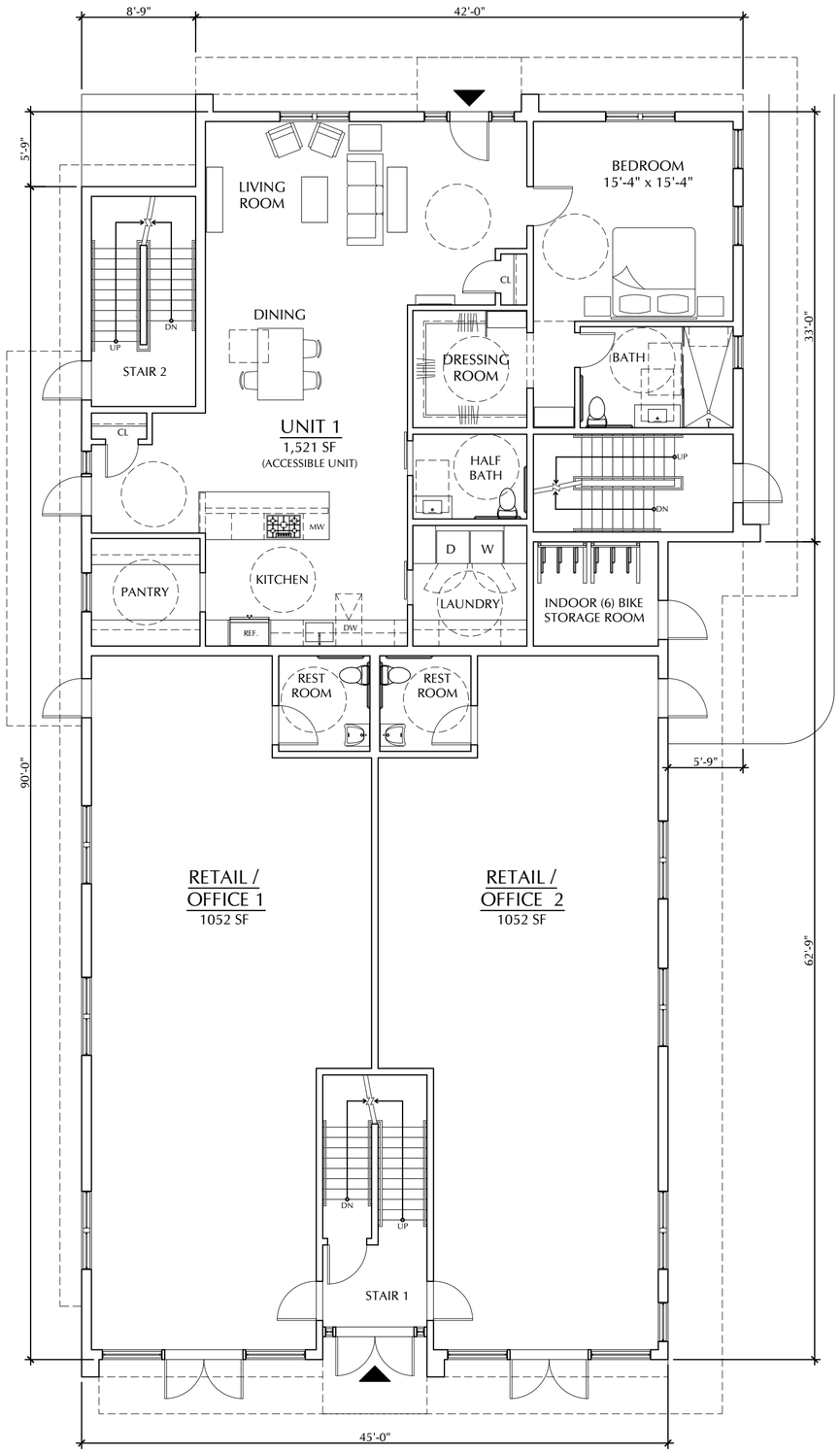
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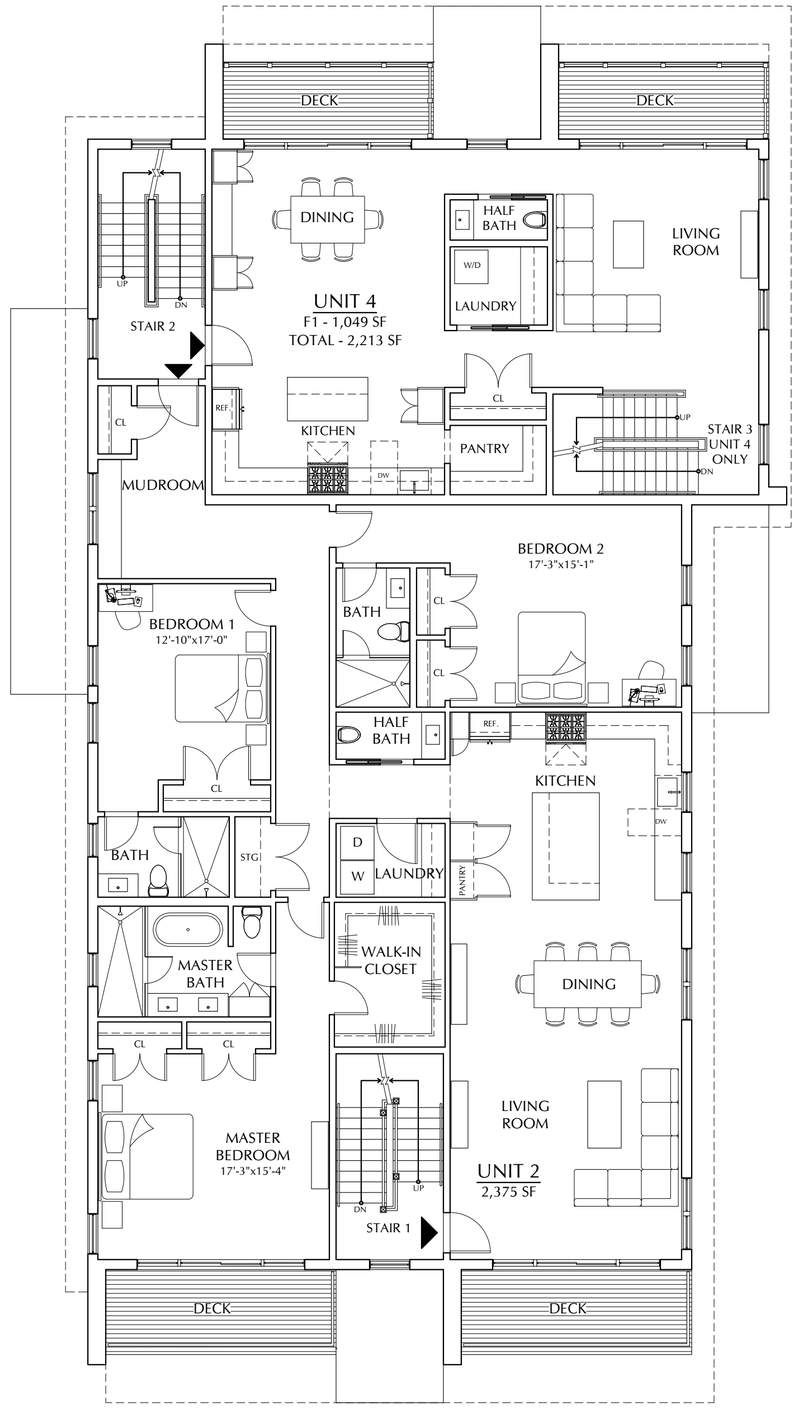
L-05



1 PROPOSED FIRST FLOOR PLAN

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

8' 4' 0 8'



2 PROPOSED SECOND FLOOR PLAN

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

8' 4' 0 8'

821

MASSACHUSETTS AVENUE ARLINGTON MA 02476

ARLINGTON REDEVELOPMENT BOARD SUBMISSION

Job:	2958
Date:	12/30/2024
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

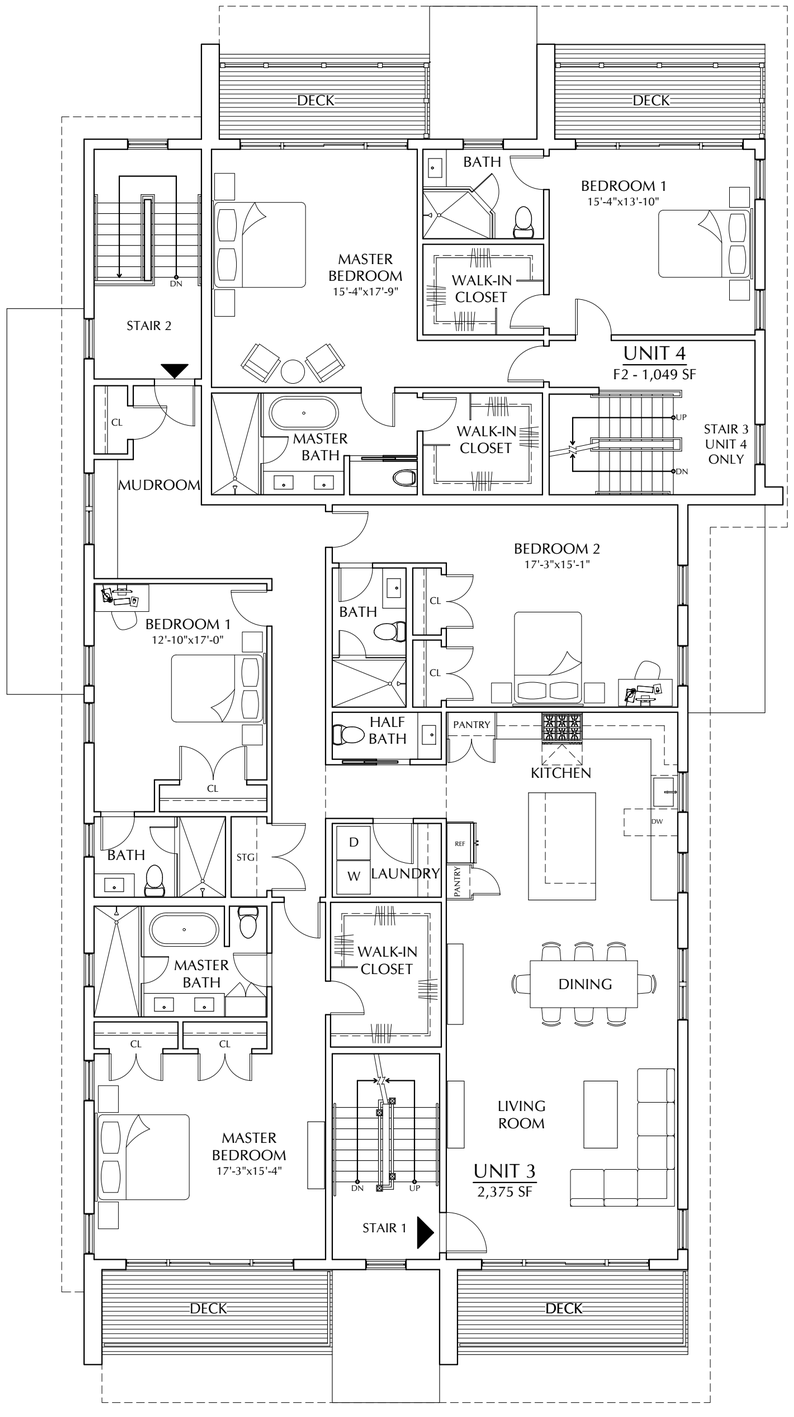
PROPOSED FIRST FLOOR & SECOND FLOOR PLANS

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Interior Design
Boston MA 02118
Landscape Architecture
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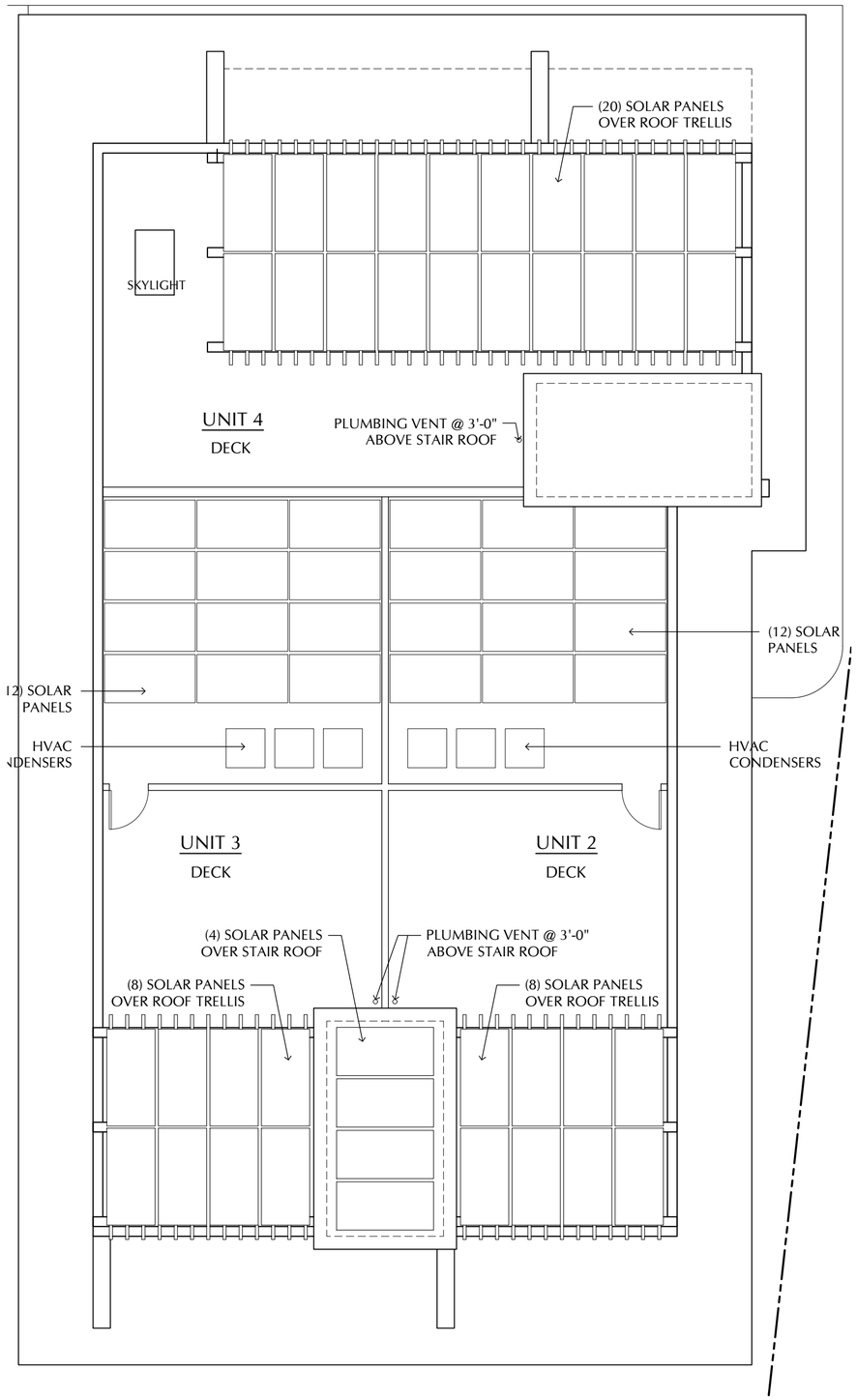
A-01



1 PROPOSED THIRD FLOOR PLAN

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

8' 4' 0 8'



2 PROPOSED ROOF PLAN
REFER TO SOLAR PACKAGE FOR
PANEL & SYSTEM SPECIFICS

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

8' 4' 0 8'

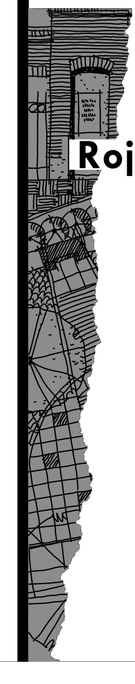
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MASSACHUSETTS AVENUE ARLINGTON MA 02476

ARLINGTON
REDEVELOPMENT
BOARD SUBMISSION

Job:	2958
Date:	12/30/2024
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

PROPOSED THIRD FLOOR & ROOF PLAN

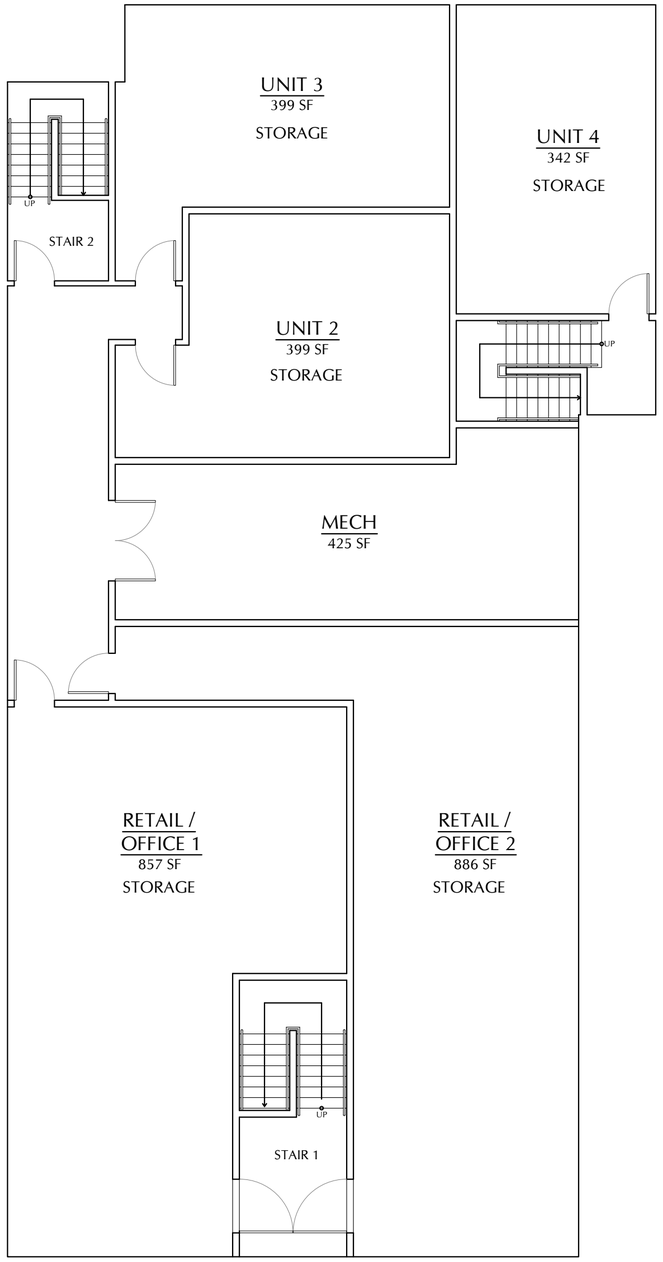


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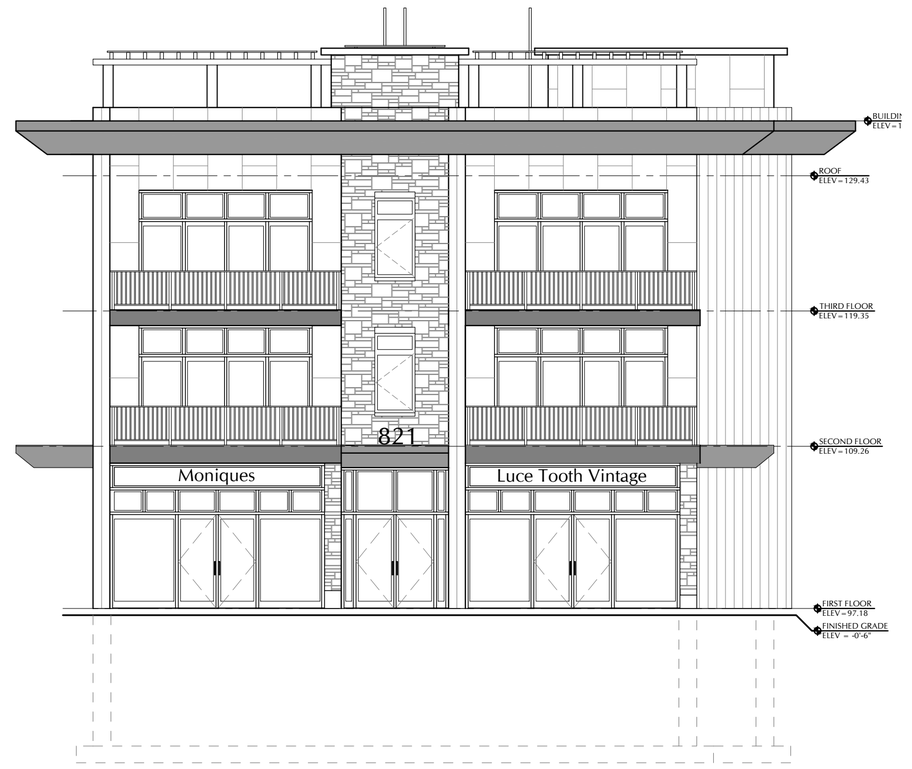
A-02



1 PROPOSED BASEMENT PLAN

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

8' 4' 0 8'

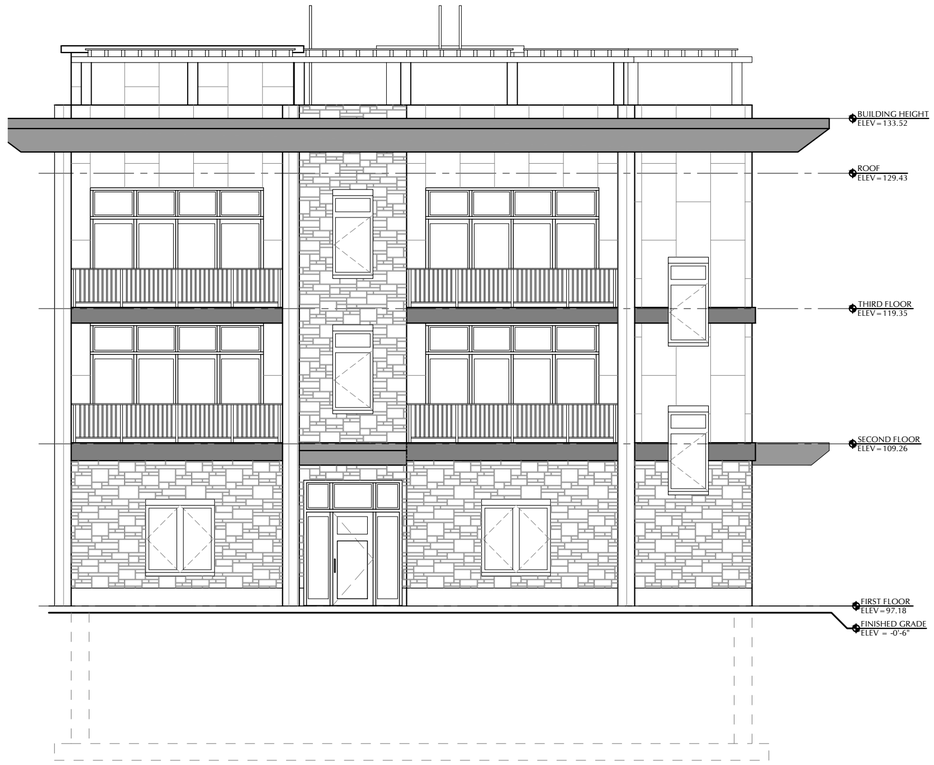


2 PROPOSED FRONT (SOUTH) ELEVATION

MASSACHUSETTS AVENUE

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

8' 4' 0 8'



3 PROPOSED REAR (NORTH) ELEVATION

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

8' 4' 0 8'

821

MASSACHUSETTS AVENUE ARLINGTON MA 02476

ARLINGTON REDEVELOPMENT BOARD SUBMISSION

Job:	2958
Date:	12/30/2024
Scale:	AS NOTED
Drawn:	ISP
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PROPOSED BASEMENT PLAN, FRONT (SOUTH) ELEVATION & REAR (NORTH) ELEVATION

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A-03



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:	12/30/2024
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

PROPOSED SIDE (EAST) & SIDE (WEST) ELEVATIONS

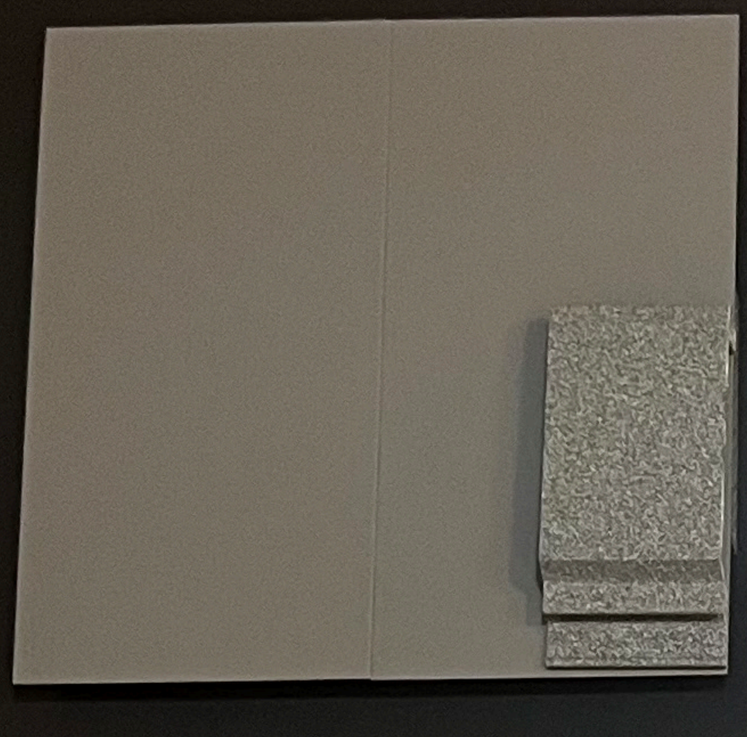
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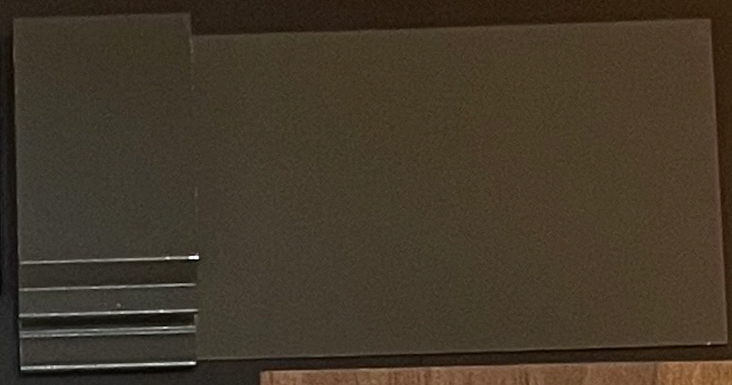
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A-04



ALUMINUM CANOPY
'Longboard Architectural Products' - Extruded Aluminum Panelboard 'Moonstone'

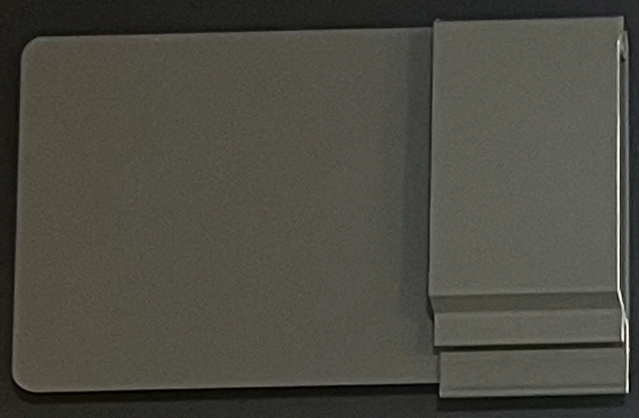




ALUMINUM FACADE PANEL
'Longboard Architectural Products' - Extruded Aluminum Panel System 'Bedrock - Speckle Finish'



ALUMINUM SOFFIT & FIN
'Longboard Architectural Products' - Extruded Aluminum Soffit Plank & Panel System 'Light National Walnut - Wood Grain Finish'



ALUMINUM BAND
'Longboard Architectural Products' - Extruded Aluminum Panelboard 'Slate Grey'

ALUMINUM STOREFRONT
'Kawneer' - Aluminum Storefront Entrance System, Doors & Windows 'Black' Anodized Finish



STONE FACADE, HEADER & SILL
'Arriscraft' - Stack-Thin Masonry 'Desert Sand' & 'Tan'



ALUMINUM RAILINGS
'Railcraft' - Railing & Picket System 'Black'

COMPOSITE DECKING
'Timber Tech' - Vintage Collection 'English Walnut'

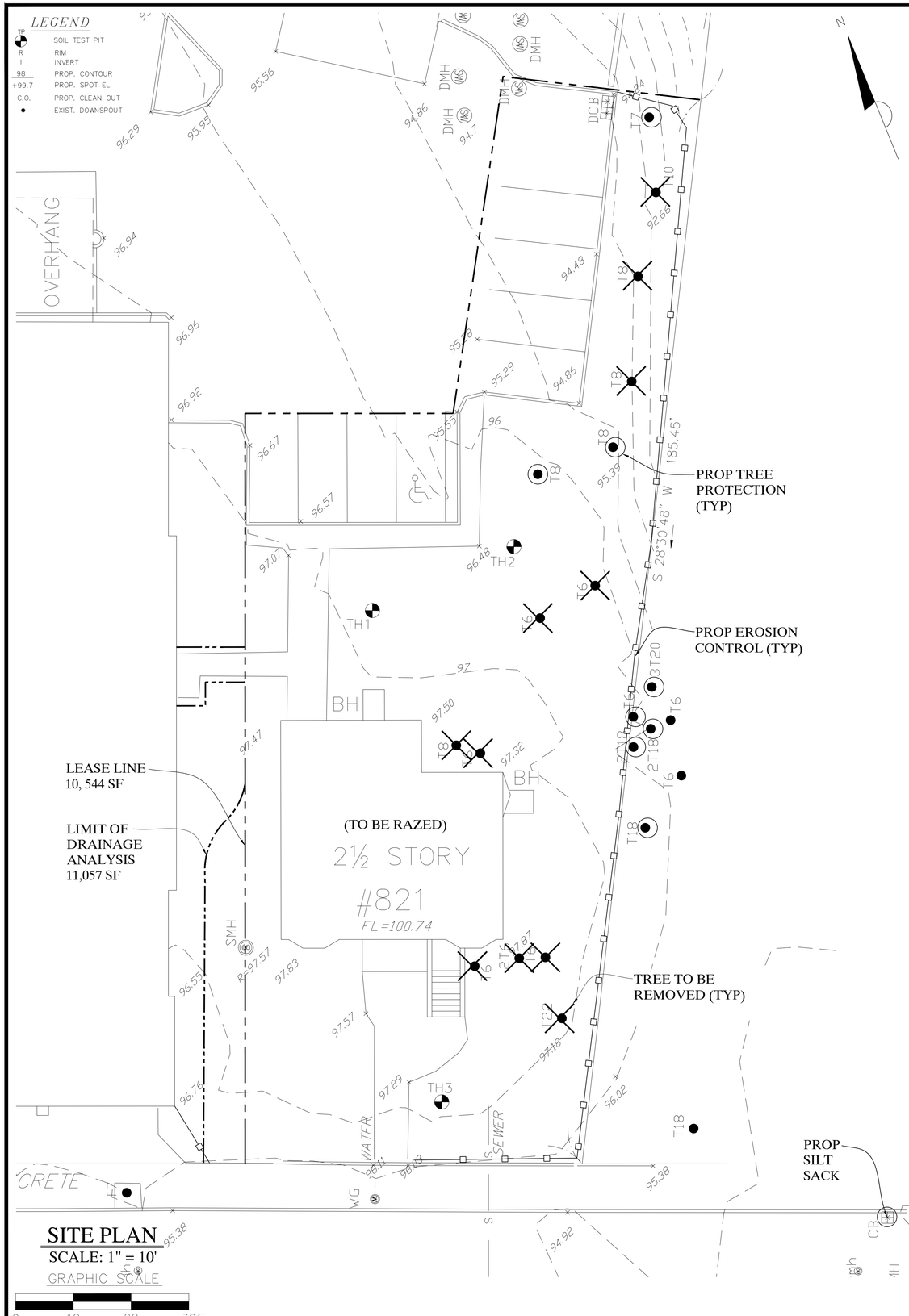


EXTERIOR FINISHES

821 MASSACHUSETTS AVENUE
ARLINGTON MA 02476

12/30/2024

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GENERAL NOTES

1. EXISTING CONDITIONS SURVEY INFORMATION OBTAINED FROM ROBER SURVEY, ARLINGTON, MA. OWNER/CLIENT ASSUMES ALL RESPONSIBILITY FOR SOURCES AND AUTHORIZATION TO USE ELECTRONIC AND RECORD FILES.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING INFORMATION ON THE GROUND AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION PRIOR TO CONSTRUCTION.
3. ALL AREAS OUTSIDE OF THE LIMIT OF WORK LINES SHALL NOT BE DISTURBED IN ANY MANNER BY THE CONTRACT OPERATIONS. THE CONTRACTOR SHALL KEEP OUT OF THESE AREAS AND PRESERVE THEIR EXISTING CHARACTER.
4. INSTALL TEMPORARY EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION FOR APPROVAL BY THE DESIGN ENGINEER.
5. PROVIDE SMOOTH TRANSITION AT CHANGES IN GRADE EXCEPT AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY THE ENGINEER.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITY LINES; ACTIVE OR NOT, AND SHALL MAINTAIN A CLOSE AND CONSTANT CONTACT WITH ALL UTILITY COMPANIES INVOLVED. CALL DIG-SAFE 888-344-7233
7. ALL ELEVATIONS ARE REFERENCED TO AN NAVD88 DATUM.
8. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS, PERMITTING, AND LICENSES ISSUED AT THE FEDERAL, STATE AND LOCAL AGENCIES.
9. CONTRACTOR SHALL COORDINATE ALL SITE UTILITY IMPROVEMENTS WITH THE TOWN OF ARLINGTON OFFICIALS.
10. ENGINEER IS TO BE CONTACTED BY CONTRACTOR TO PERFORM AS BUILT MEASUREMENTS.
11. OWNER/DEVELOPER IS TO COMPLY WITH ALL OF MASSACHUSETTS DEP SITE DEVELOPMENT REGULATIONS.

DRAINAGE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE VERTICAL AND HORIZONTAL CONTROLS OF THE PROJECT.
2. CONTRACTOR IS TO REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF BUILDING DOWNSPOUTS.
3. THE MINIMUM CLEARANCE FROM THE BOTTOM OF THE SUBSURFACE DRAINAGE SYSTEMS TO REFUSAL OR GROUNDWATER IS 24 INCHES.
4. SYSTEMS WILL REQUIRE PERIODIC INSPECTION.
5. STORMWATER RUNOFF SHALL NOT BE DIRECTED ACROSS ADJACENT PROPERTY LINES.

LAYOUT & GRADING NOTES

1. CONSULT ALL DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BETWEEN ALL TRADES PRIOR TO COMMENCING NEW CONSTRUCTION.
2. LOCATION OF EXISTING UTILITIES SHOWN ARE DIAGRAMMATIC ONLY. CONTRACTOR SHALL CONTACT THE PROPER AUTHORITIES IN WRITING TO CONFIRM THE LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE INCURRED DURING CONSTRUCTION TO ANY UTILITY SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
3. CONTRACTOR TO REFER TO A SURVEYOR PLOT PLAN FOR ACCURATE OFFSETS TO PROPERTY LINE.

SOIL TEST DATA

Performed by Gala Simon Associates, Inc., on 9/5/24

TH1 (EL. 96.9)

Horizon	Depth	Color	Texture	Mottles	Other	Elevation
C1	120"	N/A	FILL	–	–	86.9
C	128"	10YR5/4	LS	–	–	86.2

NO WATER, NO MOTTLING AND NO REFUSAL

TH2 (EL. 96.5)

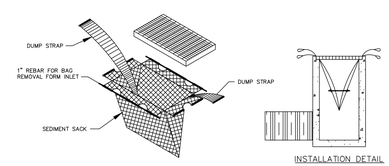
Horizon	Depth	Color	Texture	Mottles	Other	Elevation
C1	111"	N/A	FILL	–	–	87.3
C	115"	10YR6/6	CS	–	–	86.9

NO WATER, NO MOTTLING AND NO REFUSAL

TH3 (EL. 97.1)

Horizon	Depth	Color	Texture	Mottles	Other	Elevation
A/B	25"	N/A	FILL	–	–	95.0
C1	77"	10YR5/4	LS	–	–	90.7
C2	100"	10YR5/3	CS	–	–	88.8

NO WATER, NO MOTTLING AND NO REFUSAL



NOTES:
1. SOME MUNICIPALITIES DO NOT ALLOW GUTTER PROTECTION ON PUBLIC ROADS. SILT BAGS SHOULD BE USED WITH THESE CASES.
2. BAGS SHOULD BE CLEANED OUT AFTER EVERY RAIN EVENT AND/OR AS NEEDED.

3 C-0 SILT SACK
SCALE: NTS

AS BUILT NOTE:

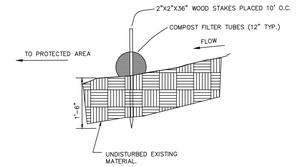
CONTRACTOR IS TO CONTACT ENGINEER FOR AS-BUILT MEASUREMENTS PRIOR TO BACK FILLING DRAINAGE SYSTEMS.

UTILITY NOTES:

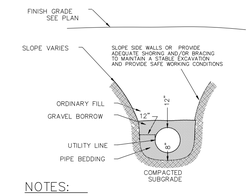
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK.
THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATERGATES, ETC. AND COMPILED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, ALL UTILITY COMPANIES OR AGENCIES PRIOR TO ANY EXCAVATION WORK. CALL DIGSAFE AT 1-800-322-4844

SAFETY NOTE:

CONTRACTOR IS TO IMPLEMENT ALL NECESSARY SAFETY AND CONSTRUCTION MEASURES AND PROCEDURES FOR THE CONSTRUCTION OF THE PROJECT. STRICT COMPLIANCE WITH FEDERAL, STATE AND LOCAL SAFETY AND CONSTRUCTION REQUIREMENTS IS MANDATORY.

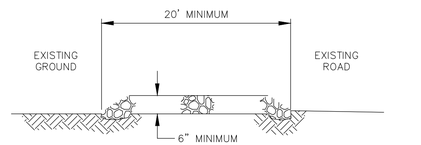


1 C-0 EROSION CONTROL
SCALE: NTS



NOTES:
1. 8" SAND CUSHION REQUIRED AT ALL LEDGE OR PIPE CROSSING
2. NO STONE GREATER THAN 3" TO BE PLACED OVER PIPE TO FINISH GRADE
3. NO STONE GREATER THAN 3" WITHIN 12" OF PIPE.
4. GRAVEL BORROW SHALL COMPLY WITH MHD M1.03.0 TYPE C
5. PIPE BEDDING SHALL COMPLY WITH MHD M1.04.1

2 C-0 TYP. UTILITY TRENCH
SCALE: NTS



THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING ROAD. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO EXISTING ROAD SHALL BE REMOVED IMMEDIATELY.

4 C-0 STABILIZED CONSTRUCTION ENTRANCE
SCALE: NTS

NOT FOR CONSTRUCTION

Gala Simon Associates Inc.
394 LOWELL STREET, SUITE 18
LEXINGTON, MA 02420
Tel: (781) 676-2962
Gala Simon Associates GSA *Civil Engineers*

EXISTING CONDITIONS PLAN

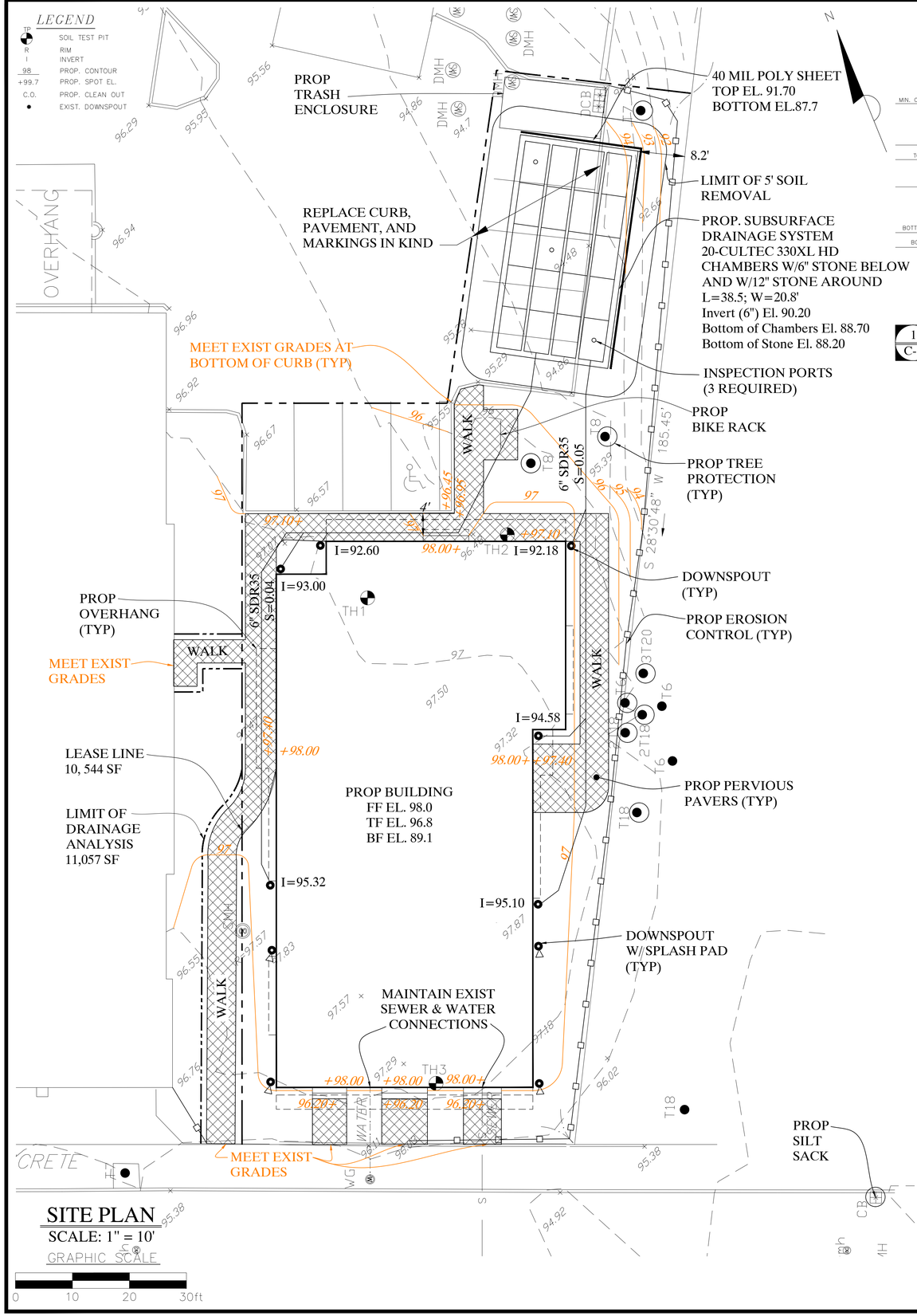
821 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS

Job No. 2422	Date: 9/6/2024
Drawn By: AG	Scale: AS SHOWN

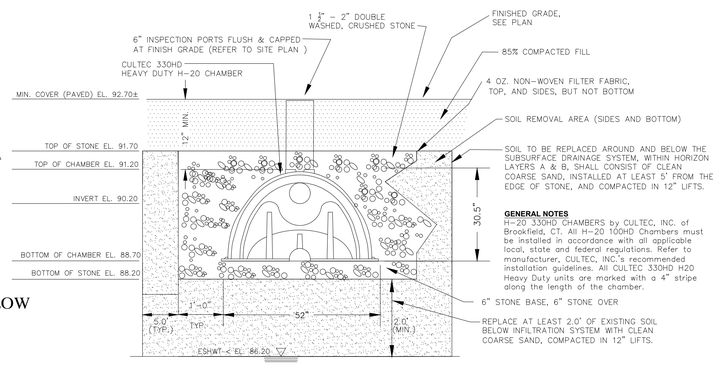
Rev#	Date:	Description:

COMMONWEALTH OF MASSACHUSETTS
ALBERTO GALA
No. 38184
REGISTERED PROFESSIONAL ENGINEER

C–01

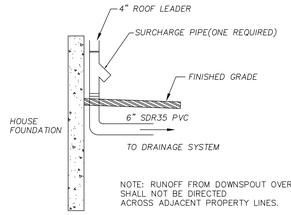


SITE PLAN
SCALE: 1" = 10'
GRAPHIC SCALE

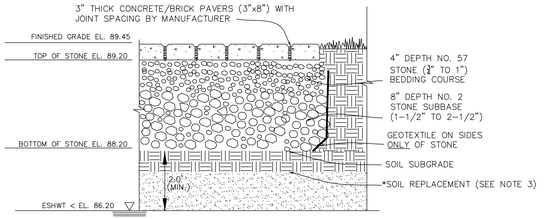


1 C-1 H-20 CULTEC 330XL HD CHAMBER SYSTEM
SCALE: NTS

NOTE: CONTRACTOR IS TO CONTACT SURVEYOR TO VERIFY LOCATION AND ELEVATION OF DRAINAGE SYSTEMS PRIOR TO BACKFILLING



2 C-1 ROOF LEADER W/DOWN SPOUT
SCALE: NTS



NOTES:
1. ALL STONE TO BE DOUBLE WASHED AND FREE OF FINES.
2. ALL STONE TO BE SET LEVEL TO SUBGRADE. ADDITIONAL STONE DEPTH MAY BE REQUIRED ON HIGH SIDE OF GRADE.
3. REPLACE AT LEAST 2.0' OF EXISTING SOIL BELOW PAVERS WITH CLEAN COARSE SAND, COMPACTED IN 12" LIFTS.

3 C-1 CONCRETE/BRICK PERMEABLE PAVERS
SCALE: NTS (WALKS)



4 C-1 ROOF LEADER W/SPLASH PAD
SCALE: NTS

NOT FOR CONSTRUCTION

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LEXINGTON, MA 02420
Tel: (781) 676-2962
Gala Simon Associates GSA Civil Engineers

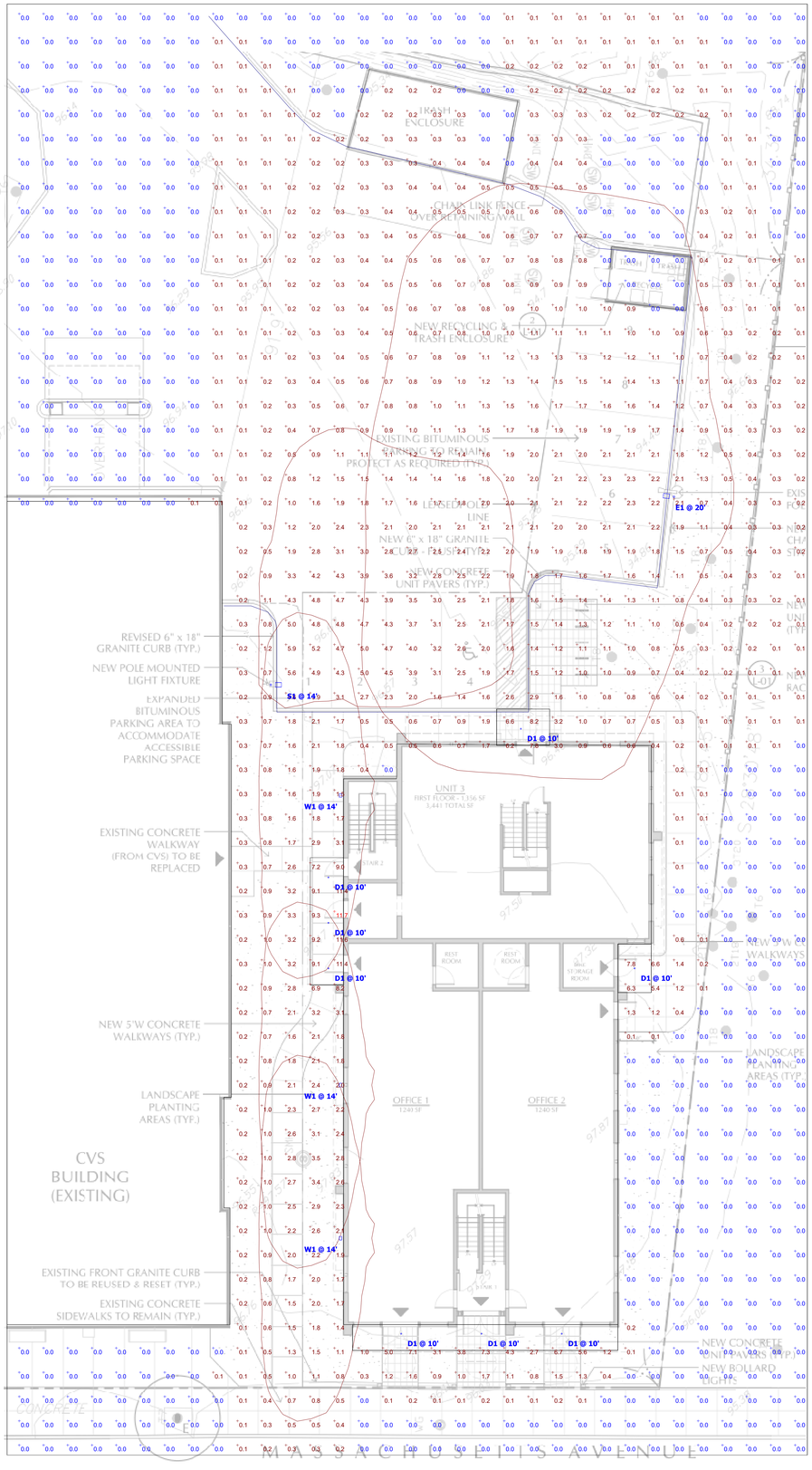
PROPOSED CONDITIONS
DRAINAGE PLAN

821 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS

Job No. 2422	Date: 9/6/2024	
Drawn By: AG	Scale: AS SHOWN	
Rev#	Date:	Description:

COMMONWEALTH OF MASSACHUSETTS ALBERTO G. GIL CIVIL No. 54184 REGISTERED PROFESSIONAL ENGINEER

C–02



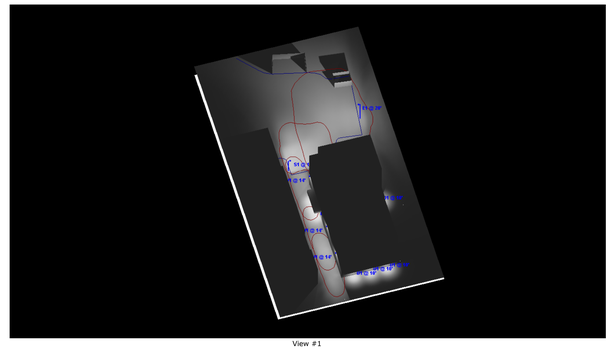
Plan View
Scale - 1/8" = 1ft



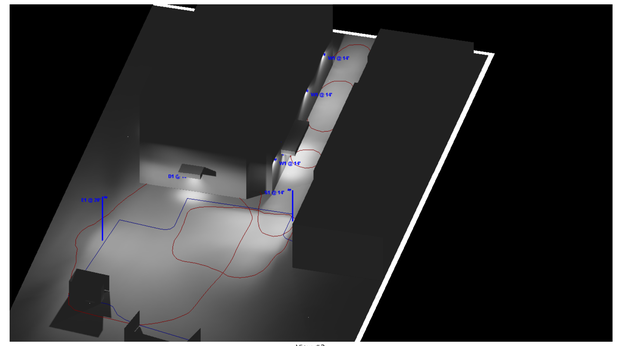
Lithonia DSX0 Series

DISCLAIMER:

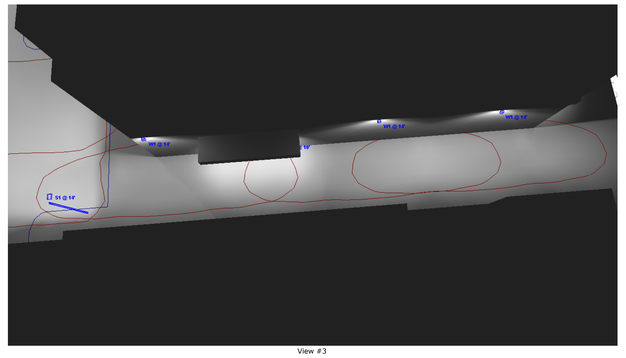
-THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY
AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM MANUFACTURERS PHOTOMETRIC IN-HOUSE OR INDEPENDANT LAB TEST WITH DATA SUPPLIED BY LAMP MANUFACTURERS.



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

VISUAL

821 Massachusetts Ave
Arlington, MA
Exterior Lighting Calculation

Designer
THF
Date
07/29/2024
Scale
Not to Scale
Drawing No.

Summary