ARLINGTON

BREWING

• CO •

Arlington Brewing Company is the first-ever brewery in Arlington, Massachusetts.

We are seeking a special permit to locate a new brewery, taproom and beer garden at 15 Ryder St.

Great Community Deserves Great Beer

Our mission is to spread joy
in our community and beyond by serving a memorable experience focused on incredible craft beer, delicious food, and authentic human connections.

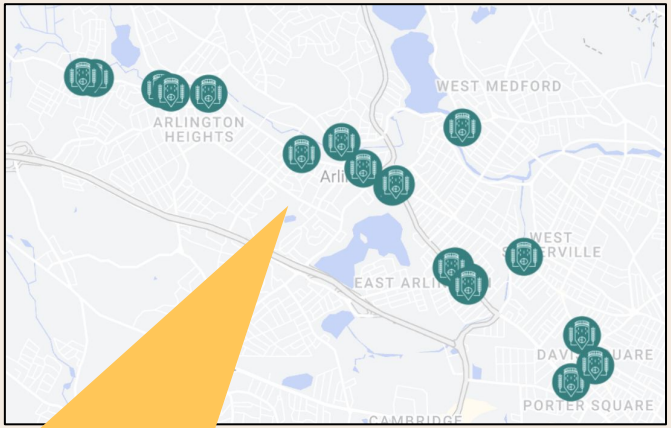
Leadership Team

Tom Allen
Founder, President
and Head Brewer

Peter Caradonna
Head of Finance
and Sales

Rob Chalmers
Executive Chef
and Director of Hospitality

It’s Not Just About Us

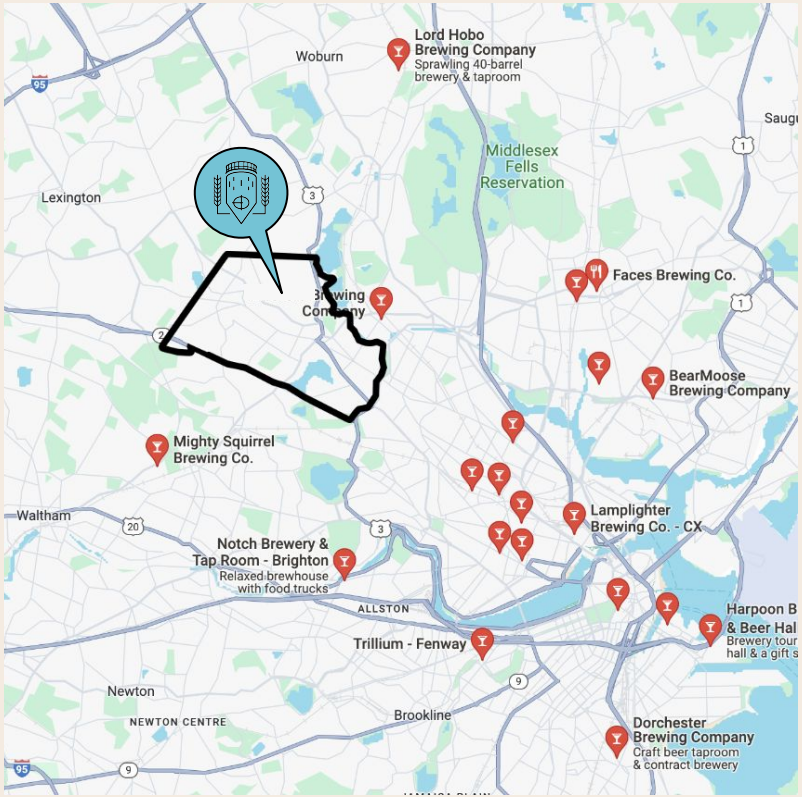


Arlington Beer
is currently sold by 15 other businesses in Arlington.
And more are on the way

We partner with local organizations to further their mission to help build a thriving community.

Proposed Location - 15 Ryder St

An Ideal Location



Arlington is a craft-brewing desert

Few buildings in town that meet our technical and size requirements

Proximity to popular recreational spots enhances the overall visitor experience and convenience

Location on the bike path allows for easy access without the need for cars

3 Key Components

Beer Production

Taproom

Beer Garden

Production - Microbrewery

15BBL Brewhouse Capacity
- Focus on taproom
- Seasonals, special releases, R&D
- Canning through contract partners

Taproom and Kitchen

Welcoming gathering place
- Great food
- Great beer
- Arts and special events

Beer Garden

Enjoy the fresh air
- Outdoor space
- Plants & landscaping
- Bike access / parking

Site - Existing Conditions

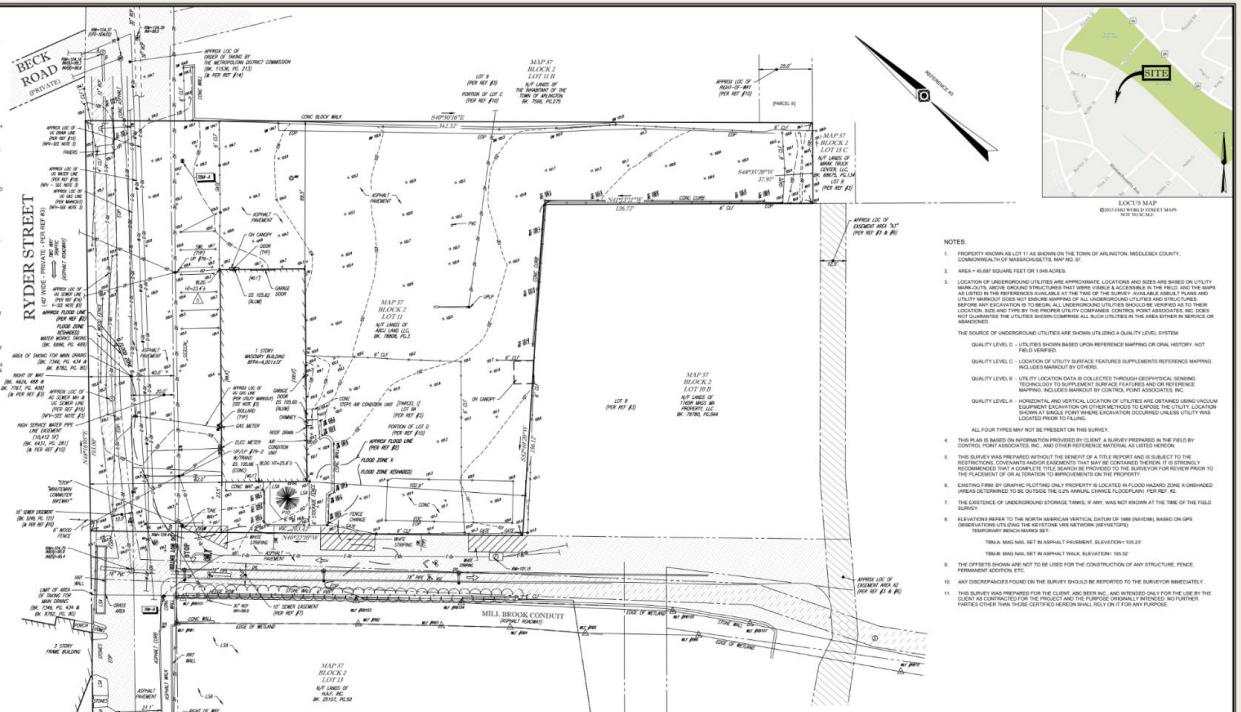
REFERENCES:

1. THE TAX ASSESSOR'S MAP OF ARLINGTON, MIDDLESEX COUNTY, MAP 57.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 17 OF 175," COMMUNITY-PANEL NUMBER 250250017F, EFFECTIVE DATE JULY 3,2024.
3. MAP ENTITLED "PLAN OF LOTS AND EASEMENTS IN ARLINGTON, MA", PREPARED BY: RIM ENGINEERING CO., INC., DATED: OCTOBER 25, 2006, AND RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 1372 OF 2007.
4. MAP ENTITLED "PLAN OF LAND IN ARLINGTON, MA", PREPARED BY: RIM ENGINEERING CO., INC., DATED: DECEMBER 28, 2016, AND RECORDED WITH THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 110 OF 2019.
5. WATER MAPPING PROVIDED BY THE TOWN ENGINEERING DEPARTMENT.
6. 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 37855 PAGE 612.
7. 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.
8. MAP ENTITLED "ASBUILT GEOTHERMAL SITE PLAN 11079 MASSACHUSETTS AVE ARLINGTON, MA 02476 WITH ALL WELLS HAVE RENEWABLE" DATED JANUARY 4, 2015 PREPARED BY PAUL LINDHOLUM P.E.
9. MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY, 15 RYDER STREET, TOWN OF ARLINGTON, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED: SEPTEMBER 25, 2021.
10. MAP ENTITLED "SUB-DIVISION OF LAND IN ARLINGTON MASS.", PREPARED BY: FRANK K. MCKEAY, CIVIL ENGINEER, DATED: AUGUST 2, 1947, AND RECORD WITH THE MIDDLESEX COUNT REGISTRY OF DEEDS IN BOOK 7178, PAGE 331 AS PLAN 1232 OF 1947.
11. 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 COUNT REGISTRY OF DEEDS AS PLAN 992 OF 1937.
12. MAP ENTITLED "PLAN OF LAND IN ARLINGTON MASS. TAKEN FOR STORM DRAIN PURPOSES", PREPARED BY: JAMES M. KEANE, TOWN ENGINEER, DATED: DECEMBER 15, 1936, AND RECORD WITH THE MIDDLESEX COUNT REGISTRY OF DEEDS AS PLAN 1008 OF 1939.
13. MAP ENTITLED "PLAN OF LAND IN ARLINGTON MASS. TAKEN FOR SEWER PURPOSES", PREPARED BY: JAMES M. KEANE, TOWN ENGINEER, DATED: DECEMBER 14, 1936, AND RECORD WITH THE MIDDLESEX COUNT REGISTRY OF DEEDS AS PLAN 1006 OF 1939.
14. MAP ENTITLED "THE COMMONWEALTH OF MASSACHUSETTS METROPOLITAN DISTRICT COMMISSIONS SEWERAGE DIVISION PLAN OF LAND IN ARLINGTON", DATED: FEBRUARY 1899, AND RECORD WITH THE MIDDLESEX COUNT REGISTRY OF DEEDS AS PLAN 729 OF 1909.
15. MAP ENTITLED "PLAN AND PROFILE OF STORM DRAIN IN RYDER STREET," PREPARED BY: JAMES M. KEANE, TOWN ENGINEER, DATED: AUGUST 5, 1940, FILED IN THE TOWN OF ARLINGTON ENGINEERS OFFICE AS PLAN 4622.
16. MAP ENTITLED "SEWER ASSESSMENT PLAN NO. 477," PREPARED BY: J. M. KEANE TOWN ENGINEER, DATED: FEBRUARY 8, 1928, FILED IN THE TOWN OF ARLINGTON ENGINEERS OFFICE AS PLAN 2876.
17. UNDERGROUND GAS MAPPING PROVIDED BY NATIONAL GRID GAS, MAP ARLL1250.
18. UNDERGROUND WATER MAPPING PROVIDED BY MWRA.

LEGEND

100	EXISTING CONTOUR
123.45	EXISTING SPOT ELEVATION
X 123.45	EXISTING TOP OF CURB ELEVATION
X 123.45	EXIST. BOTTOM OF CURB ELEVATION
"O"	HYDRANT
WV	WATER VALVE
GV	GAS VALVE
GM	GAS METER
EM	ELECTRIC METER
OH	OVERHEAD WIRES
G	APPROX. LOC. UNDERGROUND GAS LINE
D	APPROX. LOC. UNDERGROUND DRAINAGE LINE
S	APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
SQ	SUBSURFACE UTILITY QUALITY LEVEL B
UP	UTILITY POLE
UP/LP	UTILITY POLE/LIGHT POLE
MW	MONITORING WELL
	SIGN
	BOLLARD
	METAL GUIDE RAIL
(TYP)	TYPICAL
DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHOLE
MH	UNKNOWN MANHOLE
	DELINEATION FLAG
	CONIFEROUS TREE & TRUNK SIZE
	SHRUBS
	PARKING SPACE COUNT
	DEPRESSED CURB
[PARCEL I]	TITLE REPORT PARCEL
(TRACT I)	DEED DESIGNATION
[10.5]	BUILDING DIMENSION
SW	SOLID WHITE LINE
HT	HEIGHT
BLDG	BUILDING
BFPA	BUILDING FOOTPRINT AREA
EC	EDGE OF CONC.
EP	EDGE OF PAVEMENT
LSA	LANDSCAPED AREA
CLF	CHAIN LINK FENCE
MW G	MONITORING WELL

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



NOTES:

1. PROPERTY KNOWN AS LOT 11 AS SHOWN ON THE TOWN OF ARLINGTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS. MAP NO. 57.
2. AREA = 16,687 SQUARE FEET OR 1.0416 ACRES.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. THERE MAY BE OTHER UTILITIES OF WHICH CONTROL POINT ASSOCIATES, INC. IS NOT AWARE AS TO THEIR LOCATION. SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

   THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:

   QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.

   QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.

   QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.

   QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

   ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.
4. 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.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
6. 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 FIS 72
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. 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= 185.52'
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
11. THIS SURVEY WAS PREPARED FOR THE CLIENT, ABC BEER INC., AND INTENDED ONLY FOR THE USE BY THE CLIENT AS CONTRACTED FOR THE PROJECT AND THE PURPOSE ORIGINALLY INTENDED. NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED HEREON SHALL RELY ON IT FOR ANY PURPOSE.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

THIS SURVEY WAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND, TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY WAS 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

COMMONWEALTH OF MASSACHUSETTS GERRY L. HOLDRIGHT NO. 49211

01-21-2025
DATE

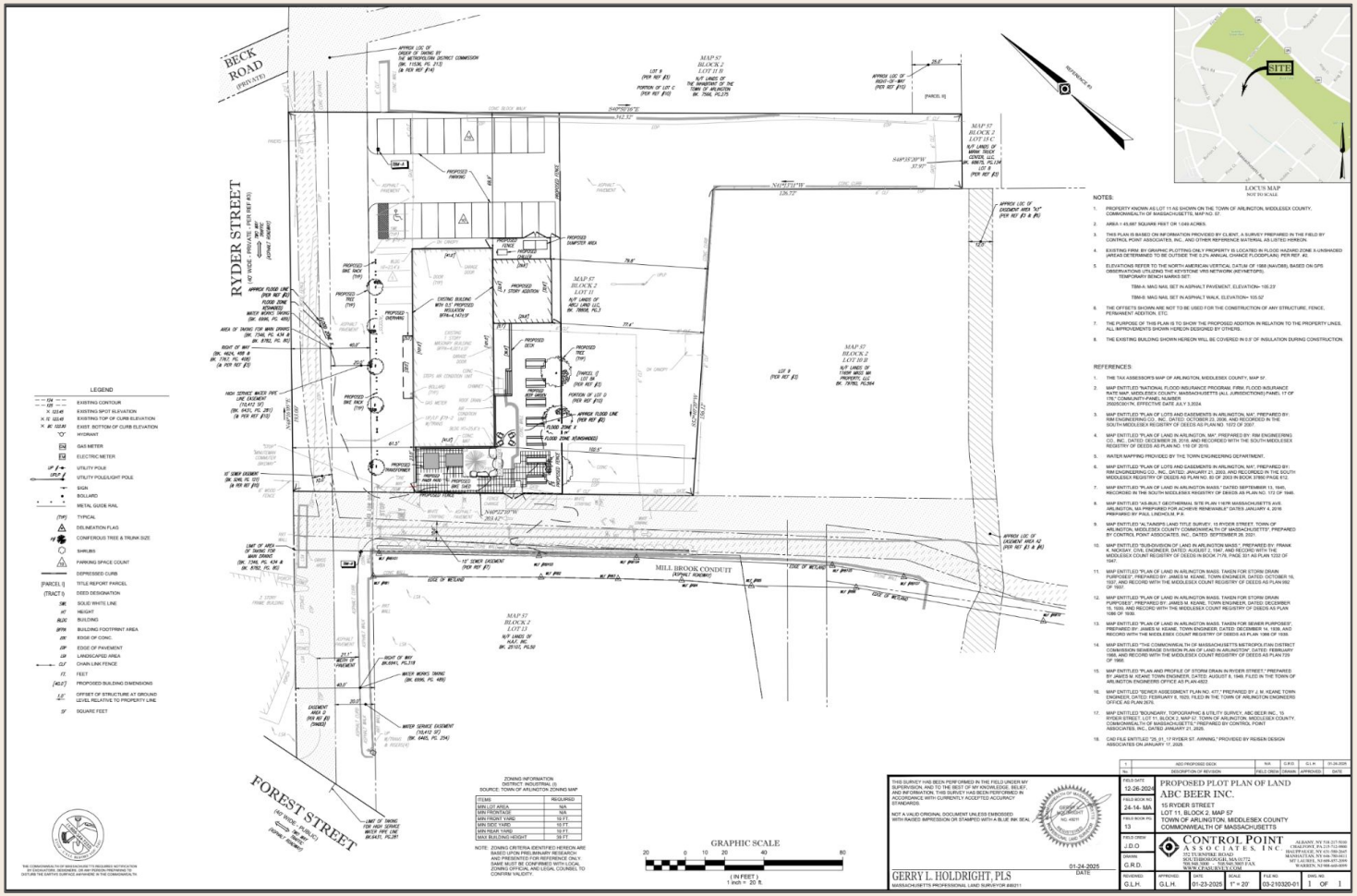
GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE	12-26-2024
FIELD BOOK NO.	24-14- MA
FIELD BOOK PG.	13
FIELD CREW	J.D.D
DRAWN	A.B.
REVISED:	R.J.K
APPROVED:	G.L.H.
DATE:	01-21-2025
SCALE	1" = 20'
FILE NO.	03-210320-01
DWG. NO.	1 OF 1

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
ABC BEER INC.
15 RYDER STREET
LOT 11, BLOCK 2, MAP 57
TOWN OF ARLINGTON, MIDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
752 TUNNPIKE ROAD
MOUNTAINSIDE, EAST MA 07021
TEL: 908-233-8000 FAX: 908-233-8123
WWW.CPASURVEY.COM

ALBANY, NY 518-217-9100
CHARLOTTE, NC 980-312-0000
HAUPPAUGE, NY 631-582-2640
MANHATTAN, NY 646-780-6112
MT LAUREL, NJ 609-857-2000
WASHEN, NJ 908-688-0009



LOCUS MAP
NOT TO SCALE

NOTES:

1. PROPERTY KNOWN AS LOT 11 AS SHOWN ON THE TOWN OF ARLINGTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 57.
2. AREA = 45,997 SQUARE FEET OR 1.055 ACRES.
3. 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.
4. 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.
5. 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= 106.23'
   TBM-B: MAG NAIL SET IN ASPHALT WALK, ELEVATION= 105.52'
6. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
7. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED ADDITION IN RELATION TO THE PROPERTY LINES, ALL IMPROVEMENTS SHOWN HEREON DESIGNED BY OTHERS.
8. THE EXISTING BUILDING SHOWN HEREON WILL BE COVERED IN 3.5" OF INSULATION DURING CONSTRUCTION.

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF ARLINGTON, MIDDLESEX COUNTY, MAP 57.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 17 OF 176." COMMUNITY-PANEL NUMBER 25002C0017H, EFFECTIVE DATE JULY 3,2014.
3. MAP ENTITLED "PLAN OF LOTS AND EASEMENTS IN ARLINGTON, MA". PREPARED BY: RIM ENGINEERING CO., INC. DATED: OCTOBER 23, 2008, AND RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 1053 OF 2007.
4. 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. 118 OF 2019.
5. WATER MAPPING PROVIDED BY THE TOWN ENGINEERING DEPARTMENT.
6. 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 37890 PAGE 512.
7. 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.
8. MAP ENTITLED "AS-BUILT GEOTHERMAL SITE PLAN 118TR MASSACHUSETTS AVE ARLINGTON, MA PREPARED FOR ACHIEVE RENEWABLE" DATED JANUARY 4, 2016 PREPARED BY PAUL LINDHOLM, P.E.
9. MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY, 15 RYDER STREET, TOWN OF ARLINGTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED: SEPTEMBER 25, 2021.
10. MAP ENTITLED "SUB-DIVISION OF LAND IN ARLINGTON MASS." PREPARED BY: FRANK K. NICKSAY, CIVIL ENGINEER, DATED: AUGUST 2, 1947, AND RECORD WITH THE MIDDLESEX COUNT REGISTRY OF DEEDS IN BOOK 7179, PAGE 501 AS PLAN 1232 OF 1947.
11. MAP ENTITLED "PLAN OF LAND IN ARLINGTON MASS. TAKEN FOR STORM DRAIN PURPOSES", PREPARED BY: JAMES M. KEANE, TOWN ENGINEER, DATED: OCTOBER 15, 1937, AND RECORD WITH THE MIDDLESEX COUNT REGISTRY OF DEEDS AS PLAN 662 OF 1937.
12. MAP ENTITLED "PLAN OF LAND IN ARLINGTON MASS. TAKEN FOR STORM DRAIN PURPOSES", PREPARED BY: JAMES M. KEANE, TOWN ENGINEER, DATED: DECEMBER 15, 1935, AND RECORD WITH THE MIDDLESEX COUNT REGISTRY OF DEEDS AS PLAN 1088 OF 1935.
13. MAP ENTITLED "PLAN OF LAND IN ARLINGTON MASS. TAKEN FOR SEWER PURPOSES", PREPARED BY: JAMES M. KEANE, TOWN ENGINEER, DATED: DECEMBER 14, 1936, AND RECORD WITH THE MIDDLESEX COUNT REGISTRY OF DEEDS AS PLAN 1366 OF 1936.
14. MAP ENTITLED "THE COMMONWEALTH OF MASSACHUSETTS METROPOLITAN DISTRICT COMMISSION SEWERAGE DIVISION PLAN OF LAND IN ARLINGTON" DATED: FEBRUARY 1968, AND RECORD WITH THE MIDDLESEX COUNT REGISTRY OF DEEDS AS PLAN 729 OF 1968.
15. MAP ENTITLED "PLAN AND PROFILE OF STORM DRAIN IN RYDER STREET." PREPARED BY JAMES M. KEANE TOWN ENGINEER, DATED: AUGUST 8, 1940. FILED IN THE TOWN OF ARLINGTON ENGINEERS OFFICE AS PLAN 4922.
16. MAP ENTITLED "SECKER ASSESSMENT PLAN NO. 477." PREPARED BY J. M. KEANE TOWN ENGINEER, DATED: FEBRUARY 6, 1935. FILED IN THE TOWN OF ARLINGTON ENGINEERS OFFICE AS PLAN 2670.
17. 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.
18. CAD FILE ENTITLED "25_01_17 RYDER ST. AWNING." PROVIDED BY REISEN DESIGN ASSOCIATES ON JANUARY 17, 2025

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
1	ADD PROPOSED DECK	N/A	G.R.D.	G.L.H.	01-24-2025

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 #80211

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

FIELD DATE	FIELD BOOK NO.	FIELD CREW	DRAWN	REVIEWED	APPROVED	DATE	SCALE	FILE NO.	DWG. NO.
12-26-2024	24-14, MA 13	J.D.D.	G.R.D.	G.L.H.	G.L.H.	01-23-2025	1" = 20'	03-210320-01	1 OF 1

CONTROL POINT ASSOCIATES, INC
772 TUCKAHOE ROAD
MOUNTTHEODORE ROAD, NY 10570
(914) 779-7462 FAX (914) 779-7462
WWW.CPASURVEYING.COM
ALBANY, NY 518 217-7030
CHARLOTTE, NC 704 332-7891
HUNTINGTON, NY 631 780-3947
MANHATTAN, NY 646 780-0612
MT LAUREL, NJ 848 877-3009
WARREN, NJ 908 668-0099

View from corner of Ryder St and Artemis Driveway

View from Ryder St looking north

View from Ed Burns Arena parking lot

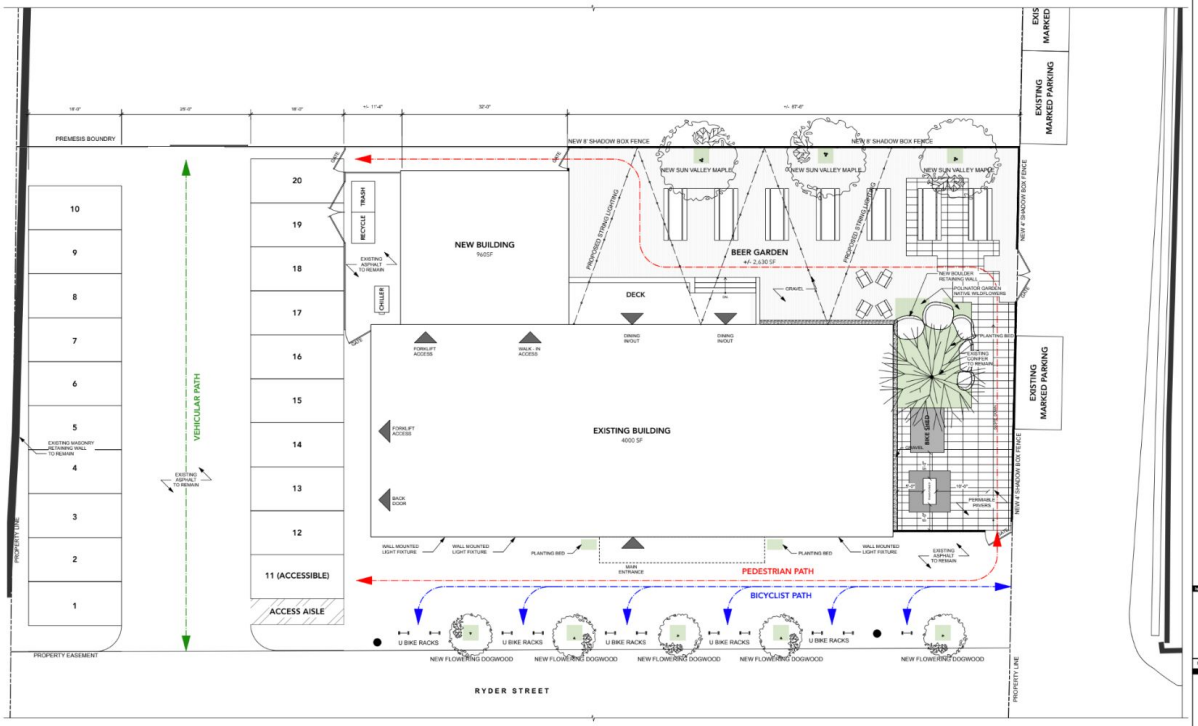
View from Ryder St looking south

View from Artemis driveway

Rear of building looking north

Side of building looking north

Proposed Site Plan



Proposed Site Plan
Scale: 1/8"=1'-0"

NOTES

SUN VALLEY MAPLE

FLOWERING DOGWOOD

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

Consultant

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

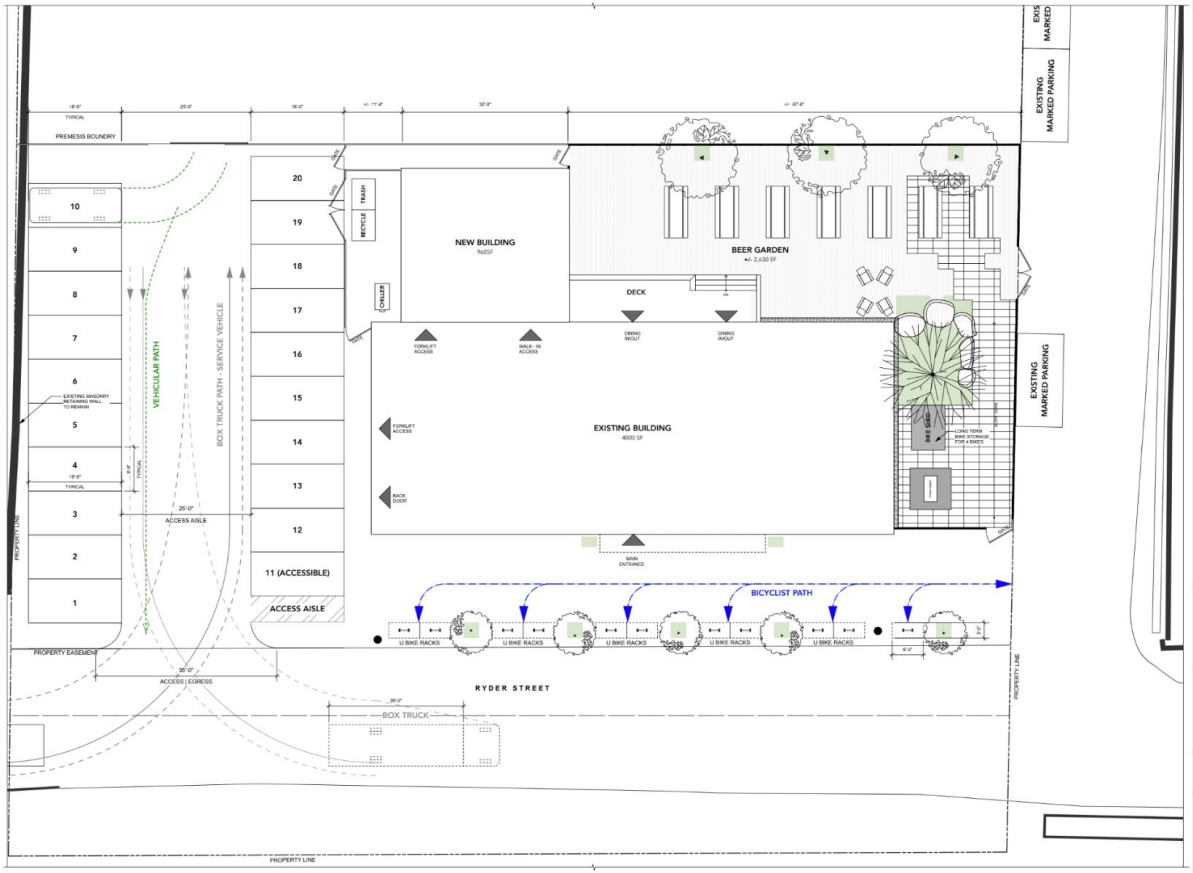
Proposed Site Plan

NOT FOR CONSTRUCTION

Project ID	
Drawn By	
Reviewed By	
Scale	As Noted
Date	01.27.2025

Drawing No.

A010



1 Proposed Vehicular, Bicycle, and Service Vehicle Plans
Scale: 1/8" = 1'-0"

NOTES

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

Reison Design Associates
ARCHITECTURE
32R Essex Street, Studio 6
Cambridge MA
02139
(617) 870-7440

Consultant

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

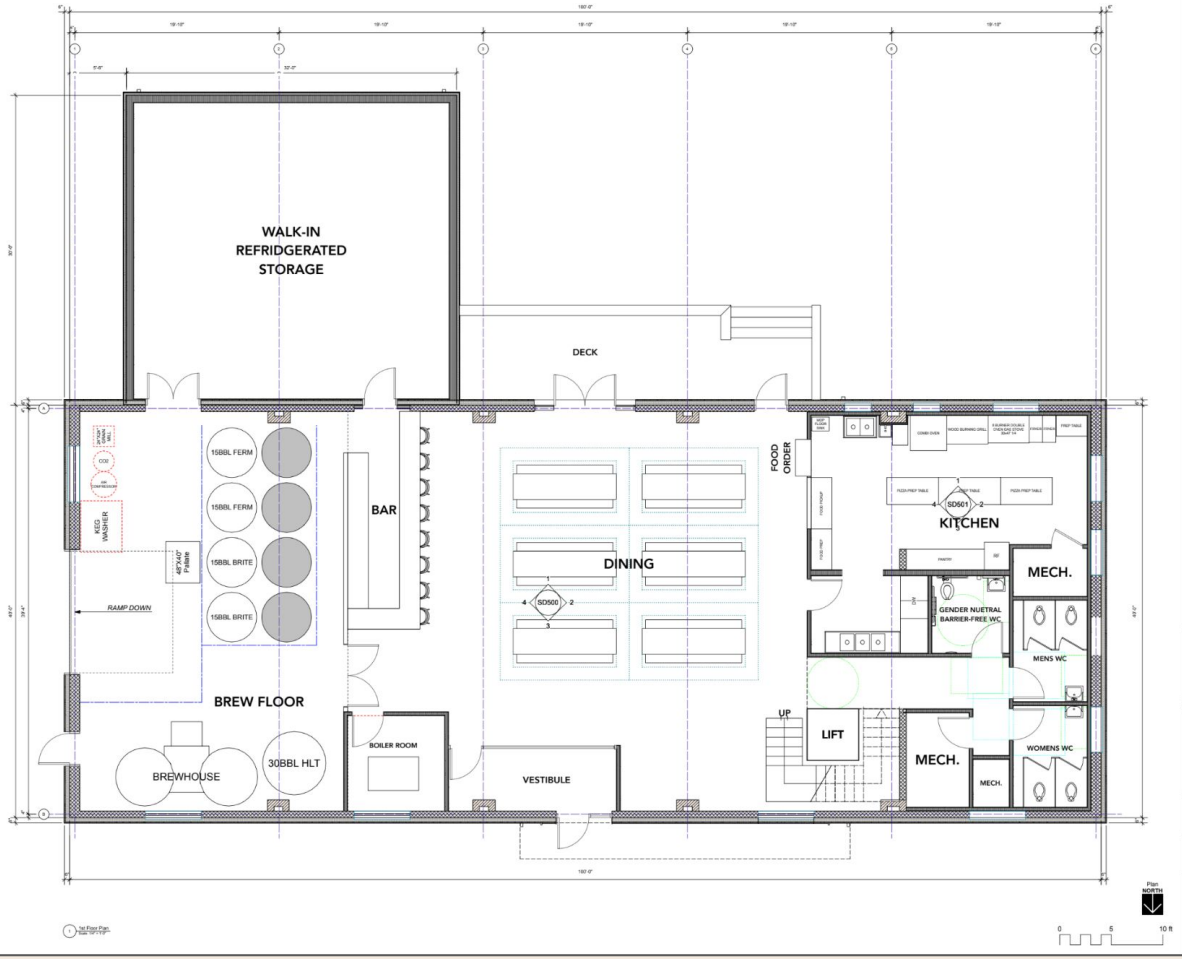
Sheet Title
Proposed Vehicular, Bicycle and Service Vehicle Plan

NOT FOR CONSTRUCTION

Project ID
Drawn By
Reviewed By
Scale: As Noted
Date: 01.27.2025

Drawing No.
A020

Proposed Floor Plan



1 1st 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) 875-7440

Consultant

Project Title

Arlington Brewing Co.
15 Ryder St.
Arlington MA

Sheet Title

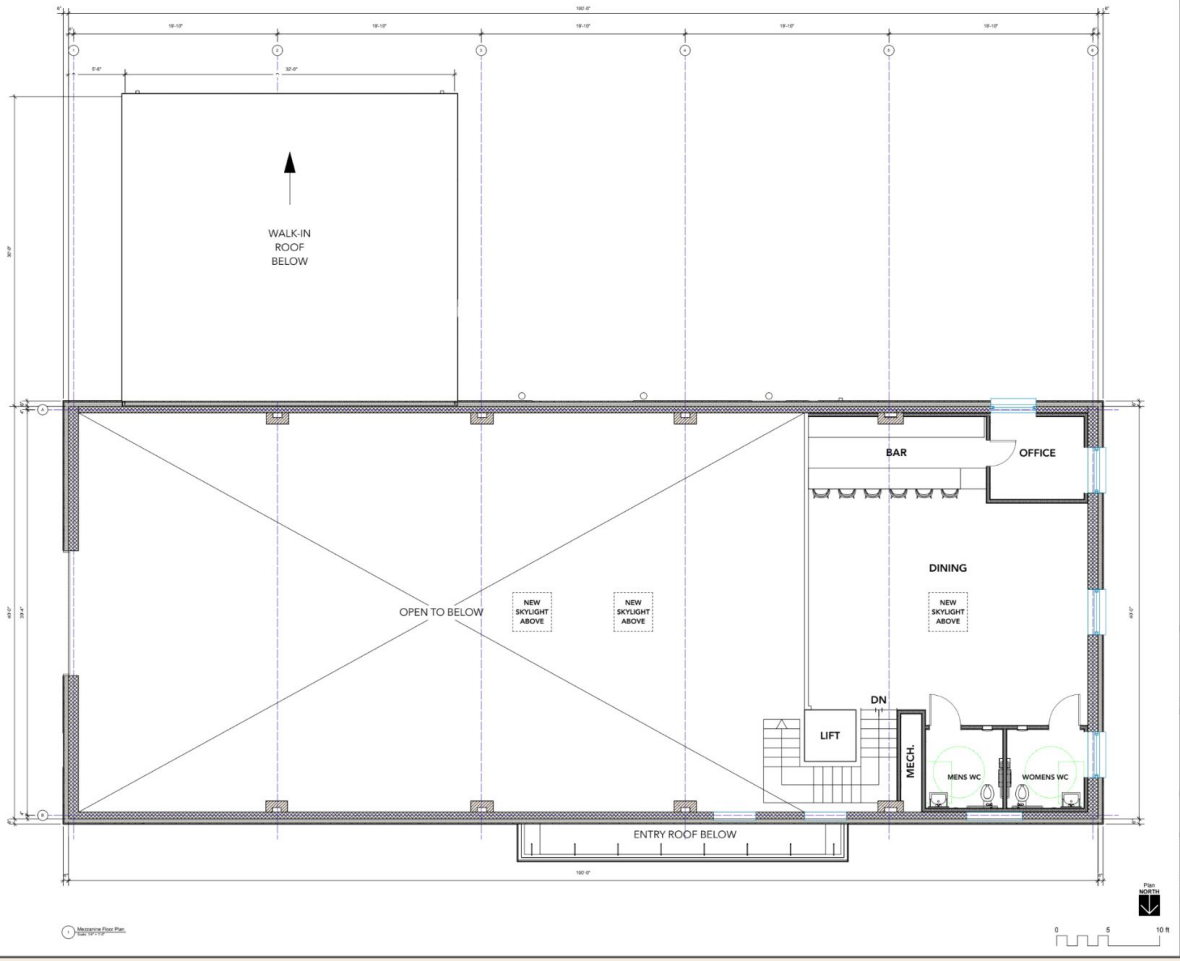
Proposed 1st Floor Plan

NOT FOR CONSTRUCTION

Project ID	
Drawn By	
Reviewed By	
Scale	As Noted
Date	01.27.2025

Drawing No.

A110



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

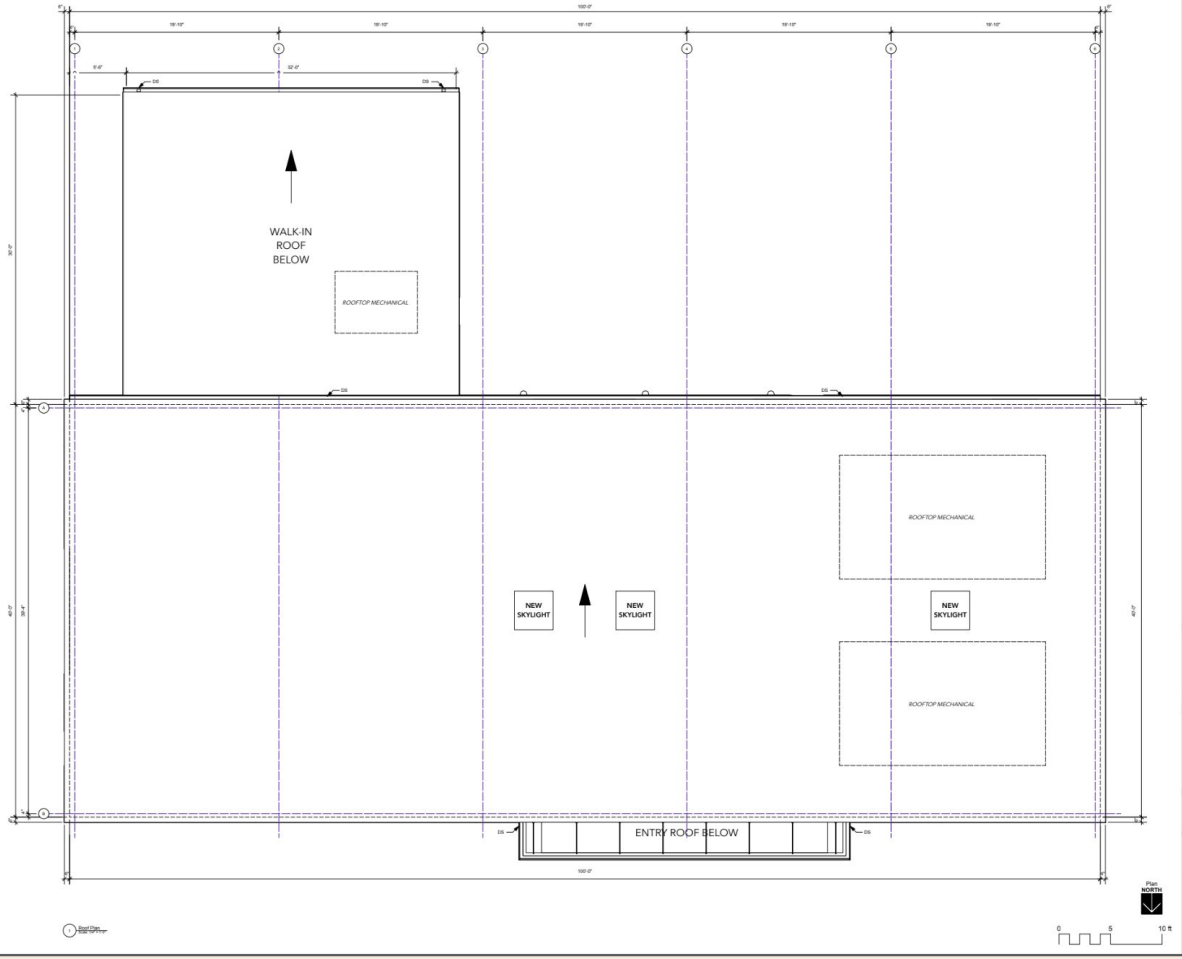
Project Title
Arlington Brewing Co.
15 Ryder St.
Arlington MA

Sheet Title
Proposed Mezzanine Floor Plan

NOT FOR CONSTRUCTION

Project ID:
Drawn By:
Reviewed By:
Scale: As Noted
Date: 01.27.2025

Drawing No.
A120



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

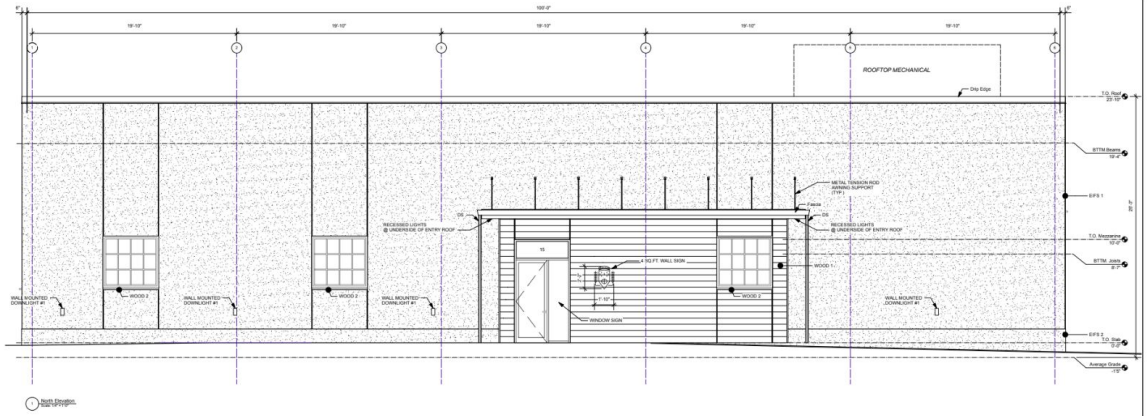
NOT FOR CONSTRUCTION

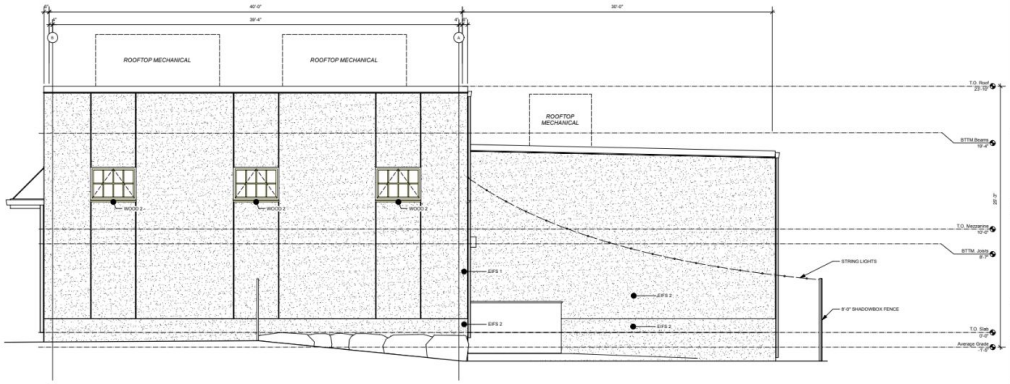
Project ID:
Drawn By:
Reviewed By:
Scale: As Noted
Date: 01.27.2025

Drawing No.

A130

Proposed Elevations and Signage





NOTES

- EIFS COLOR 1
- EIFS COLOR 2
- WOOD 1
- WOOD 2
- WINDOW FRAMES
- STOREFRONT
- FASCIA & GUTTER @ AWNING
- DRIP EDGE & GUTTER @ BUILDING

Issue			Revision		
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Sheet Title

Proposed Building Elevations

NOT FOR CONSTRUCTION

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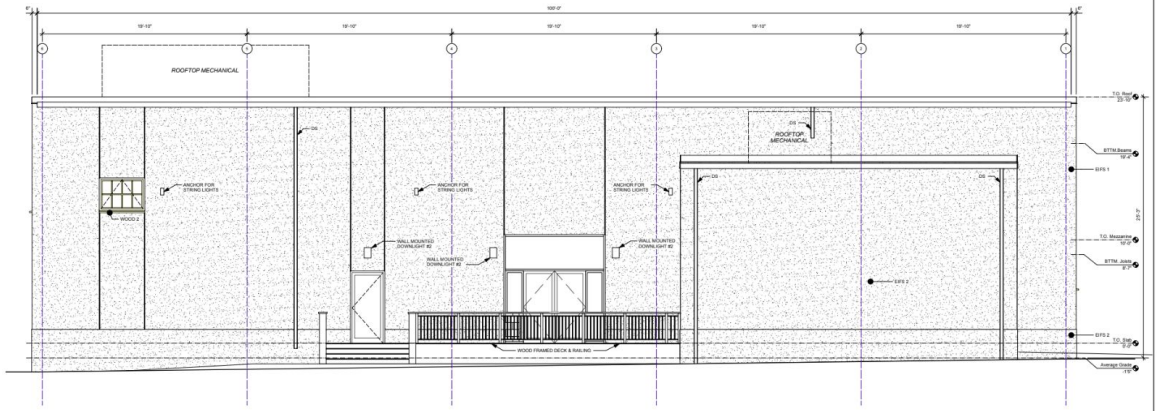
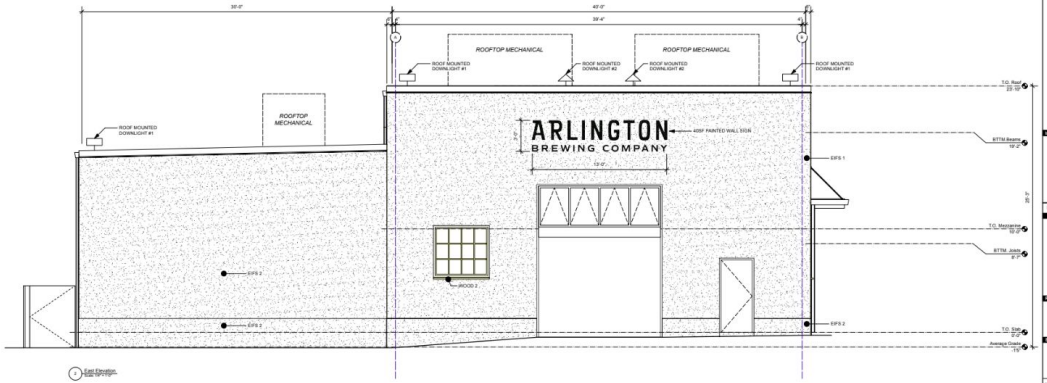
Reviewed By
Scale: As Noted
Date: 01.27.2025

Drawing No.

A210



1 South Elevation
Scale: 1/8"=1'-0"



2 East Elevation
Scale: 1/8"=1'-0"

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

Consultant

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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: As Noted
Date: 01.27.2025

Drawing No.

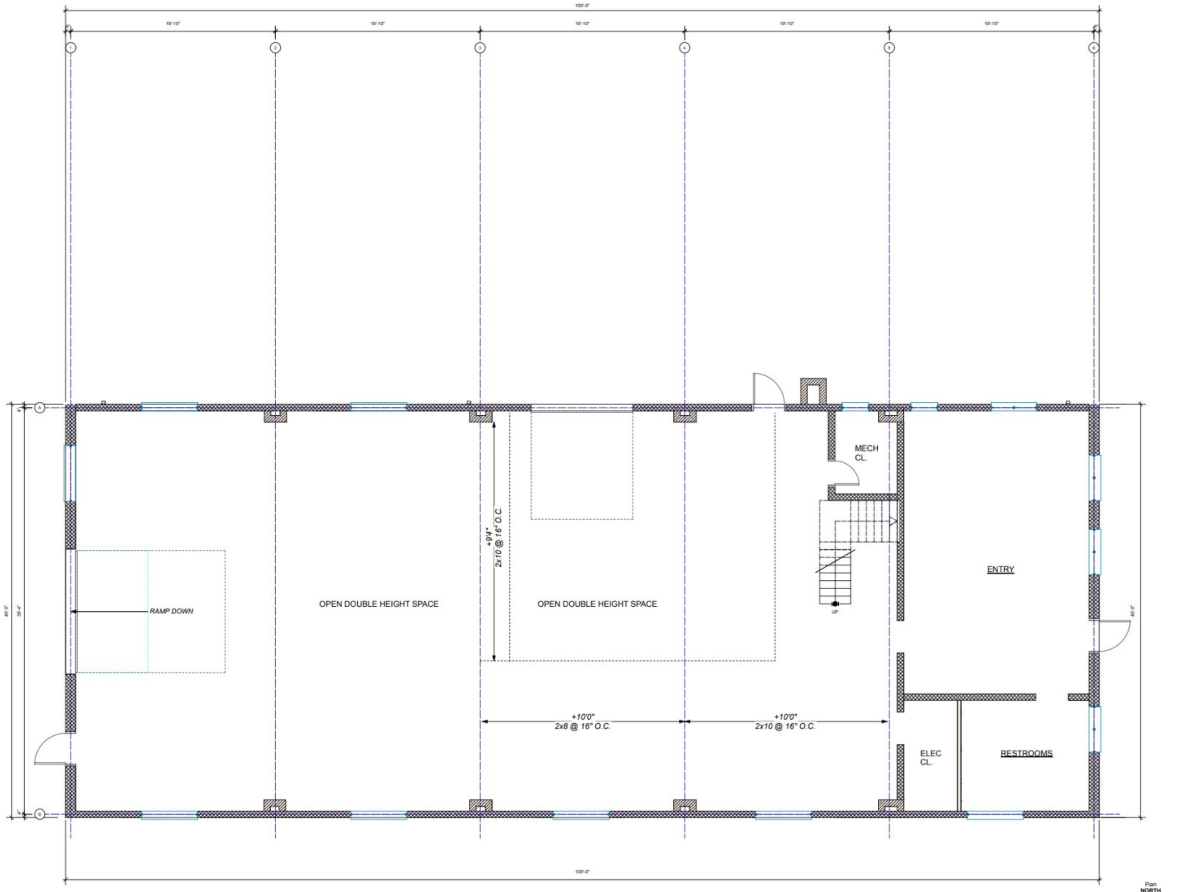
A220

ARLINGTON

BREWING

• CO •

Drawings of Existing Conditions



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

NOTES

Issue			Revision		
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Project Title

Arlington Brewing Co.
15 Ryder St.
Arlington MA

Sheet Title

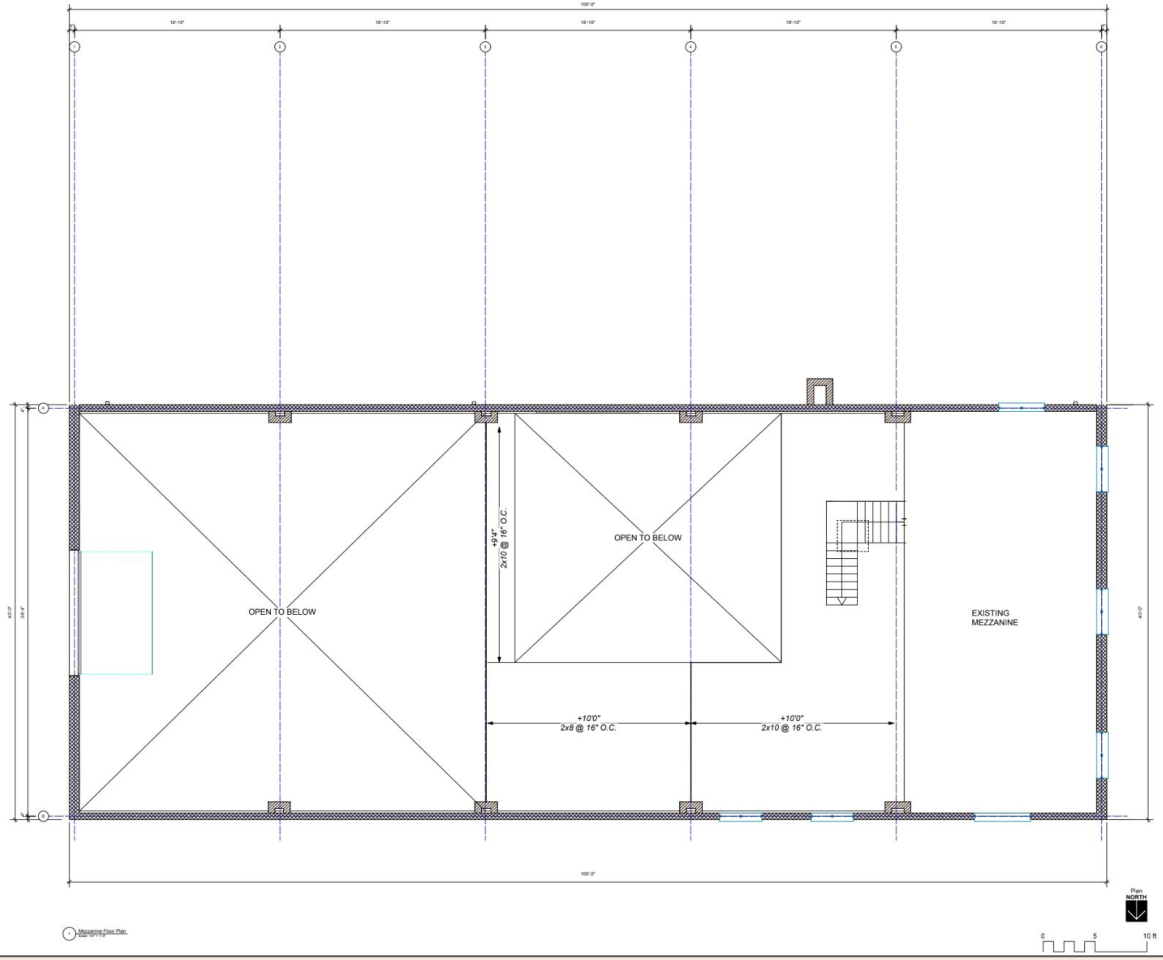
Existing 1st Floor Plan

NOT FOR CONSTRUCTION

Project ID:
Drawn By:
Reviewed By:
Scale: As Noted
Date: 01.27.2025

Drawing No.

EC110



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

NOTES

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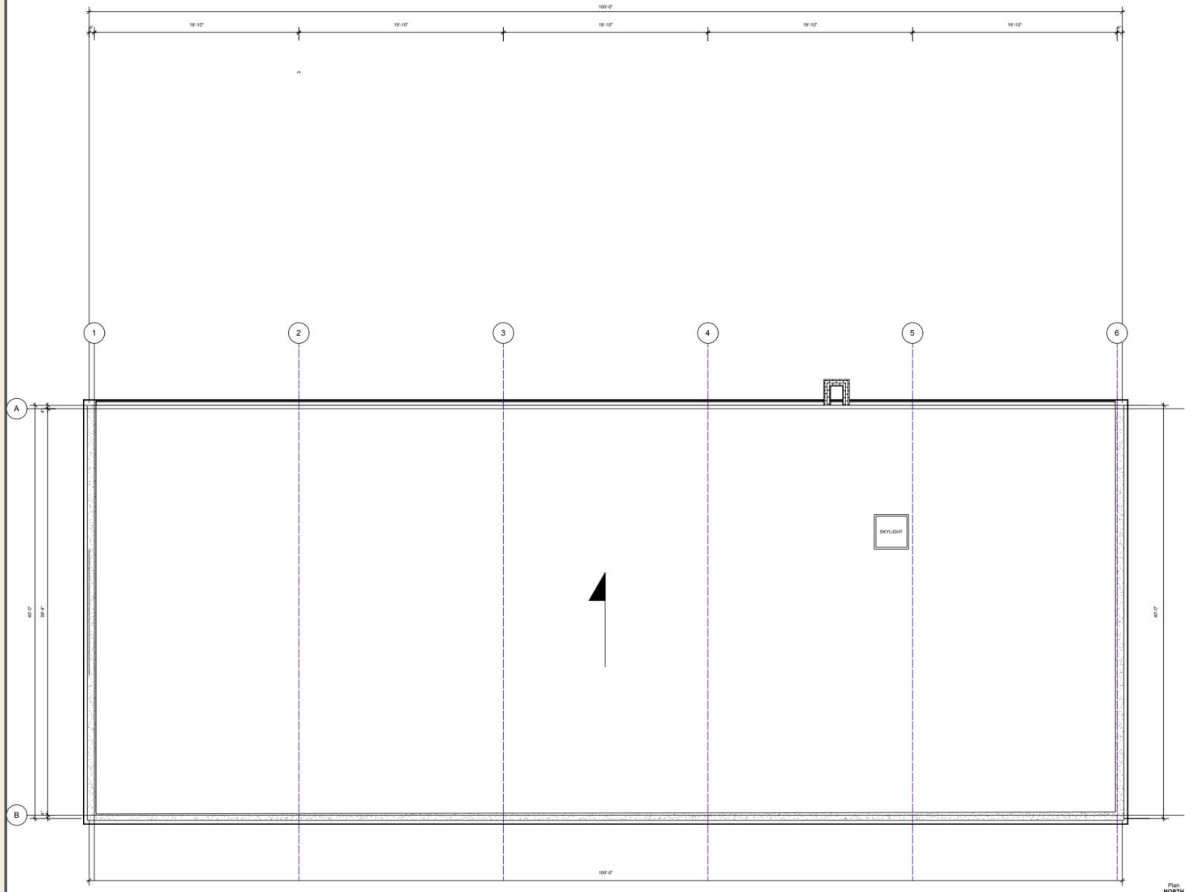
Project Title
Arlington Brewing Co.
15 Ryder St.
Arlington MA

Sheet Title
Existing Mezzanine Floor Plan

NOT FOR CONSTRUCTION

Project ID
Drawn By
Reviewed By
Scale: As Noted
Date

Drawing No.
EC120



1 Existing Roof Plan
Scale: 1/8" = 1'-0"

NOTES

Issue			Revision		
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Existing Roof Plan

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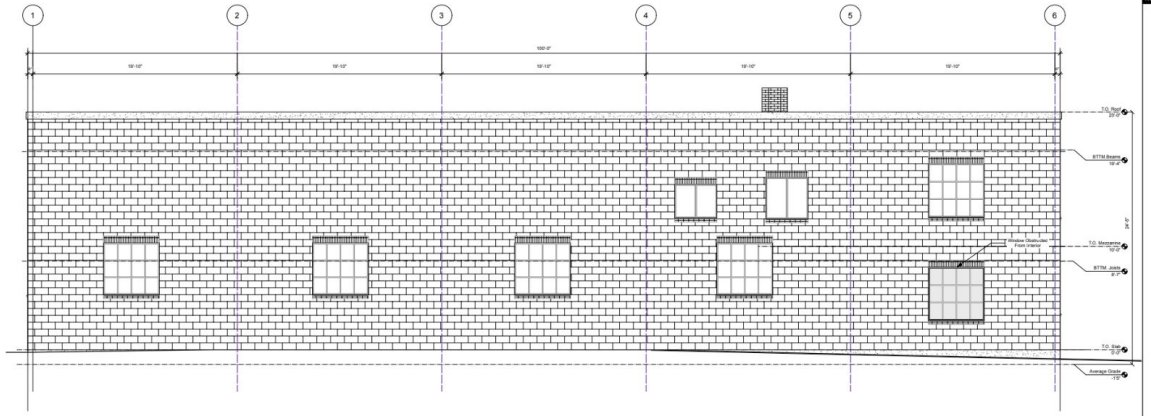
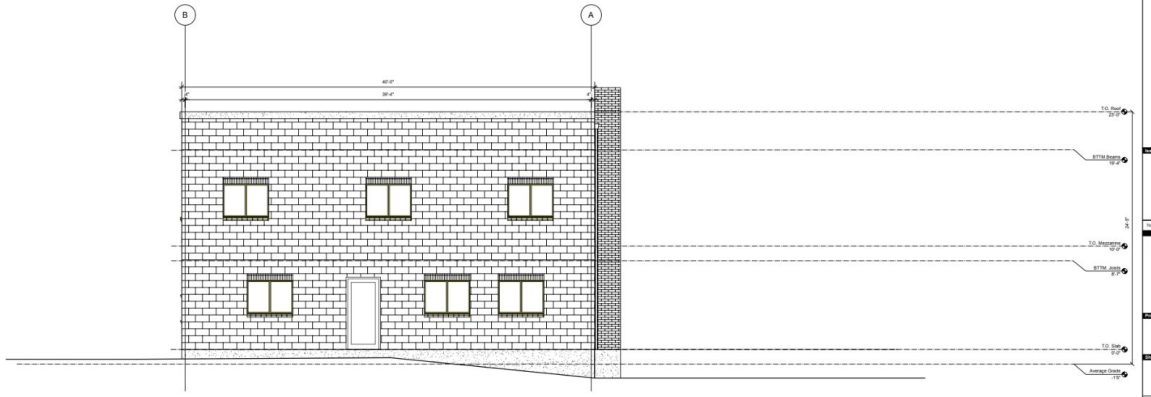
Drawing No.

EC130



1 North Elevation
Scale: 1/8"=1'-0"



2 West Elevation
Scale: 1/8"=1'-0"

NOTES

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Project Title
Arlington Brewing Co.
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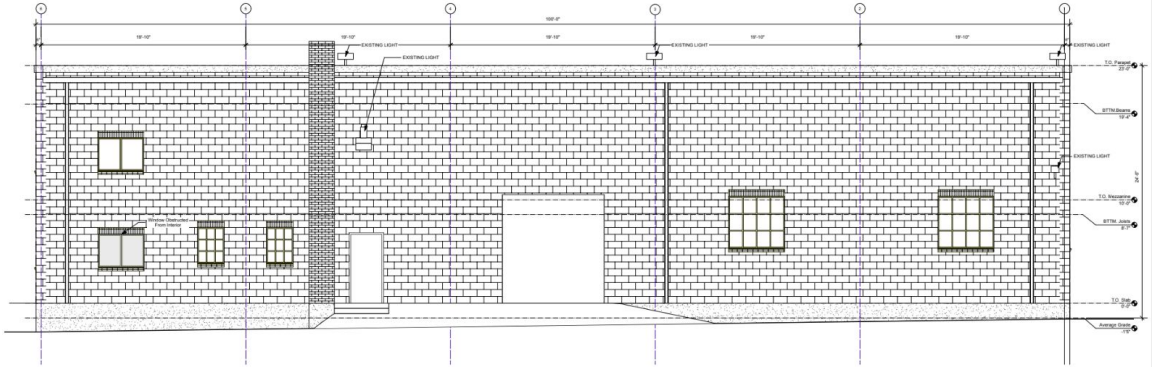
Sheet Title
Existing Building Elevations

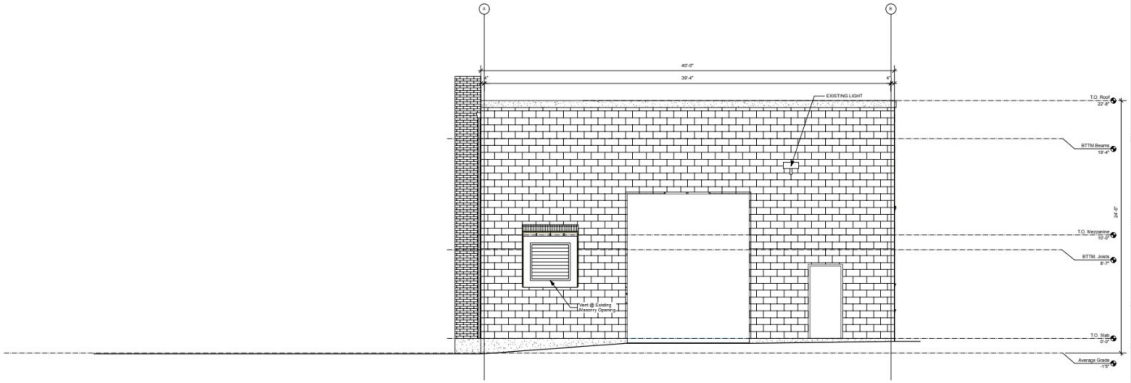
NOT FOR CONSTRUCTION

Project ID
Drawn By
Reviewed By
Scale: As Noted
Date: 01.27.2025

Drawing No.
EC210



1 South Elevation
1/8" = 1'-0"



1 East Elevation
1/8" = 1'-0"

NOTES

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

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Arlington Brewing Co.
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Sheet Title

Existing Building Elevations

NOT FOR CONSTRUCTION

Project ID	
Drawn By	
Reviewed By	
Scale	As Noted
Date	01.27.2025

Drawing No.

EC220