

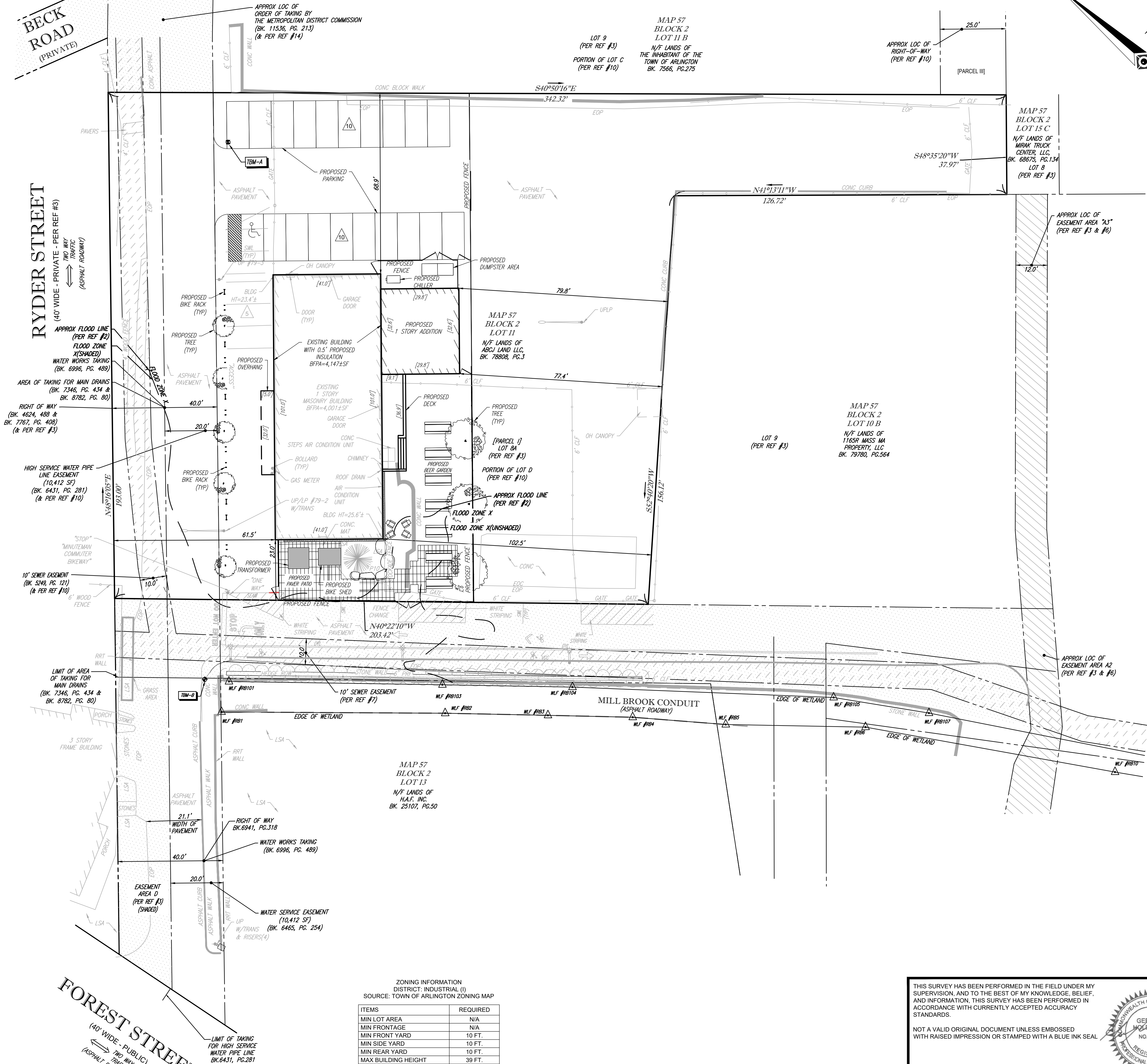


THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

LEGEND	
---	EXISTING CONTOUR
---	EXISTING SPOT ELEVATION
X 123.45	EXISTING TOP OF CURB ELEVATION
X 123.45	EXIST. BOTTOM OF CURB ELEVATION
X BC 123.99	HYDRANT
EM	GAS METER
EM	ELECTRIC METER
UP #	UTILITY POLE
UPLP #	UTILITY POLE/LIGHT POLE
---	SIGN
---	BOLLARD
---	METAL GUIDE RAIL
(TYP)	TYPICAL
Δ	DELINATION FLAG
Δ	CONIFEROUS TREE & TRUNK SIZE
Δ	SHRUBS
Δ	PARKING SPACE COUNT
---	DEPRESSED CURB
[PARCEL I]	TITLE REPORT PARCEL
(TRACT I)	DEED DESIGNATION
SWL	SOLID WHITE LINE
HT	HEIGHT
BLDG	BUILDING
BFPA	BUILDING FOOTPRINT AREA
---	EDGE OF CONC.
---	EDGE OF PAVEMENT
---	LANDSCAPED AREA
---	CHAIN LINK FENCE
FT.	FEET
[40.0']	PROPOSED BUILDING DIMENSIONS
1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
SF	SQUARE FEET

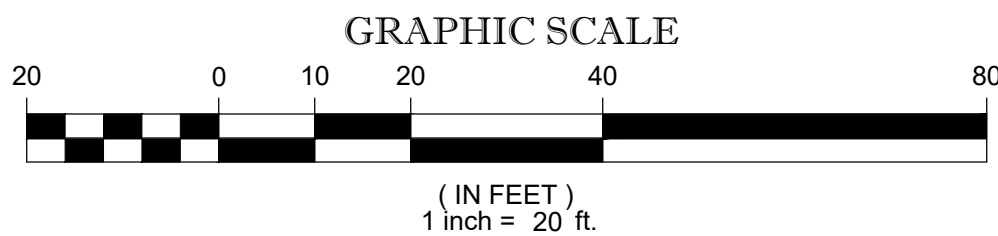
RYDER STREET
(40' WIDE - PRIVATE - PER REF #3)
(ASPHALT ROADWAY)

FOREST STREET
(40' WIDE - PUBLIC)
(ASPHALT ROADWAY)



ZONING INFORMATION	
DISTRICT: INDUSTRIAL (I)	
SOURCE: TOWN OF ARLINGTON ZONING MAP	
ITEMS	REQUIRED
MIN LOT AREA	N/A
MIN FRONTAGE	N/A
MIN FRONT YARD	10 FT.
MIN SIDE YARD	10 FT.
MIN REAR YARD	10 FT.
MAX BUILDING HEIGHT	39 FT.

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.



NOTES:

- PROPERTY KNOWN AS LOT 11 AS SHOWN ON THE TOWN OF ARLINGTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 57.
- AREA = 45,887 SQUARE FEET OR 1.049 ACRES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS). TEMPORARY BENCH MARKS SET:

TBM-A: MAG NAIL SET IN ASPHALT PAVEMENT, ELEVATION= 105.23'
TBM-B: MAG NAIL SET IN ASPHALT WALK, ELEVATION= 105.52'
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED ADDITION IN RELATION TO THE PROPERTY LINES, ALL IMPROVEMENTS SHOWN HEREON SHOWN BY OTHERS.
- THE EXISTING BUILDING SHOWN HEREON WILL BE COVERED IN 0.5' OF INSULATION DURING CONSTRUCTION.

REFERENCES:

- THE TAX ASSESSOR'S MAP OF ARLINGTON, MIDDLESEX COUNTY, MAP 57.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 17 OF 176," COMMUNITY-PANEL NUMBER 290250017K, EFFECTIVE DATE JULY 3, 2024.
- MAP ENTITLED "PLAN OF LOTS AND EASEMENTS IN ARLINGTON, MA," PREPARED BY: RIM ENGINEERING CO., INC., DATED: OCTOBER 23, 2006, AND RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 1072 OF 2007.
- MAP ENTITLED "PLAN OF LAND IN ARLINGTON, MA," PREPARED BY: RIM ENGINEERING CO., INC., DATED: DECEMBER 28, 2018, AND RECORDED WITH THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 110 OF 2019.
- WATER MAPPING PROVIDED BY THE TOWN ENGINEERING DEPARTMENT.
- MAP ENTITLED "PLAN OF LOTS AND EASEMENTS IN ARLINGTON, MA," PREPARED BY: RIM ENGINEERING CO., INC., DATED: JANUARY 21, 2003, AND RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 83 OF 2003 IN BOOK 37850 PAGE 612.
- MAP ENTITLED "PLAN OF LAND IN ARLINGTON MASS." DATED SEPTEMBER 13, 1945, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 172 OF 1946.
- MAP ENTITLED "AS-BUILT GEOTHERMAL SITE PLAN 1167R MASSACHUSETTS AVE. ARLINGTON, MA PREPARED FOR ACHIEVE RENEWABLE" DATES JANUARY 4, 2016 PREPARED BY PAUL LINDHOLM, P.E.
- MAP ENTITLED "ALTANSPS LAND TITLE SURVEY, 15 RYDER STREET, TOWN OF ARLINGTON, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED SEPTEMBER 28, 2021.
- MAP ENTITLED "SUB-DIVISION OF LAND IN ARLINGTON MASS.," PREPARED BY: FRANK K. NICKSAY, CIVIL ENGINEER, DATED: AUGUST 2, 1947, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS IN BOOK 7178, PAGE 331 AS PLAN 1232 OF 1947.
- MAP ENTITLED "PLAN OF LAND IN ARLINGTON MASS. TAKEN FOR STORM DRAIN PURPOSES," PREPARED BY: JAMES M. KEANE, TOWN ENGINEER, DATED: OCTOBER 16, 1937, AND RECORD WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 992 OF 1937.
- MAP ENTITLED "PLAN OF LAND IN ARLINGTON MASS. TAKEN FOR STORM DRAIN PURPOSES" PREPARED BY: JAMES M. KEANE, TOWN ENGINEER, DATED: DECEMBER 15, 1939, AND RECORD WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 1086 OF 1939.
- MAP ENTITLED "PLAN OF LAND IN ARLINGTON MASS. TAKEN FOR SEWER PURPOSES", PREPARED BY: JAMES M. KEANE, TOWN ENGINEER, DATED: DECEMBER 14, 1939, AND RECORD WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 1086 OF 1939.
- MAP ENTITLED "THE COMMONWEALTH OF MASSACHUSETTS METROPOLITAN DISTRICT COMMISSION SEWERAGE DIVISION PLAN OF LAND IN ARLINGTON", DATED: FEBRUARY 1968, AND RECORD WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 729 OF 1968.
- MAP ENTITLED "PLAN AND PROFILE OF STORM DRAIN IN RYDER STREET," PREPARED BY JAMES M. KEANE TOWN ENGINEER, DATED: AUGUST 8, 1949, FILED IN THE TOWN OF ARLINGTON ENGINEERS OFFICE AS PLAN 4822.
- MAP ENTITLED "SEWER ASSESSMENT PLAN NO. 477," PREPARED BY J. M. KEANE TOWN ENGINEER, DATED FEBRUARY 8, 1929, FILED IN THE TOWN OF ARLINGTON ENGINEERS OFFICE AS PLAN 2676.
- MAP ENTITLED "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY, ABC BEER INC., 15 RYDER STREET, LOT 11, BLOCK 2, MAP 57, TOWN OF ARLINGTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED JANUARY 21, 2025.
- CAD FILE ENTITLED "25_01_17 RYDER ST. AWNING," PROVIDED BY REISEN DESIGN ASSOCIATES ON JANUARY 17, 2025.

1		ADD PROPOSED DECK		N/A	G.R.D.	G.L.H.	01-24-2025
No.	DESCRIPTION OF REVISION			FIELD CREW	DRAWN:	APPROVED:	DATE
FIELD DATE		PROPOSED PLOT PLAN OF LAND ABC BEER INC. 15 RYDER STREET LOT 11, BLOCK 2, MAP 57 TOWN OF ARLINGTON, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS					
12-26-2024							
FIELD BOOK NO.							
24-14- MA							
FIELD BOOK PG.							
13							
FIELD CREW		 CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX WWW.CPASURVEY.COM					
J.D.O.							
DRAWN:							
G.R.D.							
REVIEWED:		APPROVED:		DATE		SCALE	
G.L.H.		G.L.H.		01-23-2025		1" = 20'	
				FILE NO.		03-210320-01	
				DWG. NO.		1 OF 1	

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211



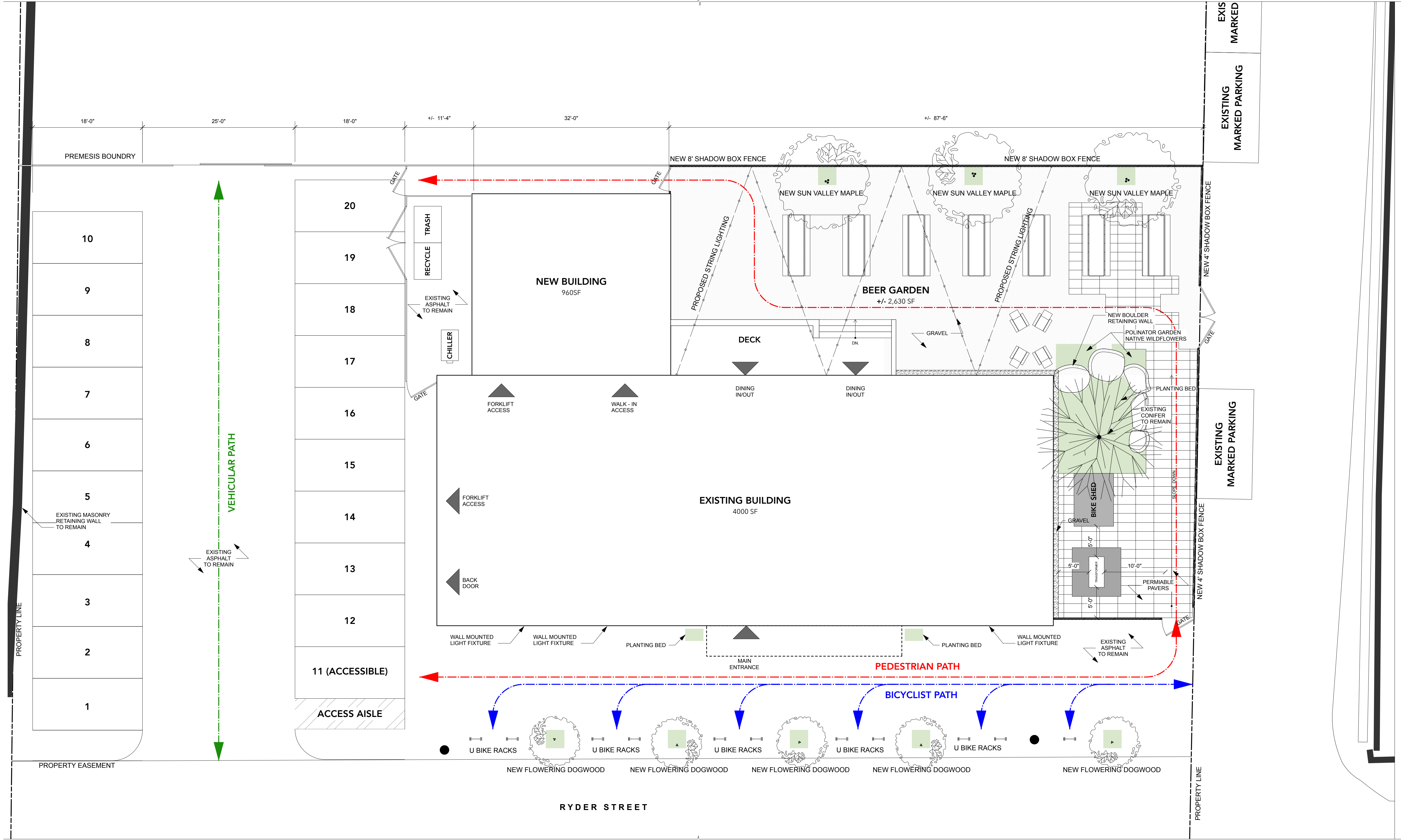
01-24-2025
DATE

PROPOSED PLOT PLAN OF LAND ABC BEER INC.

15 RYDER STREET
LOT 11, BLOCK 2, MAP 57
TOWN OF ARLINGTON, MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTH BROOKFIELD, MA 01772
508.948.3000 - 508.948.3003 FAX
WWW.CPASURVEY.COM

ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-880-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-357-3999
WARREN, NJ 908-668-0999



NOTES



SUN VALLEY MAPLE



FLOWERING DOGWOOD

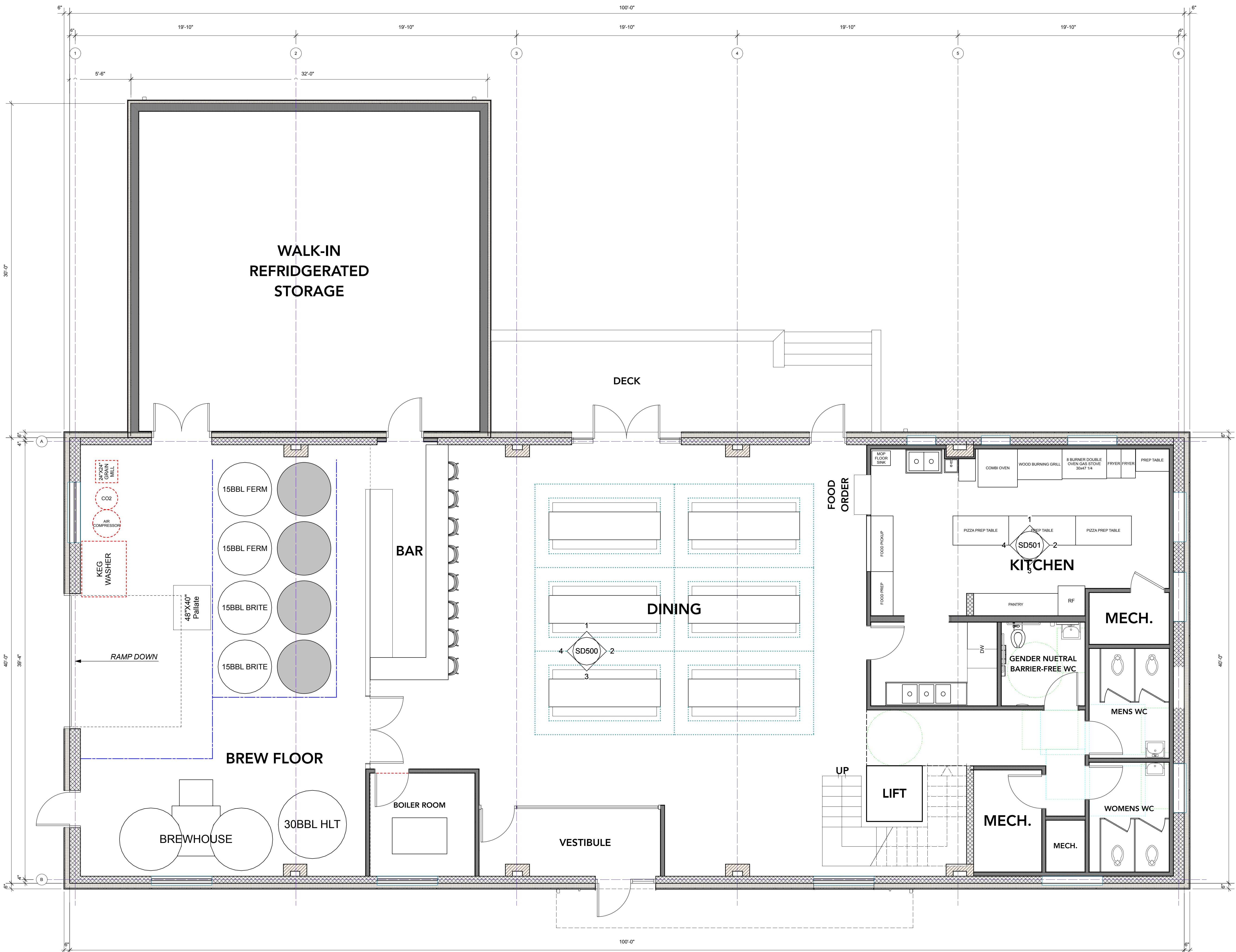
Issue			Revision		
No.	Date	Issue Notes	No.	Date	Revision Notes

Reisen Design Associates ARCHITECTURE 32R Essex Street, Studio 6 Cambridge MA 02139 (617) 876-7440			Consultant		
--	--	--	------------	--	--

Project Title Arlington Brewing Co. 15 Ryder St. Arlington MA		
--	--	--

Sheet Title Proposed Site Plan		
-----------------------------------	--	--

NOT FOR CONSTRUCTION	Project ID	Drawing No. A010
	Drawn By	
	Reviewed By	
	Scale As Noted	
	Date 01.27.2025	



NOTES

Issue			Revision		
No.	Date	Issue Notes	No.	Date	Revision Notes

Reisen Design Associates
ARCHITECTURE
32R Essex Street, Studio 6
Cambridge MA 02139
(617) 876-7440

Project Title
Arlington Brewing Co.
15 Ryder St.
Arlington MA

Sheet Title
Proposed 1st Floor Plan

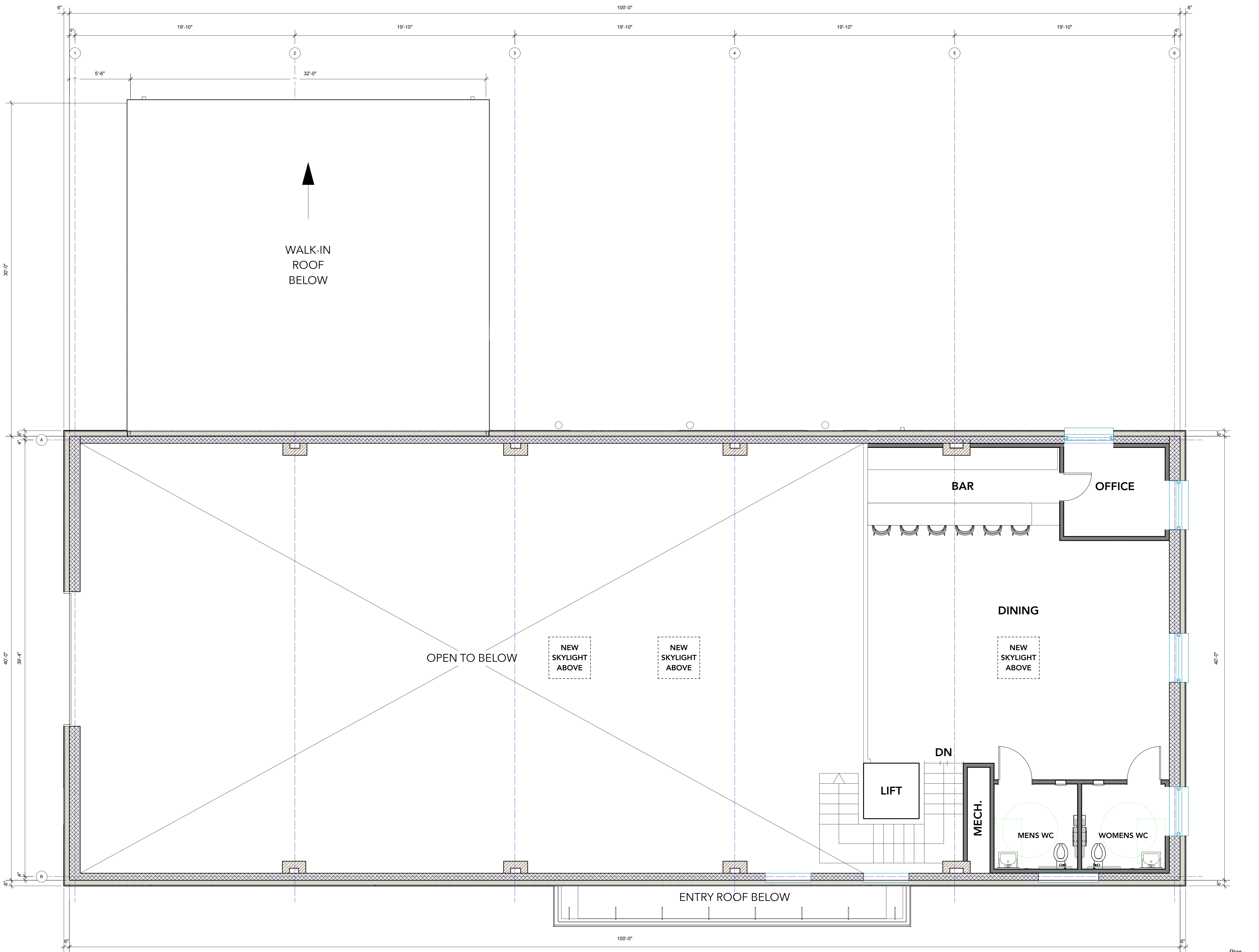
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	Drawn By	A110
	Reviewed By	
	Scale	
	Date	

As Noted
01.27.2025

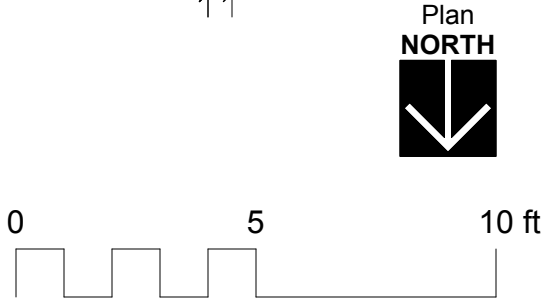
1 1st Floor Plan
Scale: 1/8" = 1'-0"



0 5 10 ft



1 Mezzanine Floor Plan
Scale: 1/8" = 1'-0"



NOTES

Issue		Revision	

No.	Date	Issue Notes	No.	Date	Revision Notes

Reisen Design Associates
ARCHITECTURE

32R Essex Street, Studio 6
Cambridge MA 02139
(617) 876-7440

Consultant

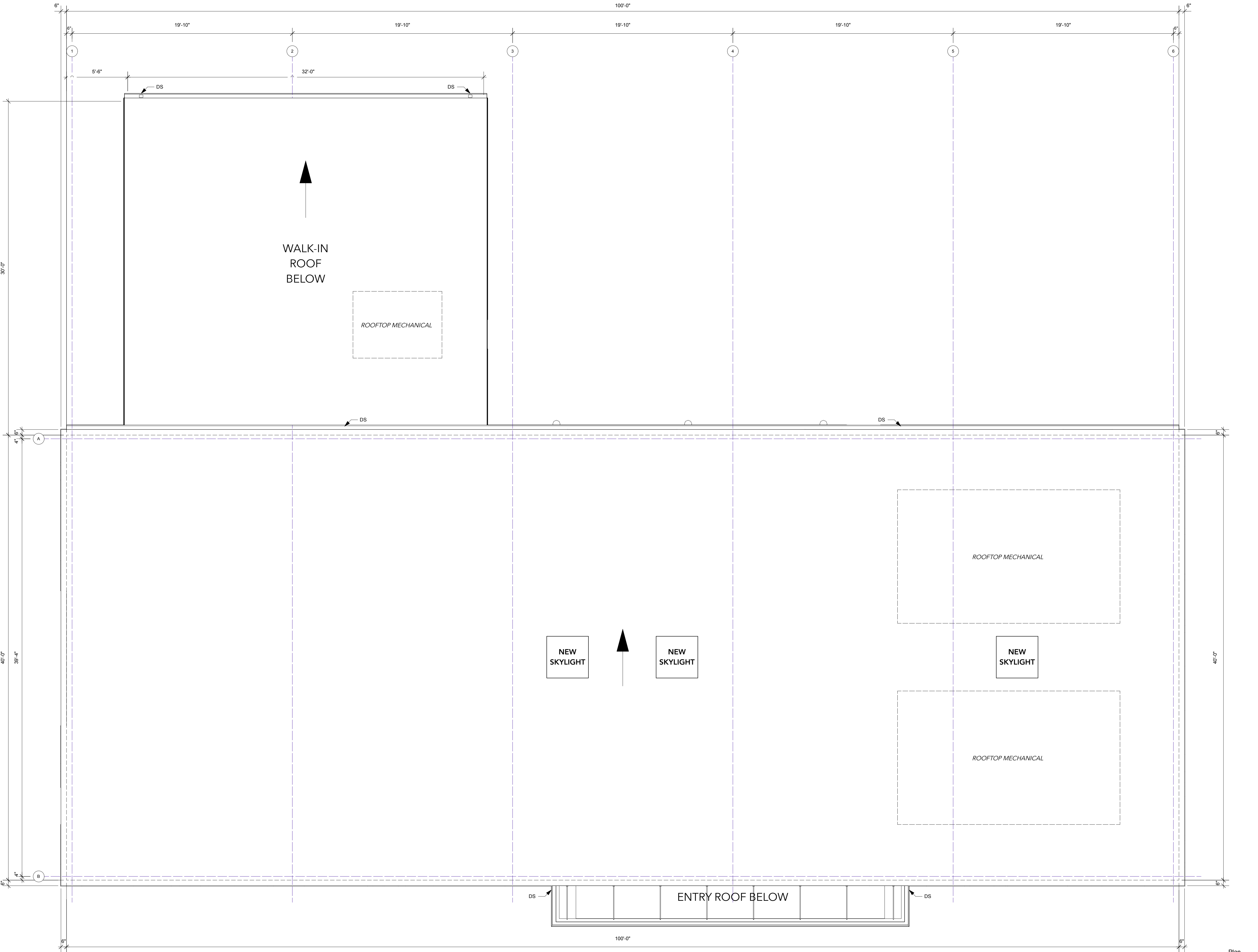
Project Title

Arlington Brewing Co.
15 Ryder St.
Arlington MA

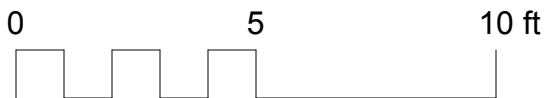
Sheet Title

Proposed Mezzanine Floor Plan

NOT FOR CONSTRUCTION	Project ID	Drawing No. A120
	Drawn By	
	Reviewed By	
	Scale As Noted	
	Date 01.27.2025	



1 Roof Plan
Scale: 1/4" = 1'-0"



NOTES

Issue			Revision		

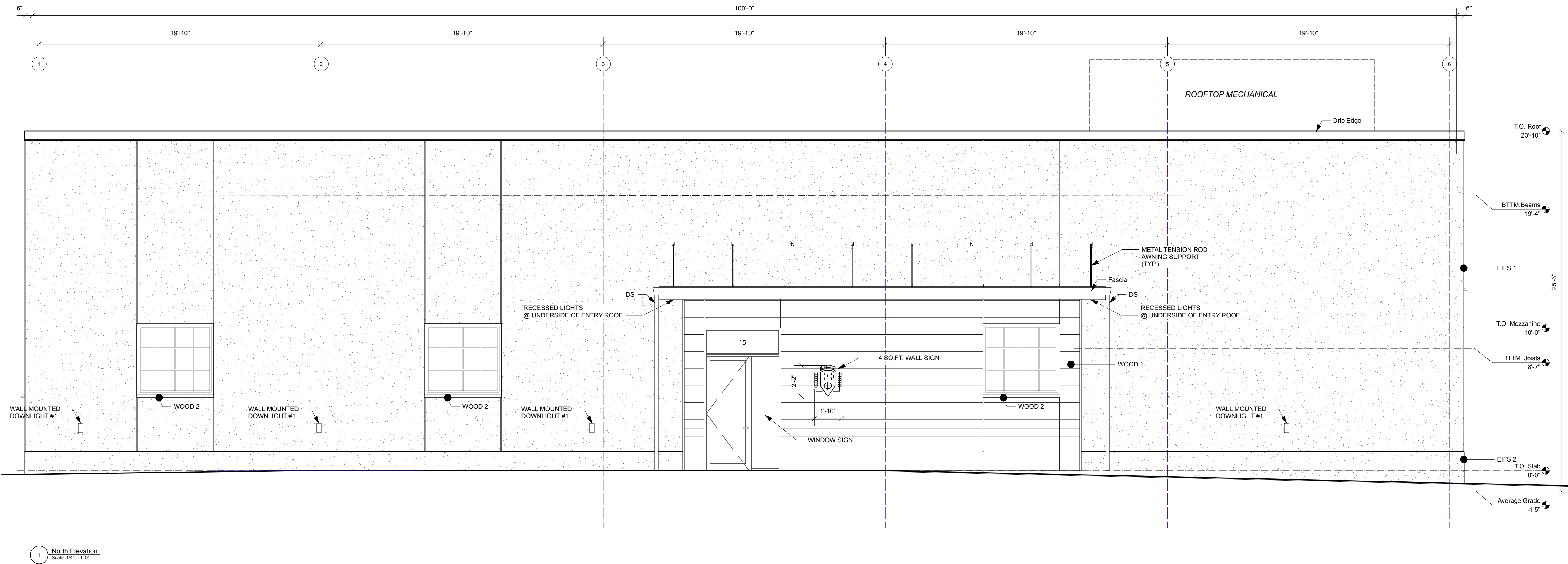
No.	Date	Issue Notes	No.	Date	Revision Notes
Reisen Design Associates ARCHITECTURE 32R Essex Street, Studio 6 Cambridge MA 02139 (617) 876-7440			Consultant		

Project Title
Arlington Brewing Co. 15 Ryder St. Arlington MA

Sheet Title
Proposed Roof Plan

NOT FOR CONSTRUCTION	Project ID	Drawing No.
	Drawn By	A130
	Reviewed By	
	Scale	
	Date	

As Noted
01.27.2025



NOTES

EIFS COLOR 1

EIFS COLOR 2

WOOD 1

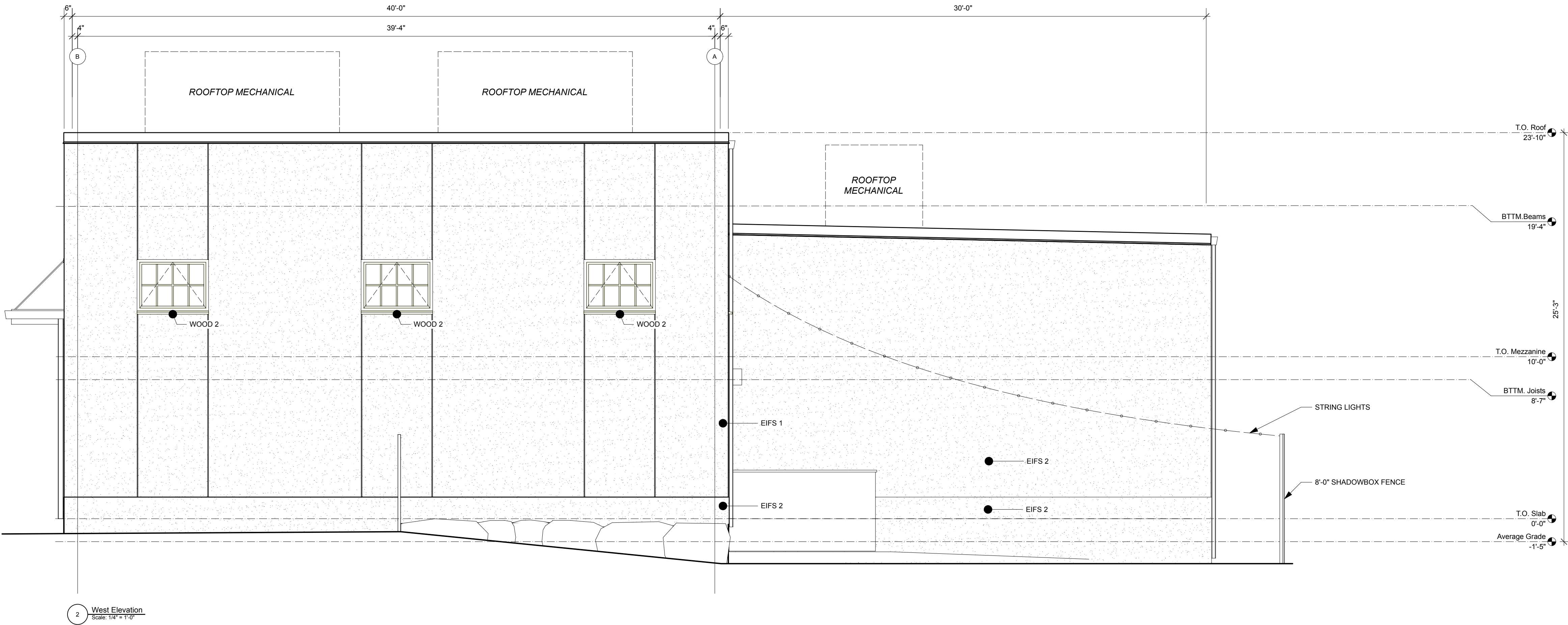
WOOD 2

WINDOW FRAMES

STOREFRONT

FASCIA & GUTTER
@ AWNING

DRIP EDGE & GUTTER
@ BUILDING



Issue			Revision		

No.	Date	Issue Notes	No.	Date	Revision Notes

Reisen Design Associates

ARCHITECTURE

32R Essex Street, Studio 6
Cambridge MA
02139

(617) 876-7440

Project Title

Arlington Brewing Co.
15 Ryder St.
Arlington MA

Sheet Title

Proposed Building Elevations

NOT
FOR
CONSTRUCTION

Project ID

Drawn By

Reviewed By

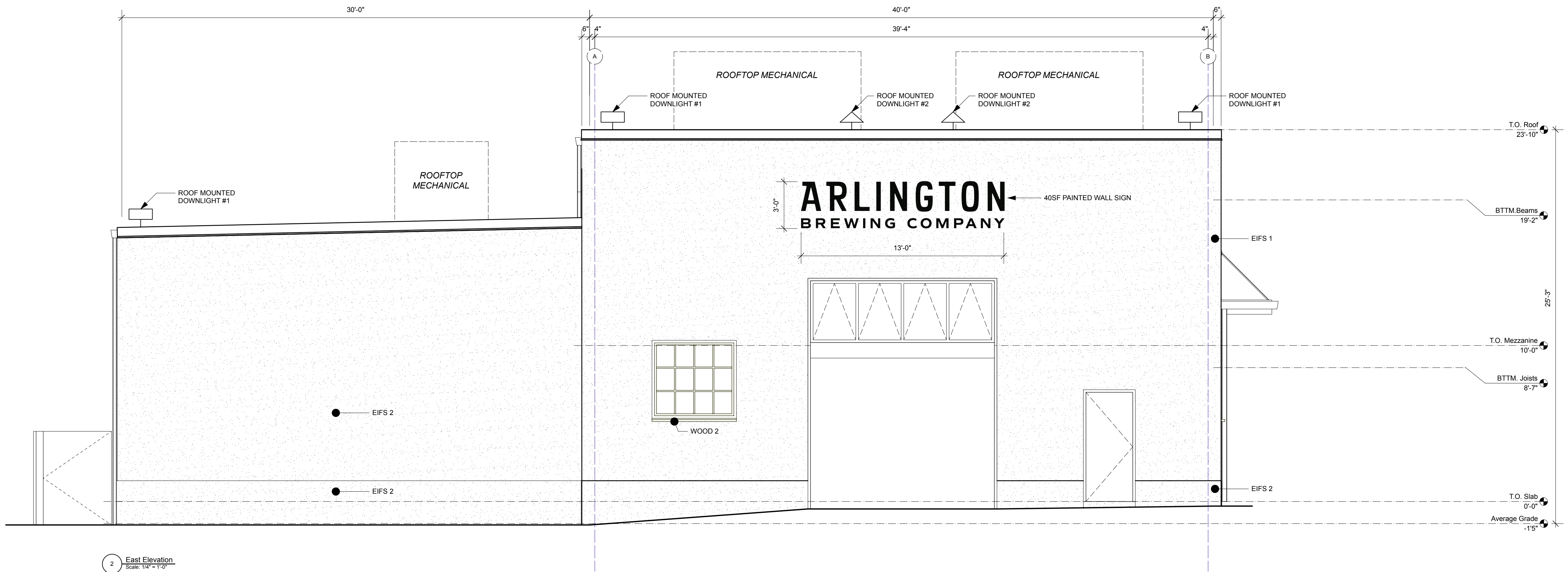
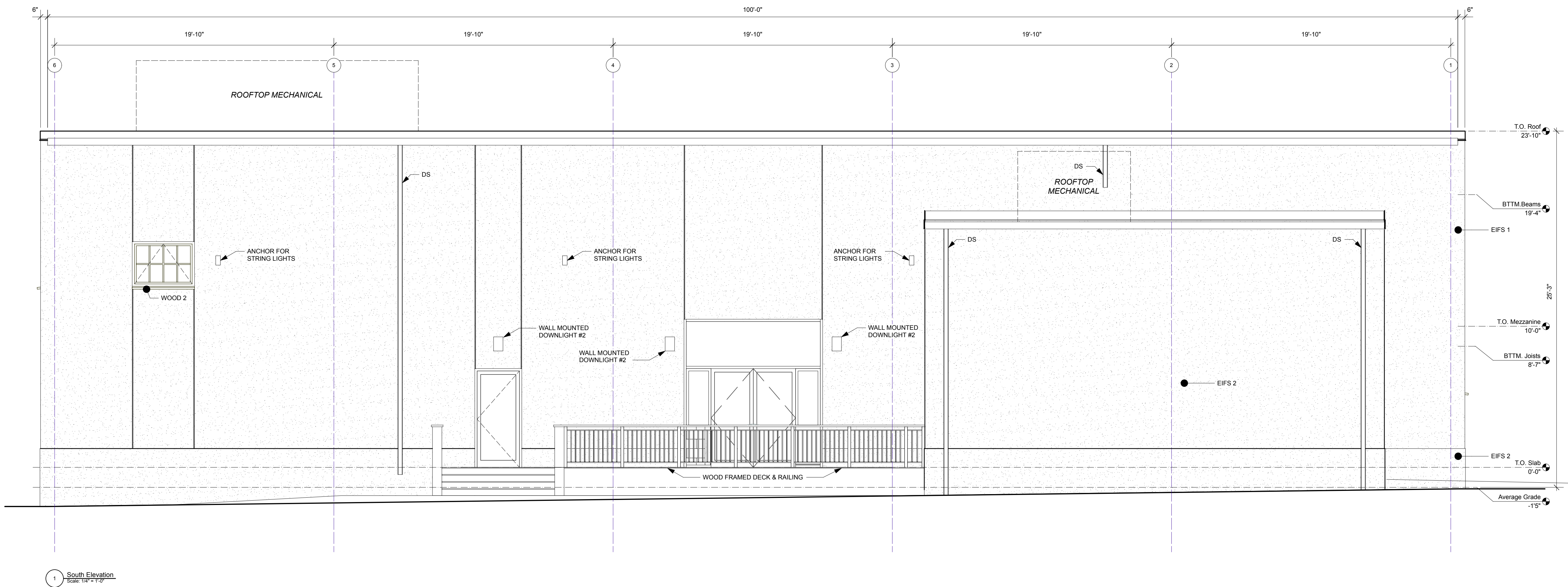
Scale

Date

Drawing No.

A210

01.27.2025



NOTES

EIFS COLOR 1

EIFS COLOR 2

WOOD 1

WOOD 2

WINDOW FRAMES

STOREFRONT

FASCIA & GUTTER @ AWNING

DRIP EDGE & GUTTER @ BUILDING

Issue		Revision	
No.	Date	Issue Notes	Revision Notes

Reisen Design Associates

ARCHITECTURE

32R Essex Street, Studio 6
Cambridge MA 02139
(617) 876-7440

Consultant

Project Title

Arlington Brewing Co.
15 Ryder St.
Arlington MA

Sheet Title

Proposed Building Elevations

NOT FOR CONSTRUCTION

Project ID

Drawn By

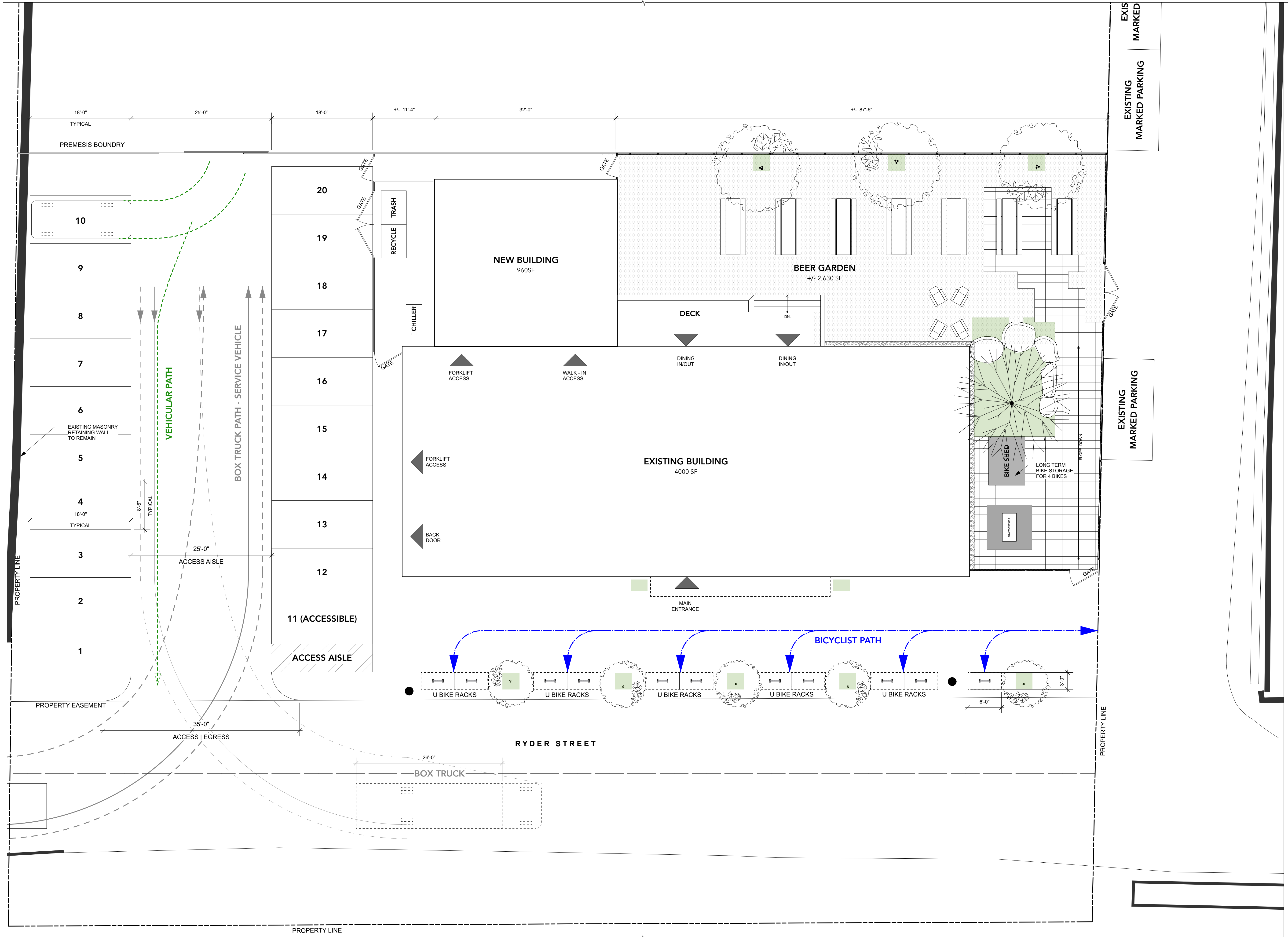
Reviewed By

Scale

Date

Drawing No.

A220



NOTES

Issue			Revision		
No.	Date	Issue Notes	No.	Date	Revision Notes
Reisen Design Associates ARCHITECTURE 32R Essex Street, Studio 6 Cambridge MA 02139 (617) 876-7440			Consultant		
Project Title					
Arlington Brewing Co. 15 Ryder St. Arlington MA					
Sheet Title					
Proposed Vehicular, Bicycle and Service Vehicle Plan					
NOT FOR CONSTRUCTION		Project ID	Drawing No.		
		Drawn By	A020		
		Reviewed By			
		Scale			
		Date			
		As Noted			
01.27.2025					