



Rojas

821 MASSACHUSETTS AVENUE

ARLINGTON REDEVELOPMENT BOARD SUBMISSION - NEW CONSTRUCTION

821 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476

SUBMISSION SET
05/19/2025

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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
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A- 03	PROPOSED BASEMENT PLAN, FRONT (SOUTH) & REAR (NORTH) ELEVATION
A- 04	PROPOSED SIDE (EAST) ELEVATION & SIDE (WEST) ELEVATION
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



821
MASSACHUSETTS
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02476

ARLINGTON
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Job:	2958
Date:	05/19/2025
Scale:	AS NOTED
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BUILDING VIEWS

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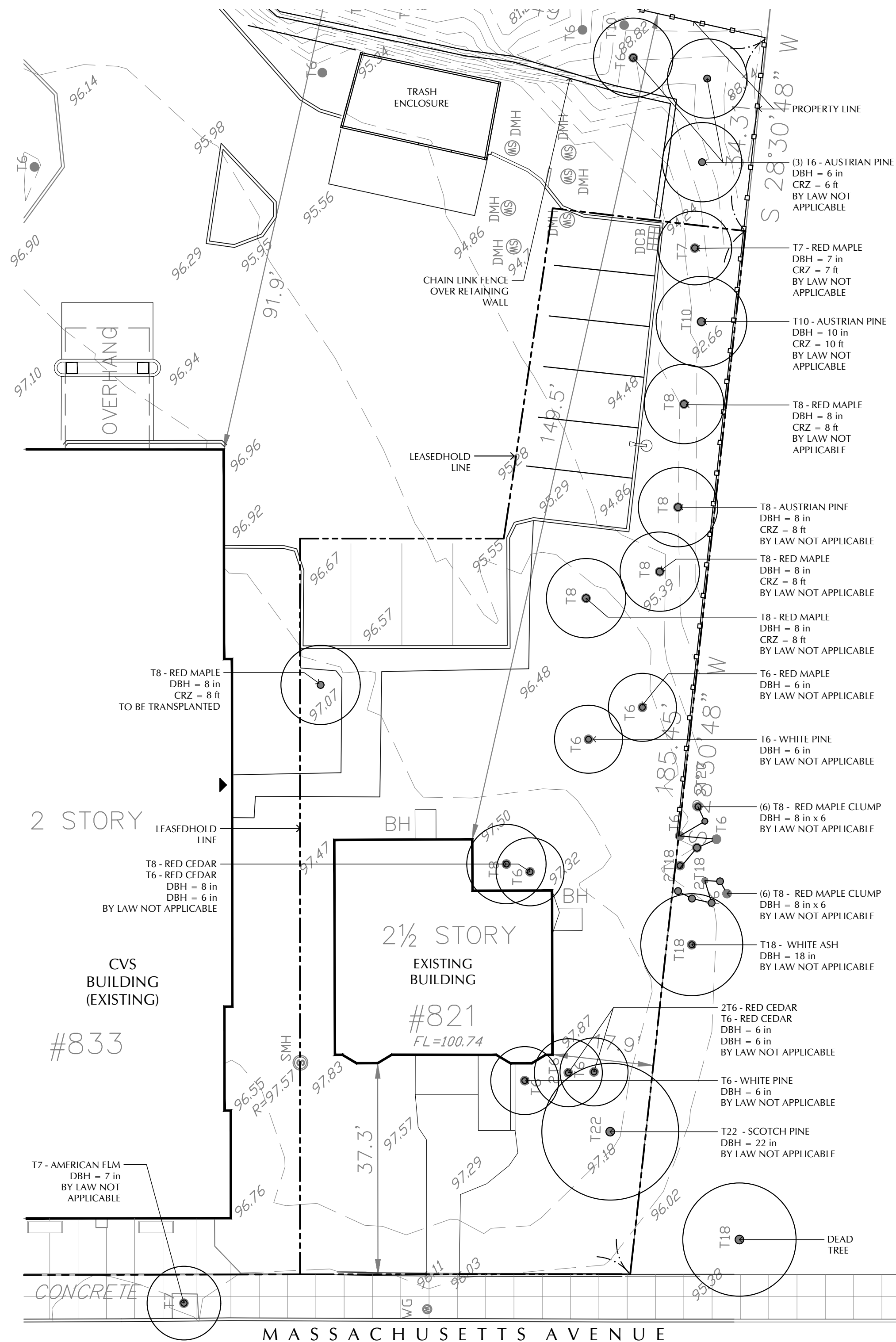
PD-01

ARLINGTON
REDEVELOPMENT
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SITE PLAN WITH EXISTING BUILDING & TREES

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EX-01



1 SITE PLAN WITH EXISTING BUILDING & TREES

SCALE: 1" = 15'-0"



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TREE
PROTECTION &
REMOVAL PLAN
& DETAILS

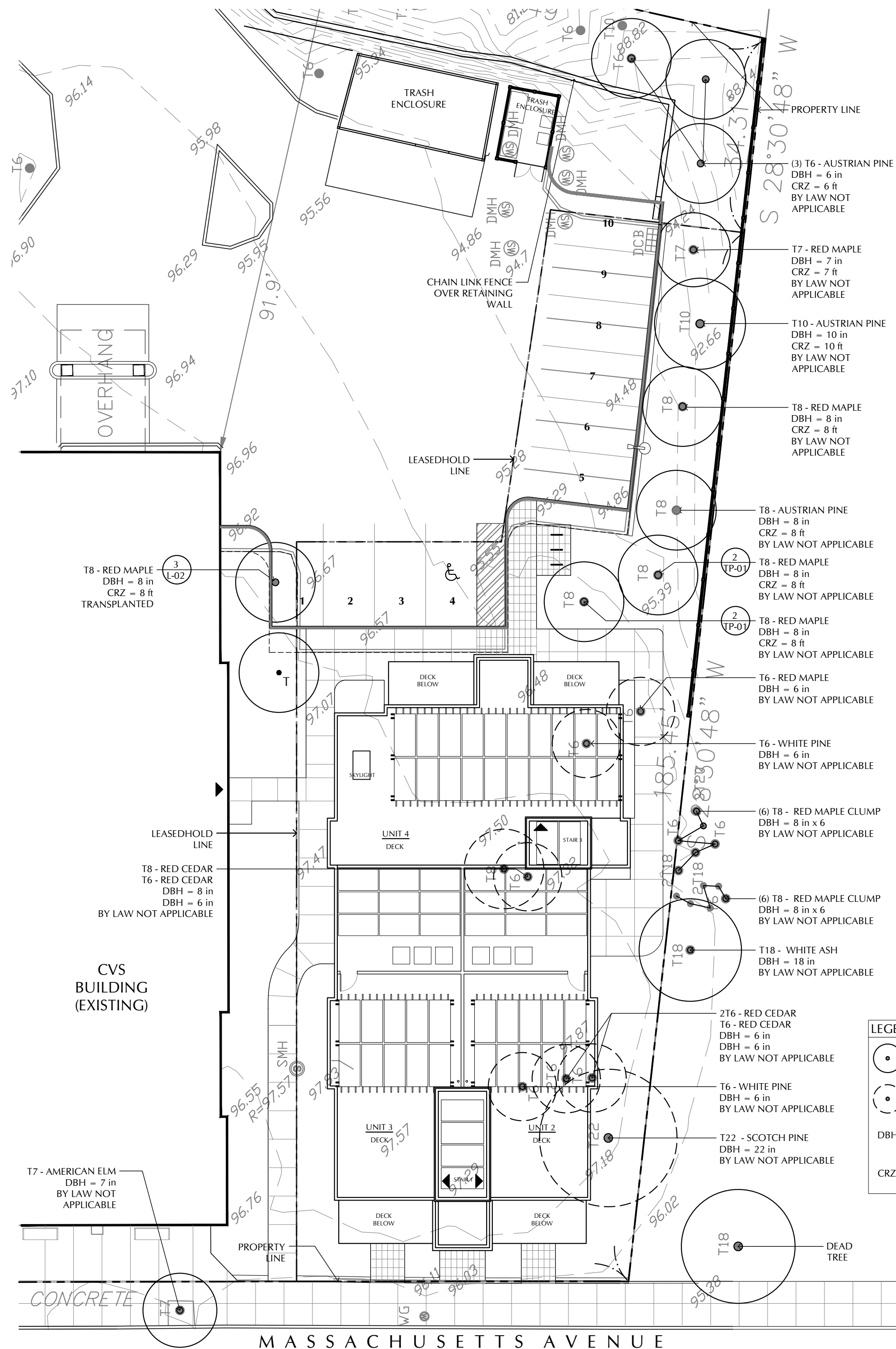
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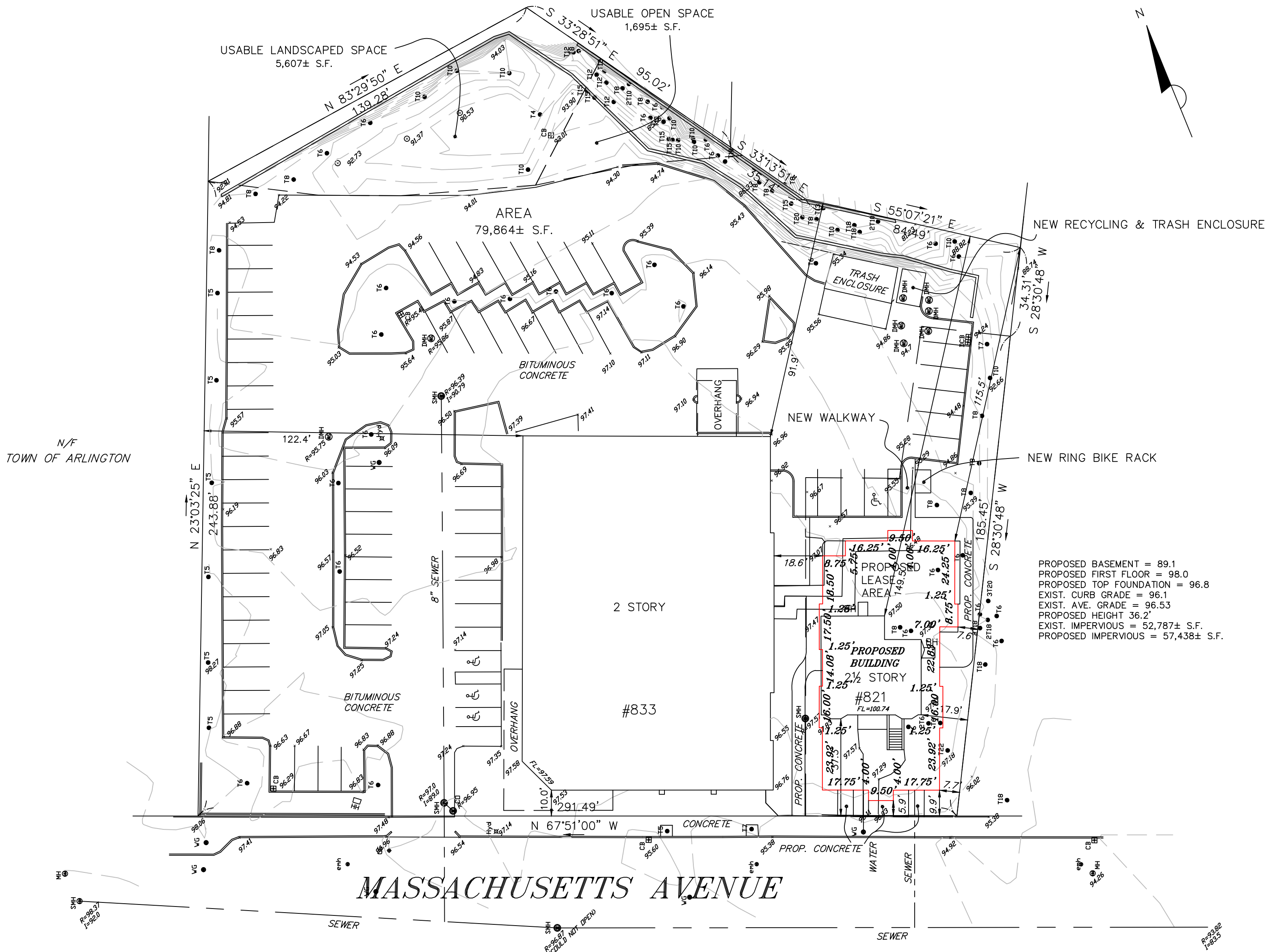
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TP-01





LEGEND

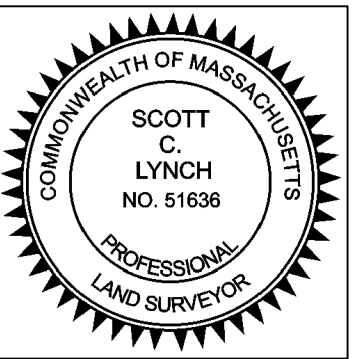
- | | |
|-----|----------------------|
| BH | BULKHEAD |
| CB | CATCH BASIN |
| CO | CLEANOUT |
| DCB | DOUBLE CATCH BASIN |
| DMH | DRAIN MANHOLE |
| EMH | ELECTRIC MANHOLE |
| FL | FLOOR |
| GG | GAS GATE |
| HH | HANDHOLD |
| HYD | HYDRANT |
| SMH | SEWER MANHOLE |
| T8 | 8" TREE |
| WG | WATER GATE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

I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.

Scott Lynch

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
7239PP5.DWG

821
MASSACHUSETTS
AVENUE
ARLINGTON MA
02476

ARLINGTON
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Checked: ATR

PROPOSED
PARTIAL
BLOCK PLAN
& ELEVATION

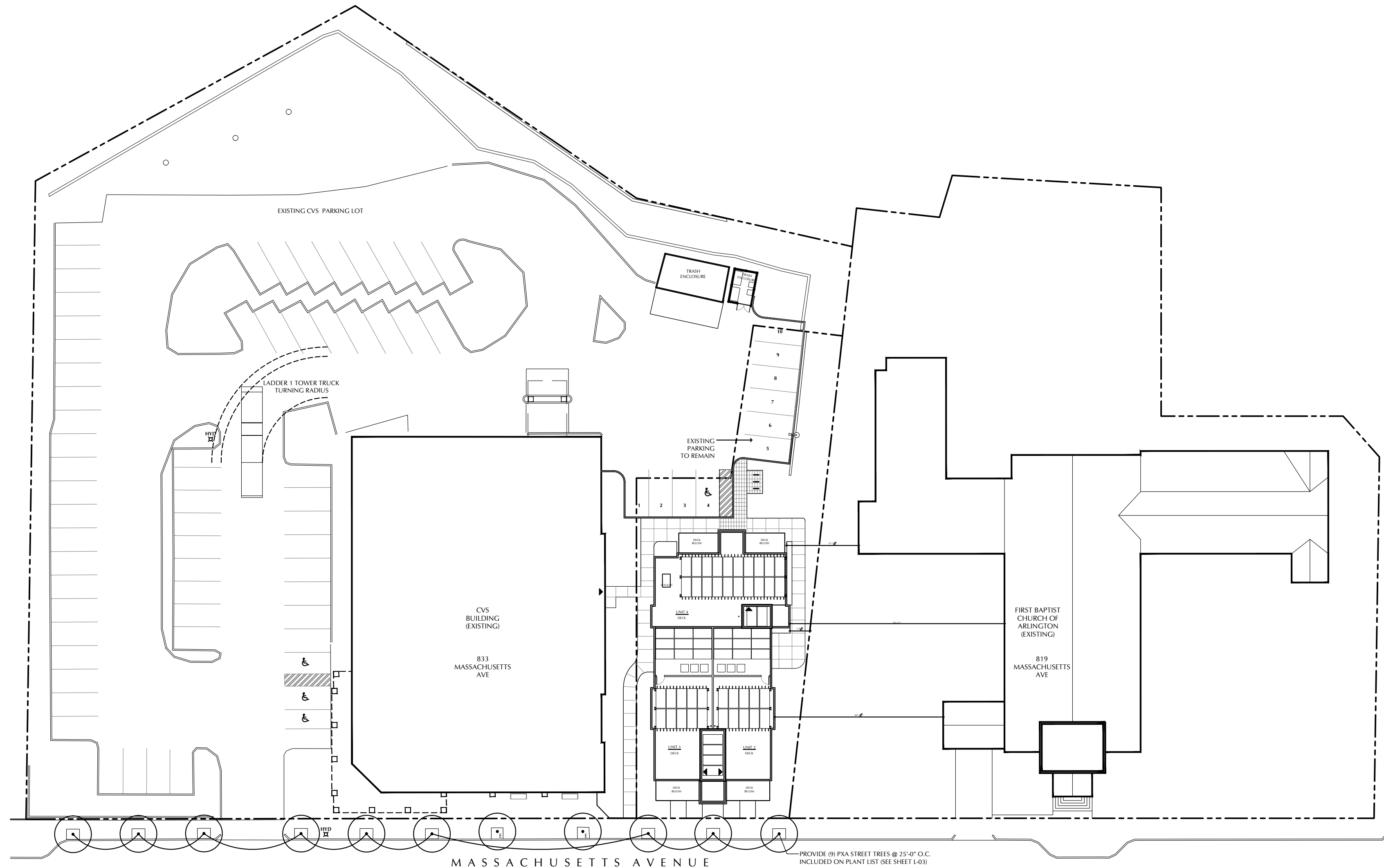
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L-01



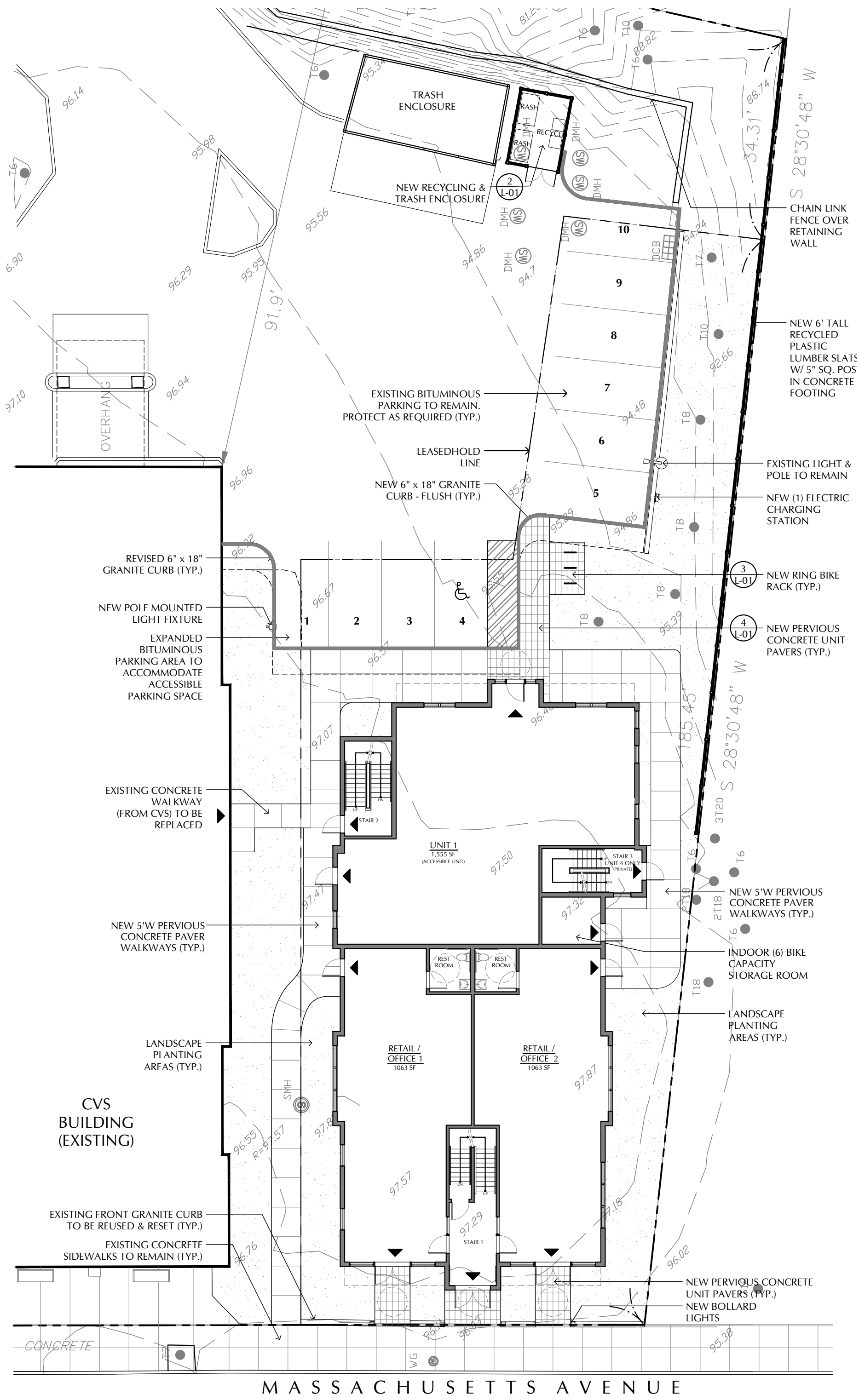
1 PROPOSED PARTIAL BLOCK PLAN

SCALE: 1" = 30'-0"

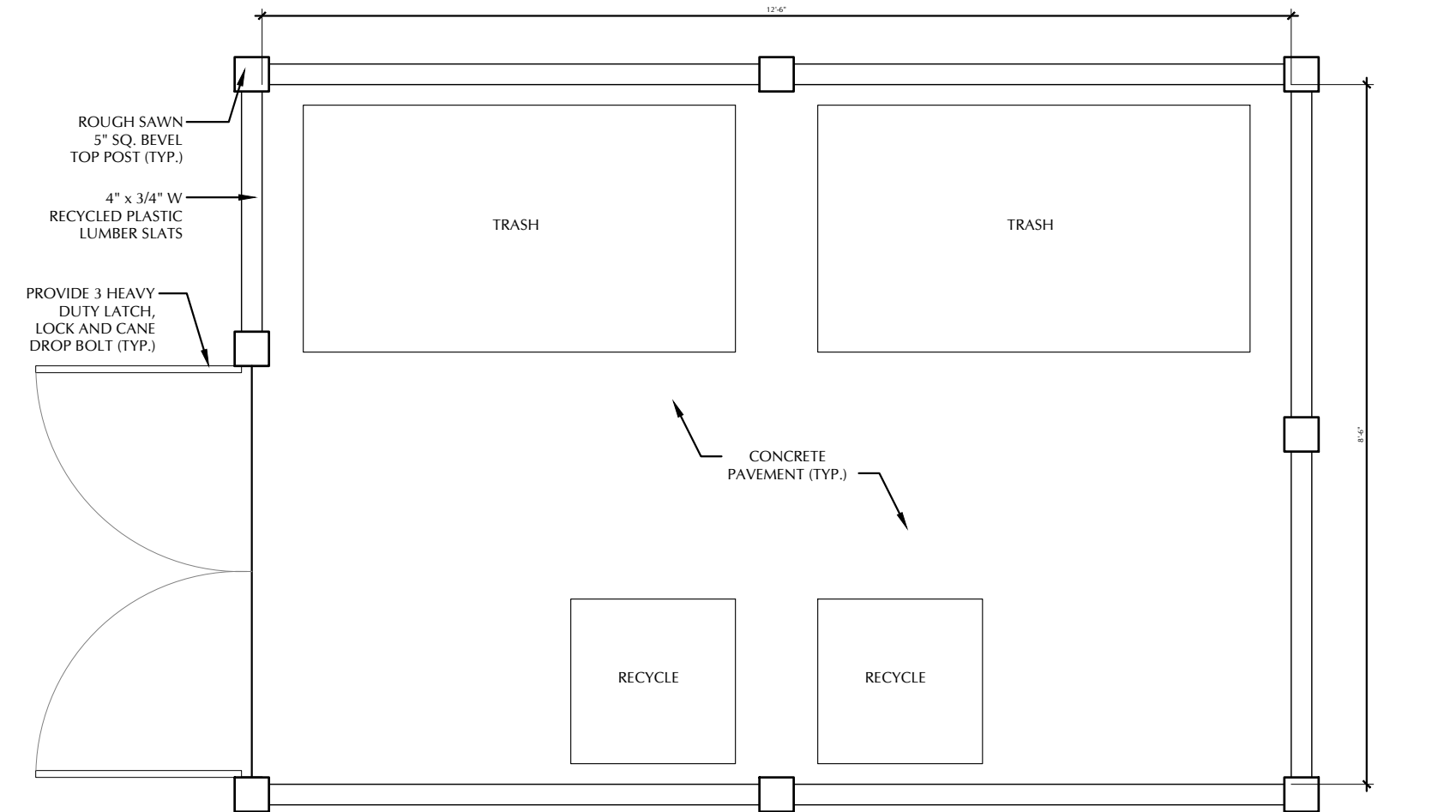


2 PROPOSED PARTIAL BLOCK ELEVATION

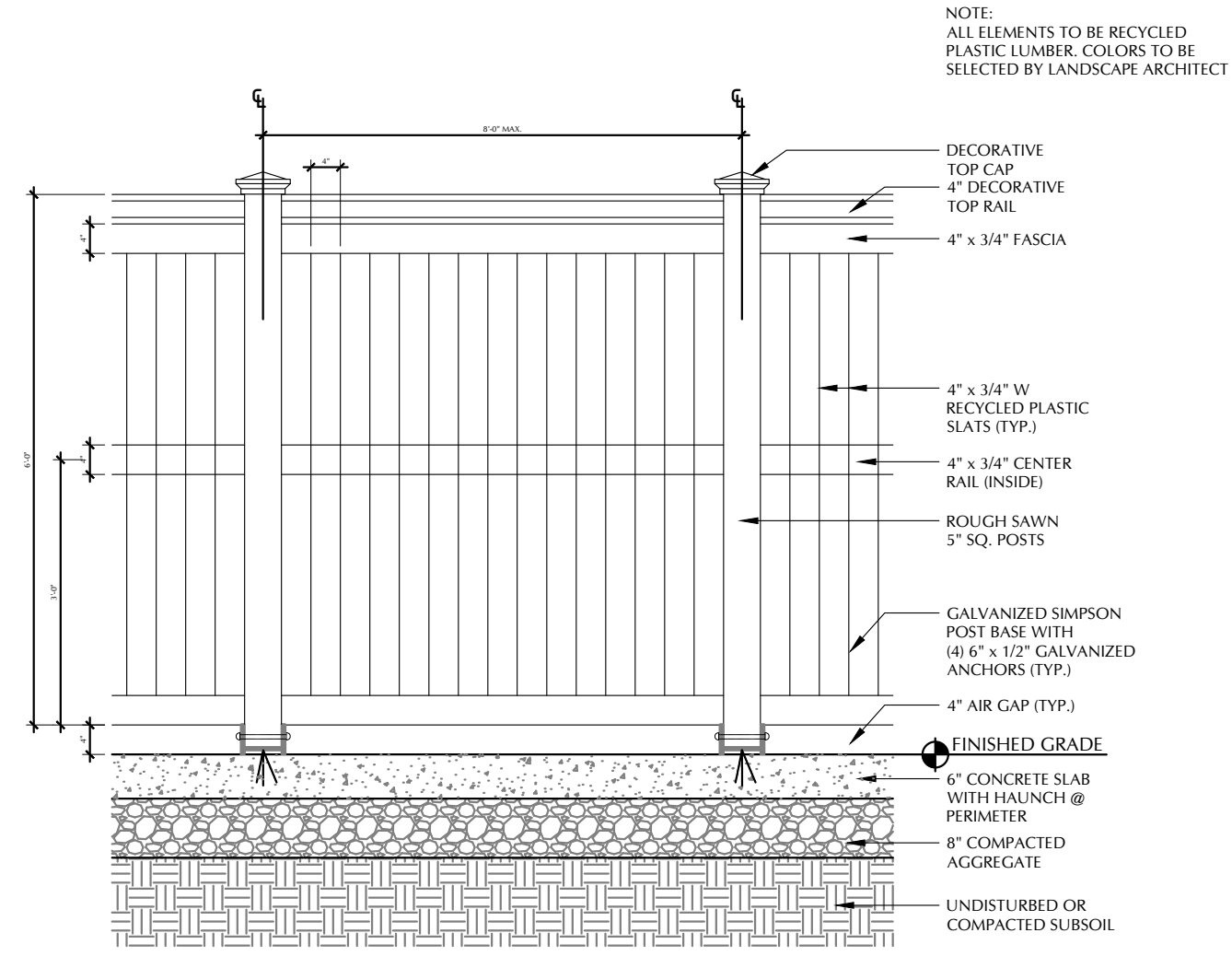
SCALE: 1" = 30'-0"



1 PROPOSED SITE LAYOUT & MATERIALS PLAN



2 TRASH ENCLOSURE PLAN & ELEVATION



3 RING BIKE RACK DETAIL

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PROPOSED SITE
LAYOUT &
MATERIALS
PLAN & DETAIL

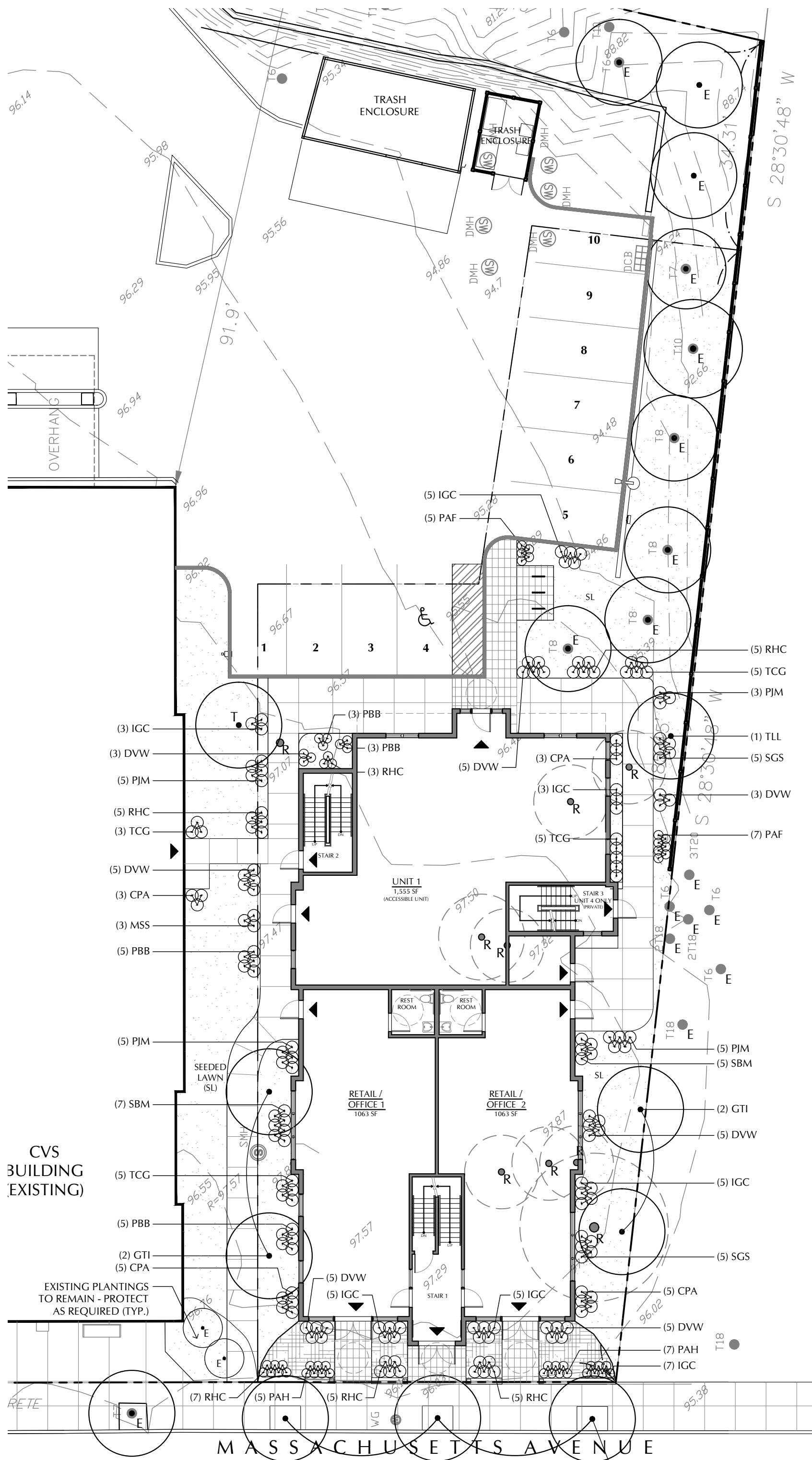
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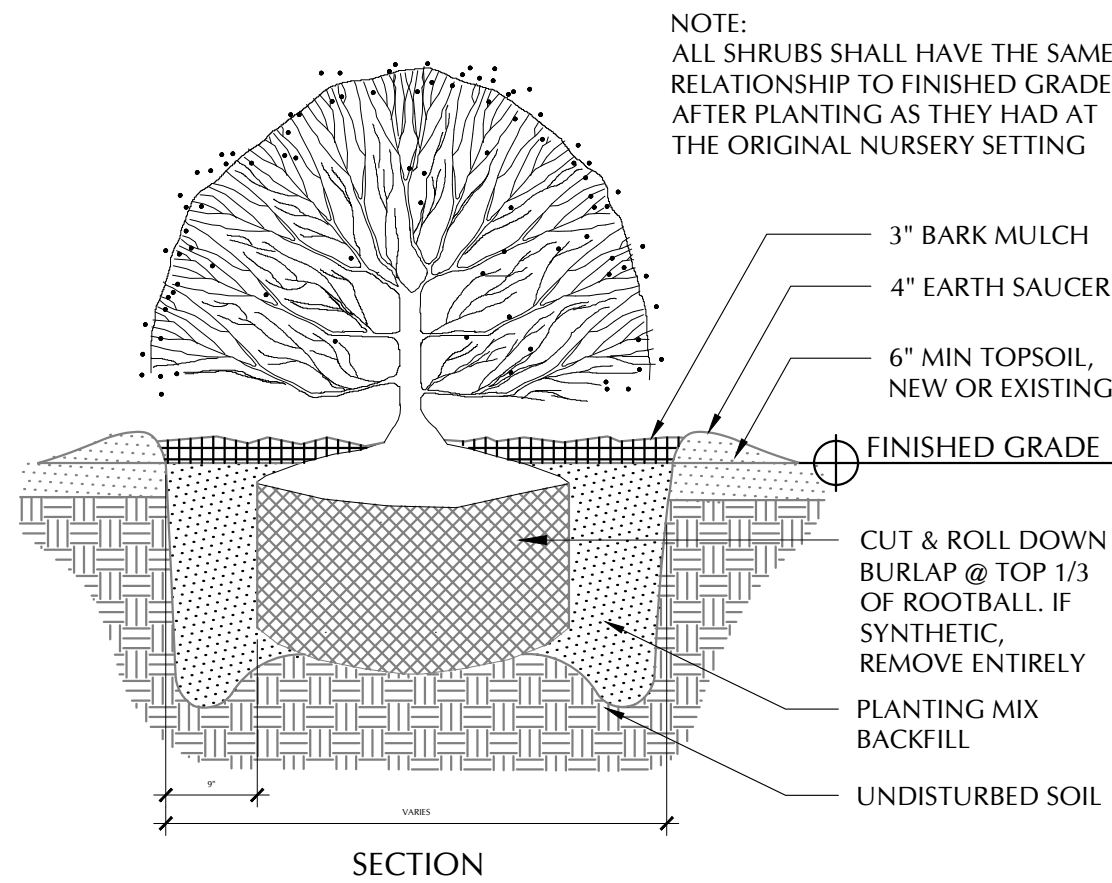
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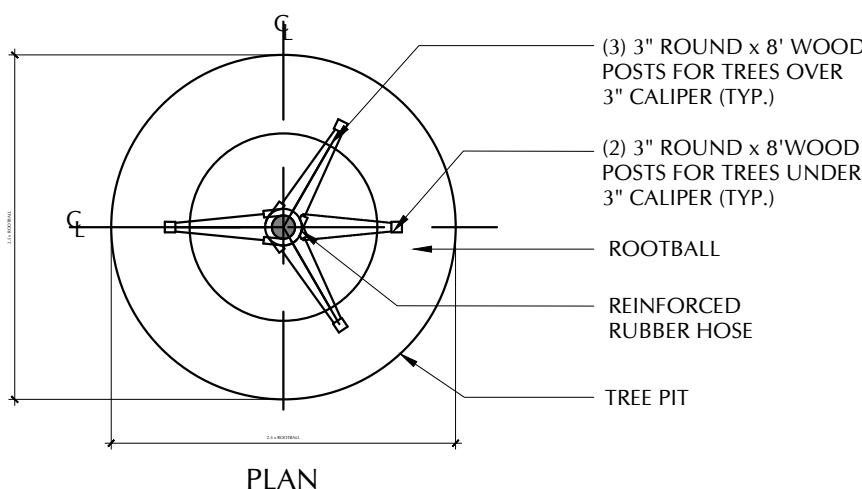
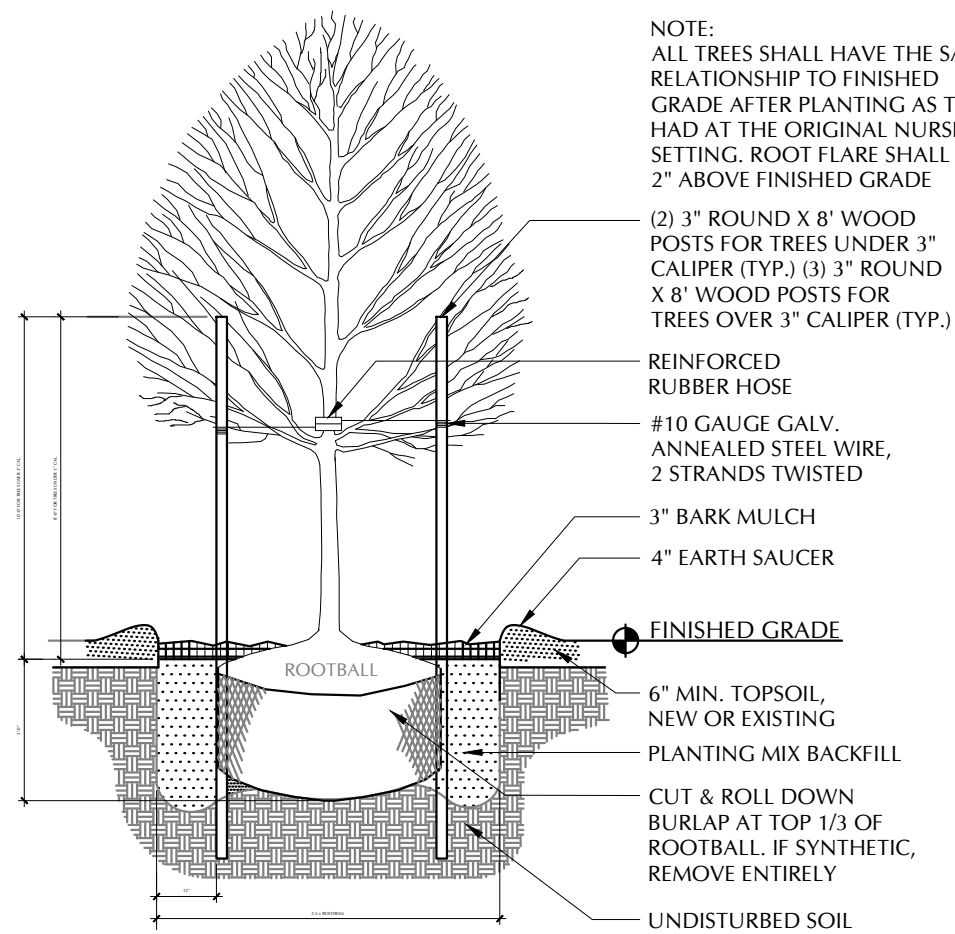
L-02



821 MASSACHUSETTS AVENUE, ARLINGTON MA			PLANT LIST		ROJAS DESIGN, INC.		RD 2958	12/27/2024
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS		
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	TRANSPALNTED TREE	EXISTING	TRANSPALNTED	TRANSPALNT TREE, LOCATION AS SHOWN ON DRAWINGS		
GTI	4	CLEDITSA 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		
CPA	16	CHAMAECYPARIS PISIFERA 'FILIFERA AUREA'	GOLDEN THREADLEAF CYPRESS	2'-0" - 2'-6" SPREAD	B & B	YELLOW/COLD 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'	BROWERS 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 CURPIDATA 'GREENWAVE'	GREENWAVE JAPANESE YEW	2'-6" - 3'-0" SPREAD	B & B	EVERGREEN WITH LOW MOUNDED 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		
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	PENNISTETUM ALOPECUROIDES	FOUNTAIN GRASS	2'-6" - 3'-0" TALL	3 GAL	FOUNTAIN SHAPED FORM WITH DARK GREEN BLADES AND BUFF WHITE FLOWERS IN JULY - OCTOBER		
PAH	12	PENNISTETUM 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		
GC	SL	SY	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.)		



2 SHRUB PLANTING DETAIL



3 TREE PLANTING PLAN

821
MASSACHUSETTS
AVENUE
ARLINGTON MA
02476

ARLINGTON
REDEVELOPMENT
BOARD SUBMISSION

Job: 2958
Date: 05/19/2025
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Drawn: ISP
Checked: ATR

PROPOSED
PLANTING PLAN
& PLANT LIST

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Landscape Architecture
(617) 720-4100

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L-03

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PROPOSED
FIRST FLOOR &
SECOND FLOOR
PLANS

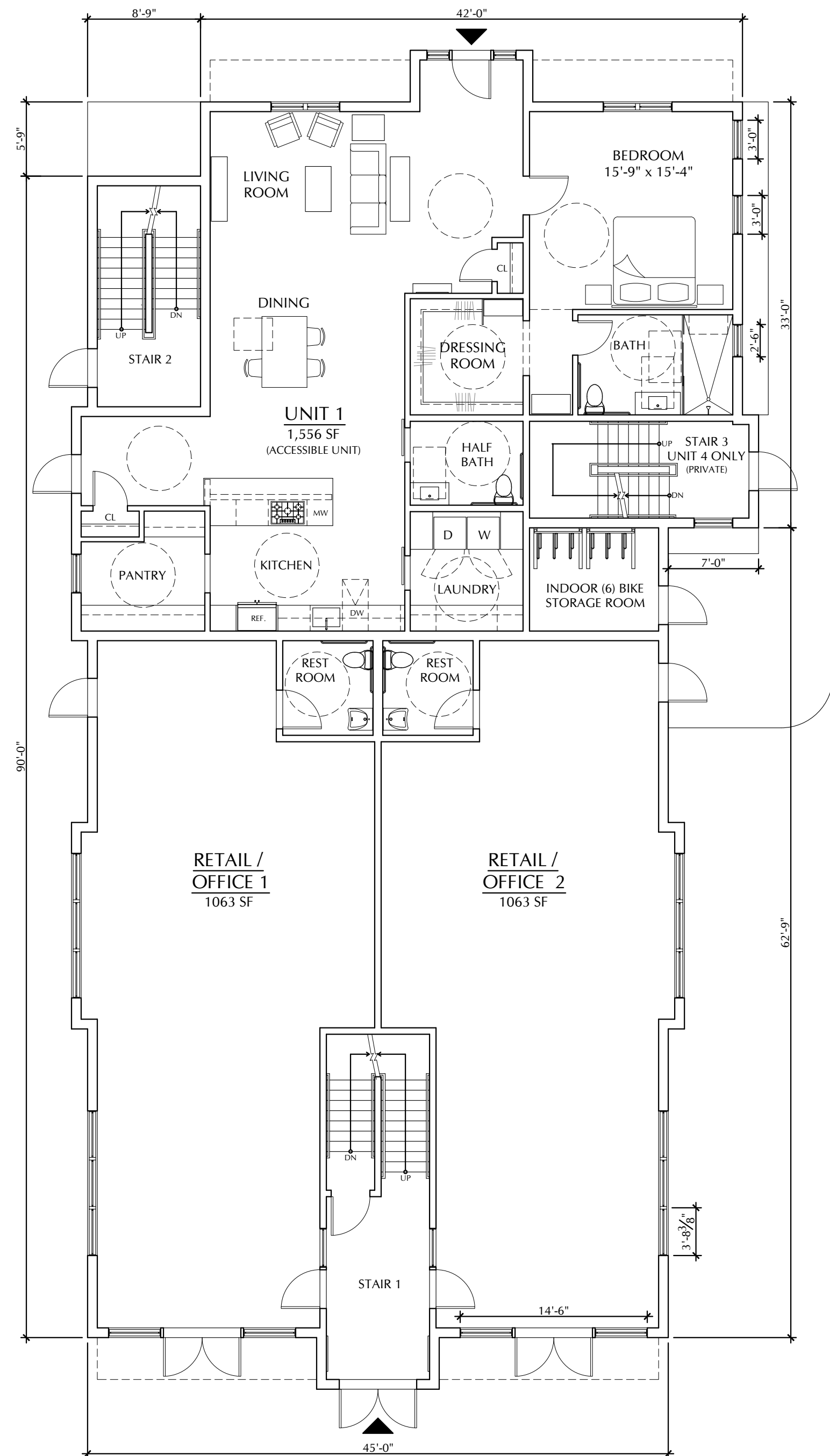
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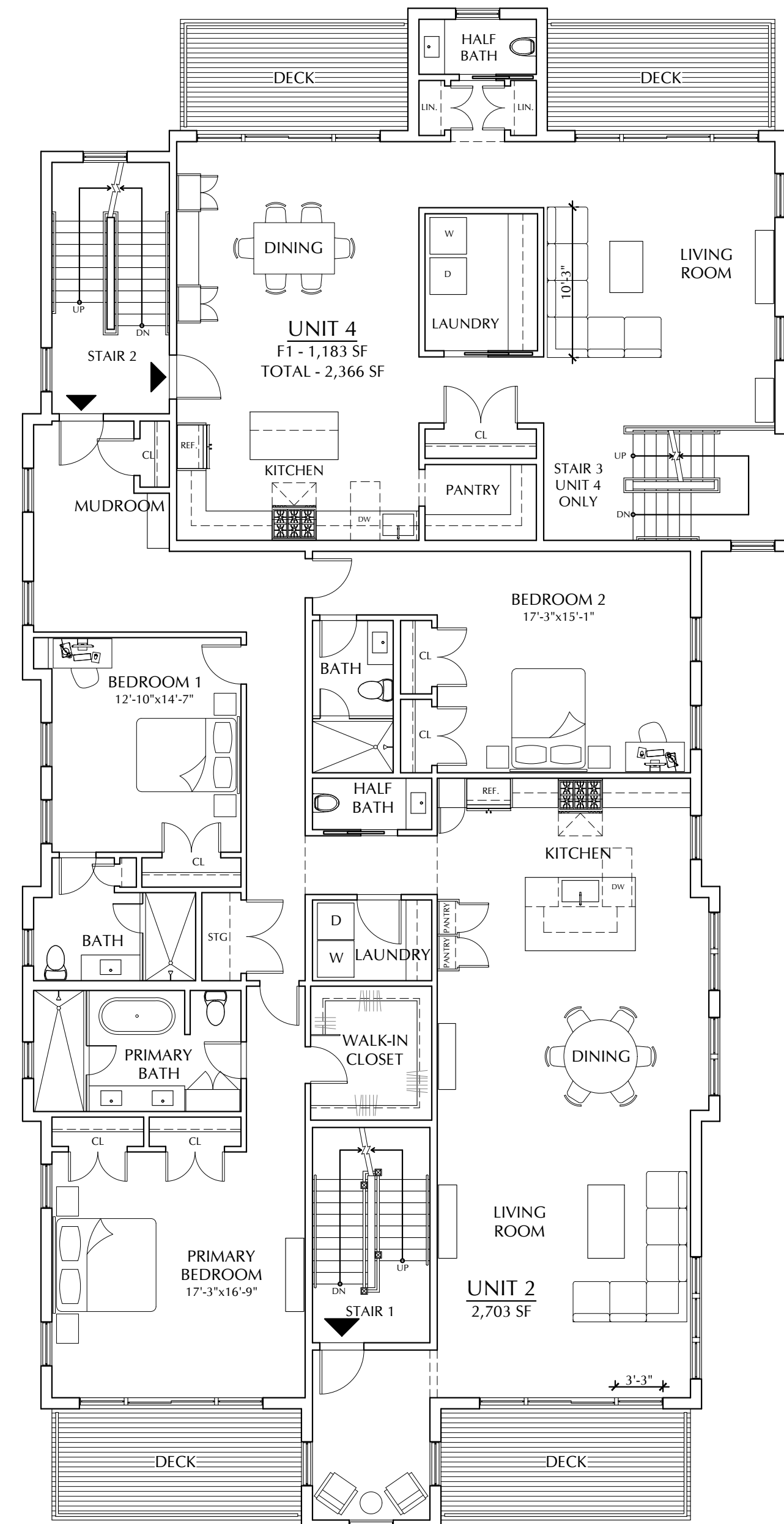
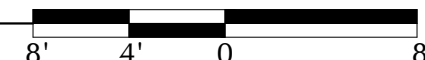
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A-01



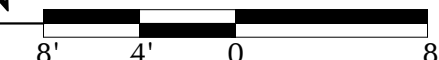
1 PROPOSED FIRST FLOOR PLAN

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



2 PROPOSED SECOND FLOOR PLAN

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



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PROPOSED
THIRD FLOOR
& ROOF PLAN

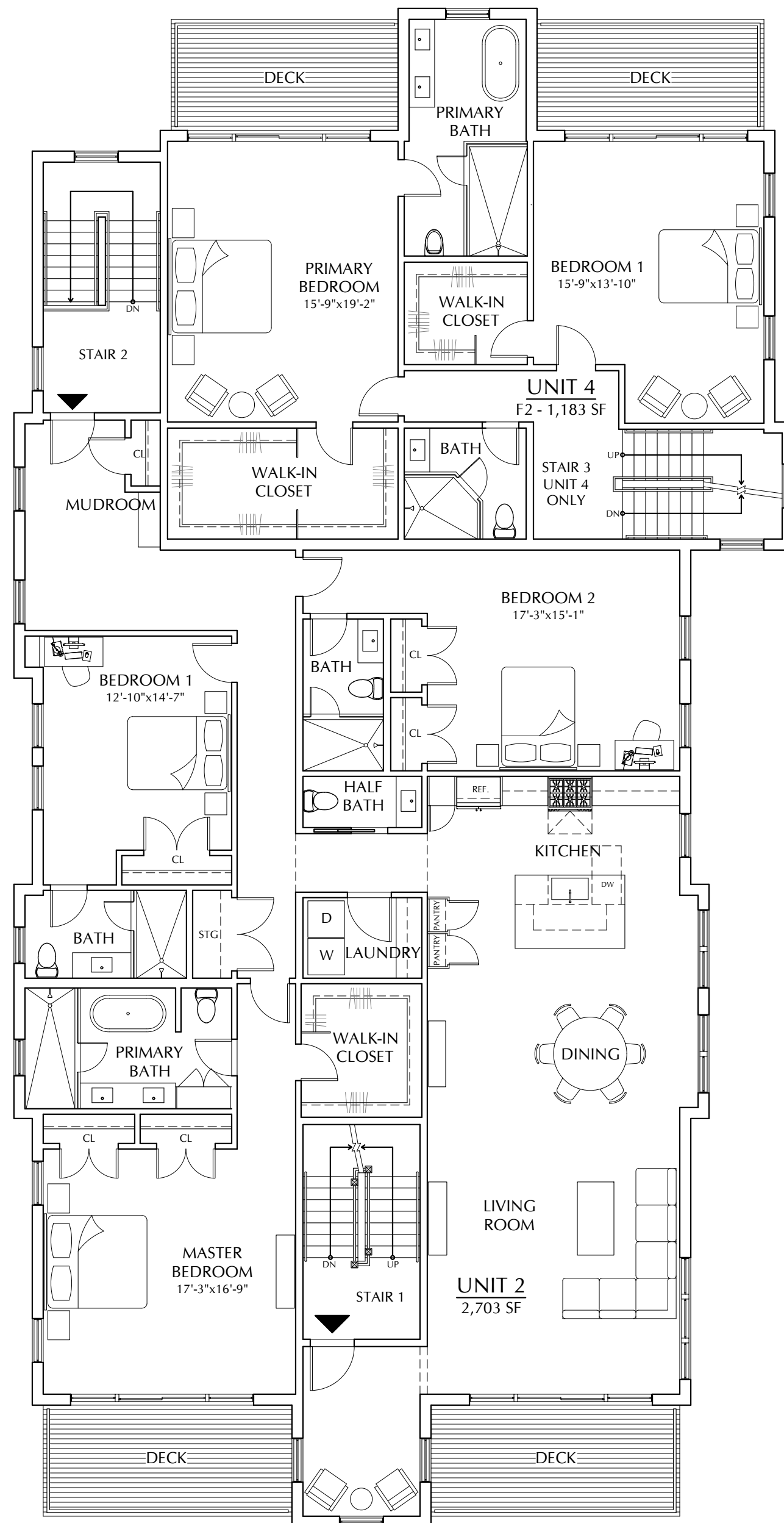
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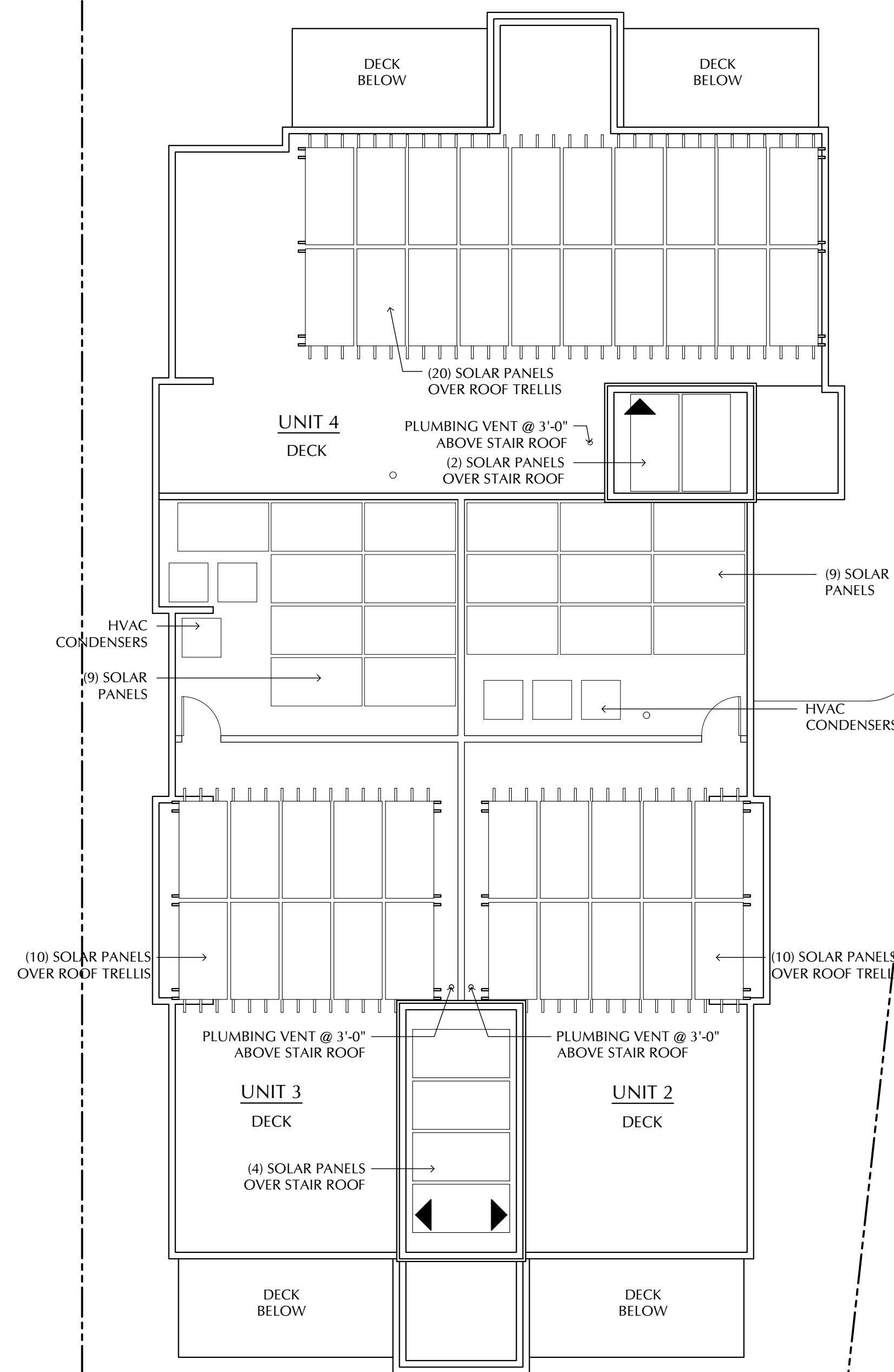
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A-02

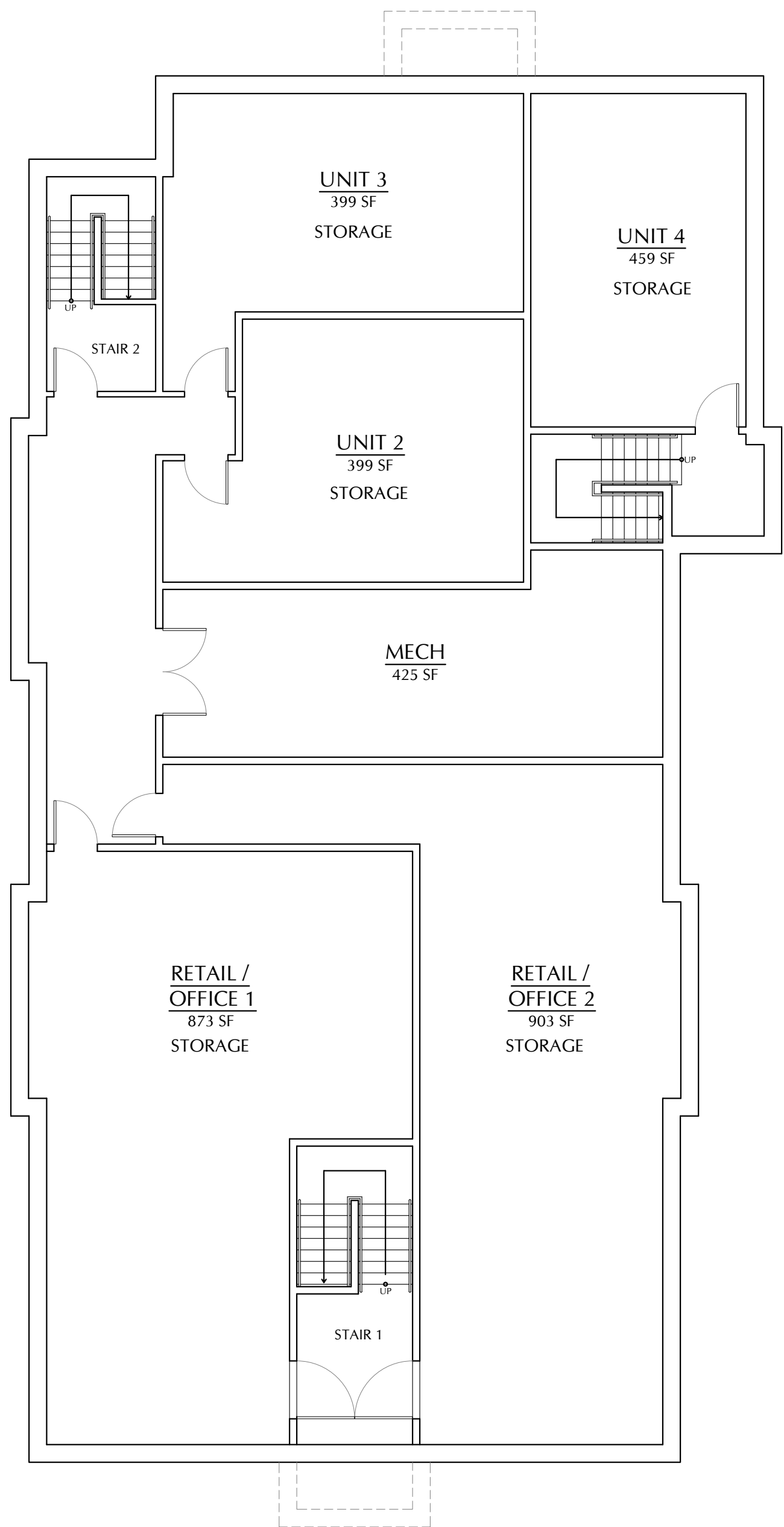


1 PROPOSED THIRD FLOOR PLAN SCALE: 1/8" = 1'-0"



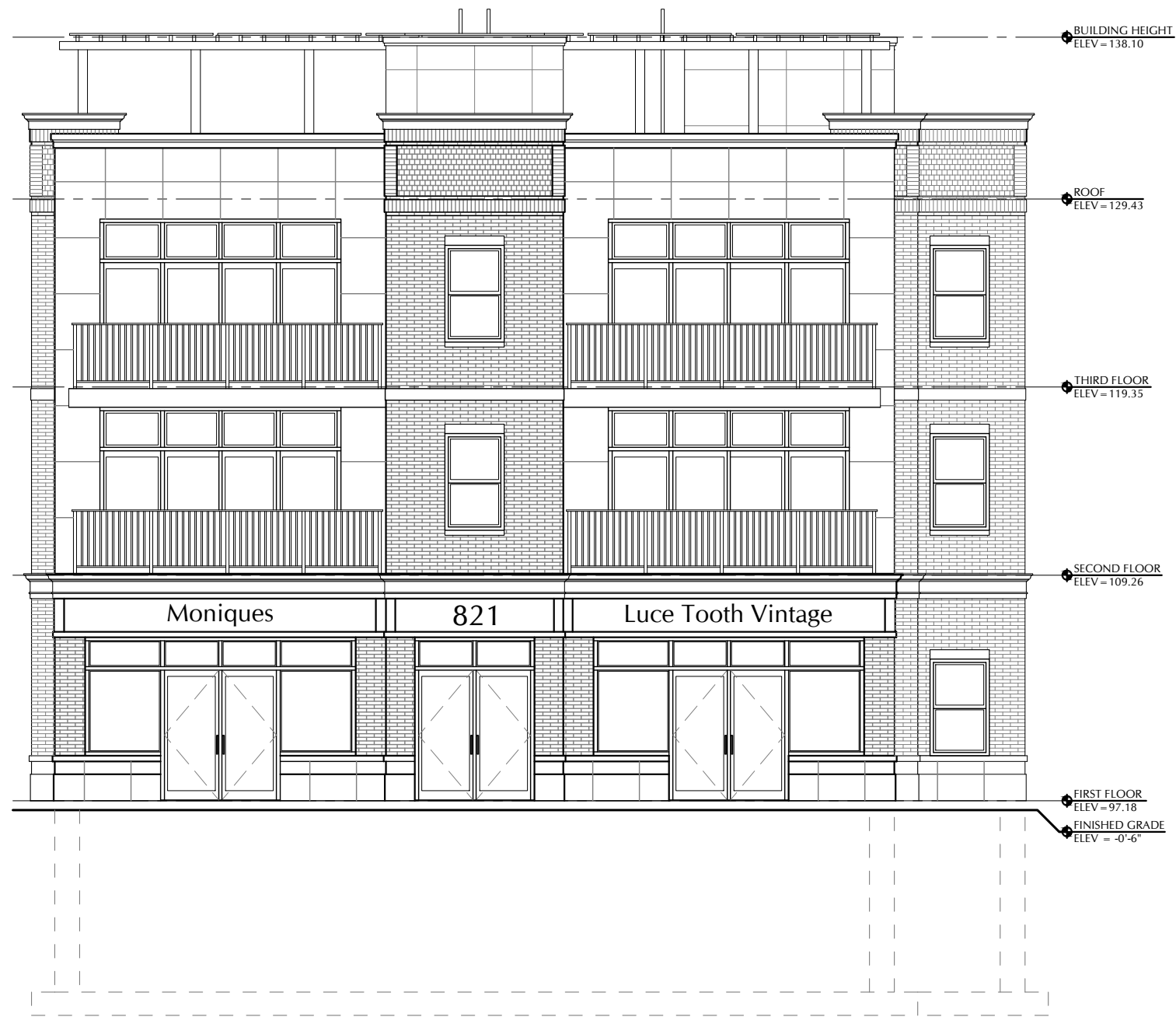
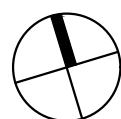
2 PROPOSED ROOF PLAN
REFER TO SOLAR PACKAGE FOR
PANEL & SYSTEM SPECIFICS

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



1 PROPOSED BASEMENT PLAN

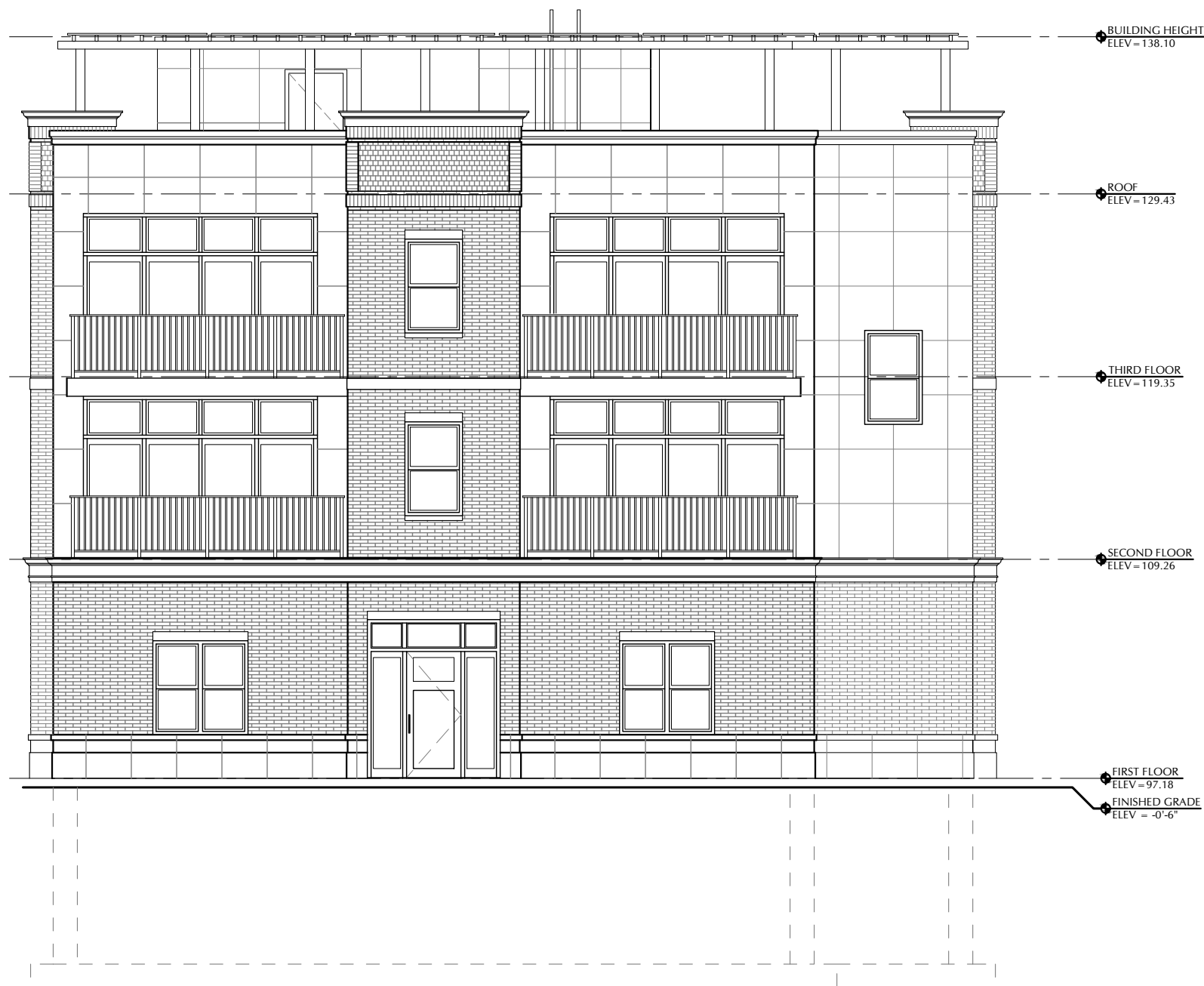
SCALE: 1/8" = 1'-0"



2 PROPOSED FRONT (SOUTH) ELEVATION

MASSACHUSETTS AVENUE

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



3 PROPOSED REAR (NORTH) ELEVATION

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

821

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

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A-03

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PROPOSED
SIDE (EAST) &
SIDE (WEST)
ELEVATIONS

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A-04



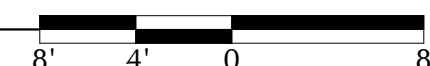
1 PROPOSED SIDE (EAST) ELEVATION

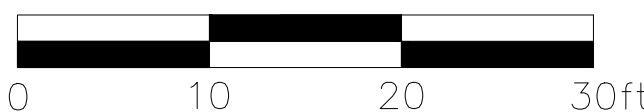
SCALE: 1/8" = 1'-0"



2 PROPOSED SIDE (WEST) ELEVATION

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



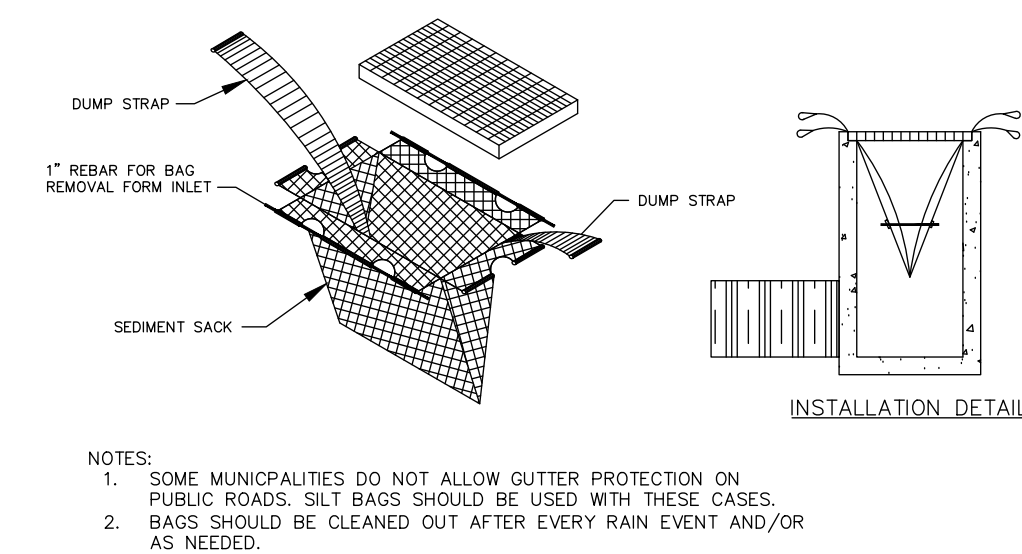


- EXISTING CONDITIONS SURVEY INFORMATION OBTAINED FROM ROBER SURVEY, ARLINGTON, MA.
OWNER/CLIENT ASSUMES ALL RESPONSIBILITY FOR SOURCES AND AUTHORIZATION TO USE ELECTRONIC AND RECORD FILES.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING INFORMATION ON THE GROUND AND SHALL REPORT ALL DISCREPANCIES TO THE 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 UTILITIES IN EXISTENCE 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.

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.

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 OCCURRED 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 Gata 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	114"	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						



3
C-0

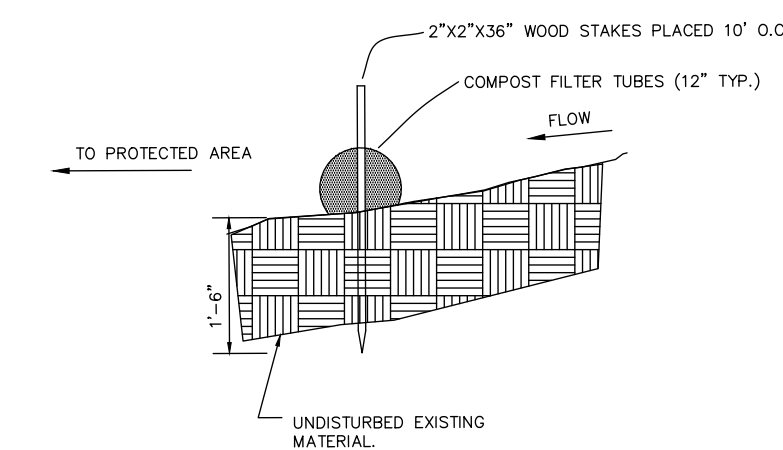
CONTRACTOR IS TO CONTACT ENGINEER FOR AS-BUILT MEASUREMENTS PRIOR TO BACK FILLING DRAINAGE SYSTEMS.

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.

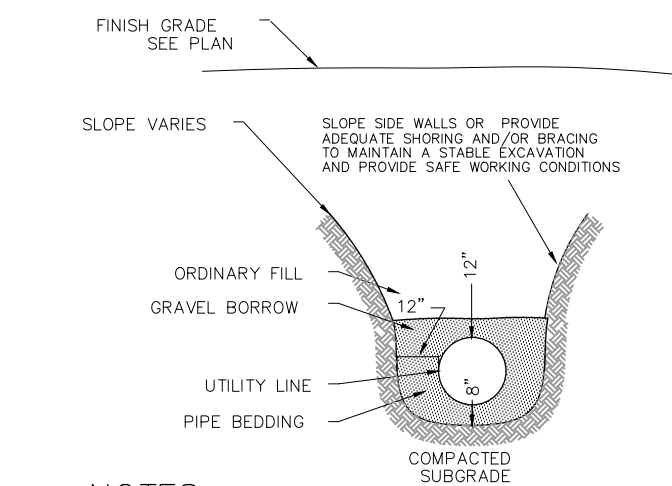
THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATERGATES, ETC. AND COMPILED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, ALL UTILITY COMPANIES OR AGENCIES PRIOR TO ANY EXCAVATION WORK.

CALL DIGSAFE AT 1-800-322-4844

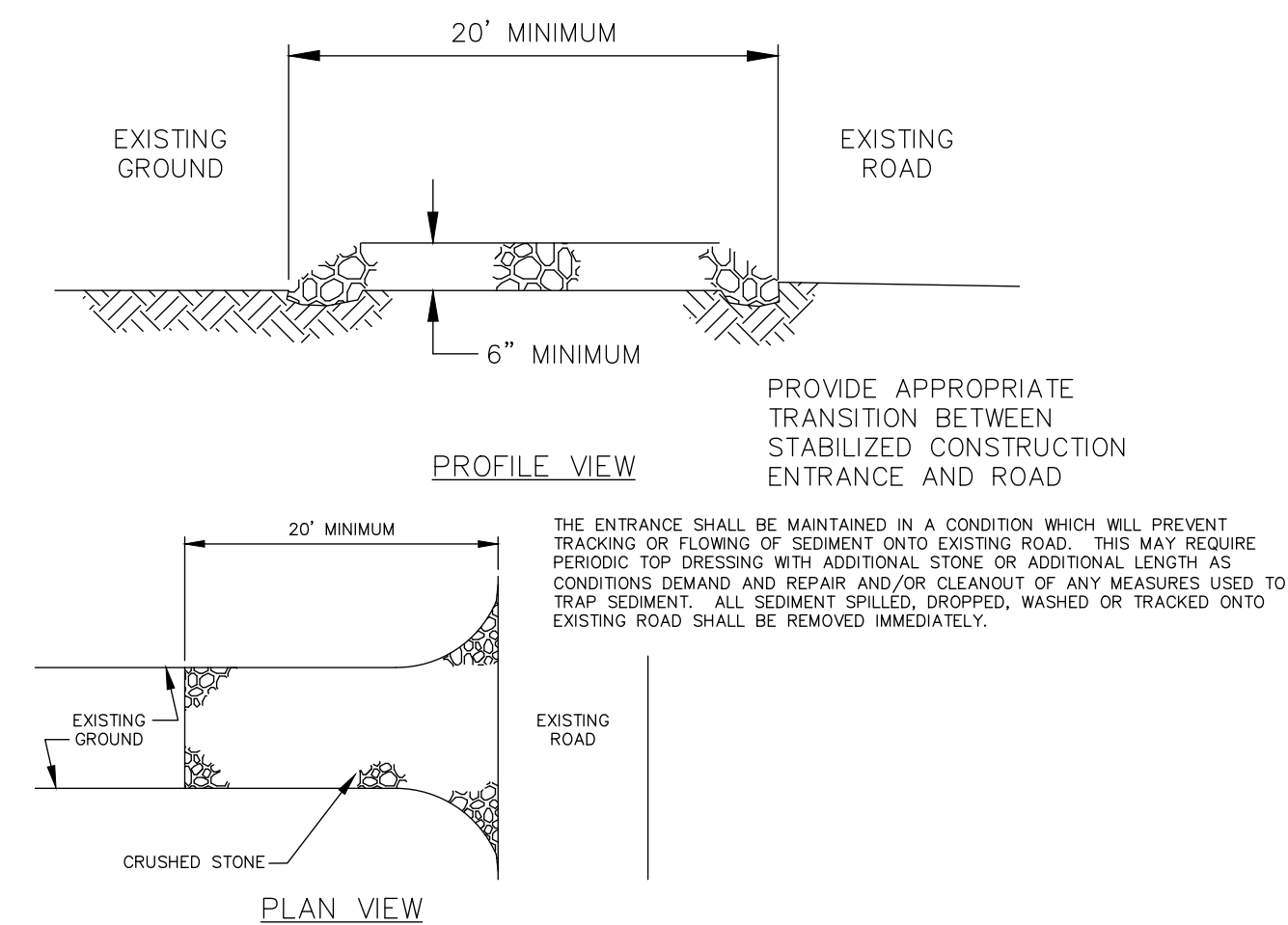
CONTRACTOR IS TO IMPLEMENT ALL NECESSARY SAFETY AND CONSTRUCTION MEASURES AND PROCEDURES FOR THE CONSTRUCTION OF THE PROJECT. STRICT COMPLIANCE WITH FEDERAL, STATE AND LOCAL SAFETY AND CONSTRUCTION REQUIREMENTS IS MANDATORY.



1	EROSION CONTROL
C-0	SCALE: NTS



2 TYP. UTILITY TRENCH
C-0 SCALE: NTS



4	STABILIZED CONSTRUCTION ENTRANCE
C-0	SCALE: NTS

NOT FOR CONSTRUCTION

***Gala Simon
Associates Inc.***
394 LOWELL STREET, SUITE 200
LEXINGTON, MA 01846
Tel: (781) 676-5555

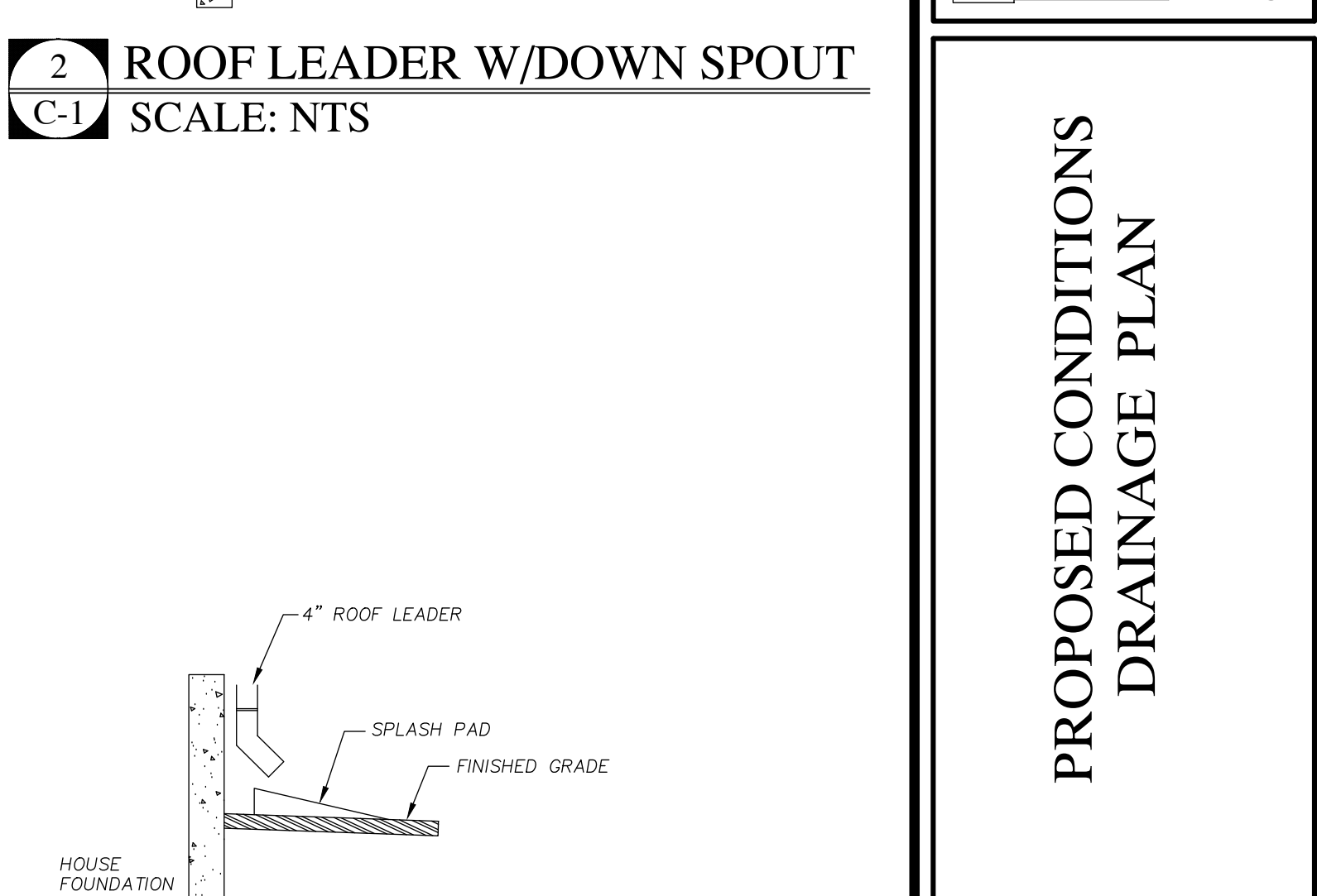
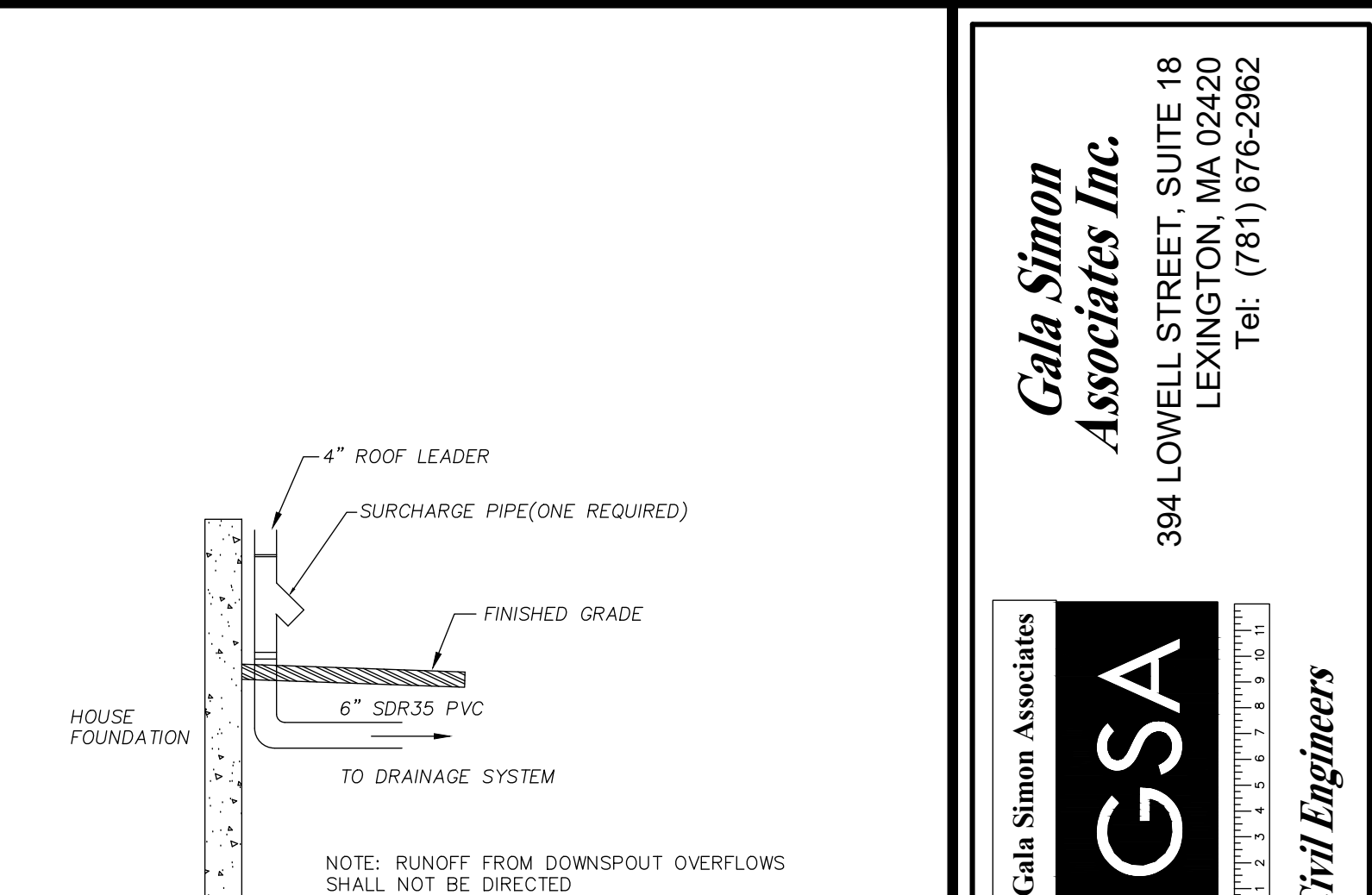
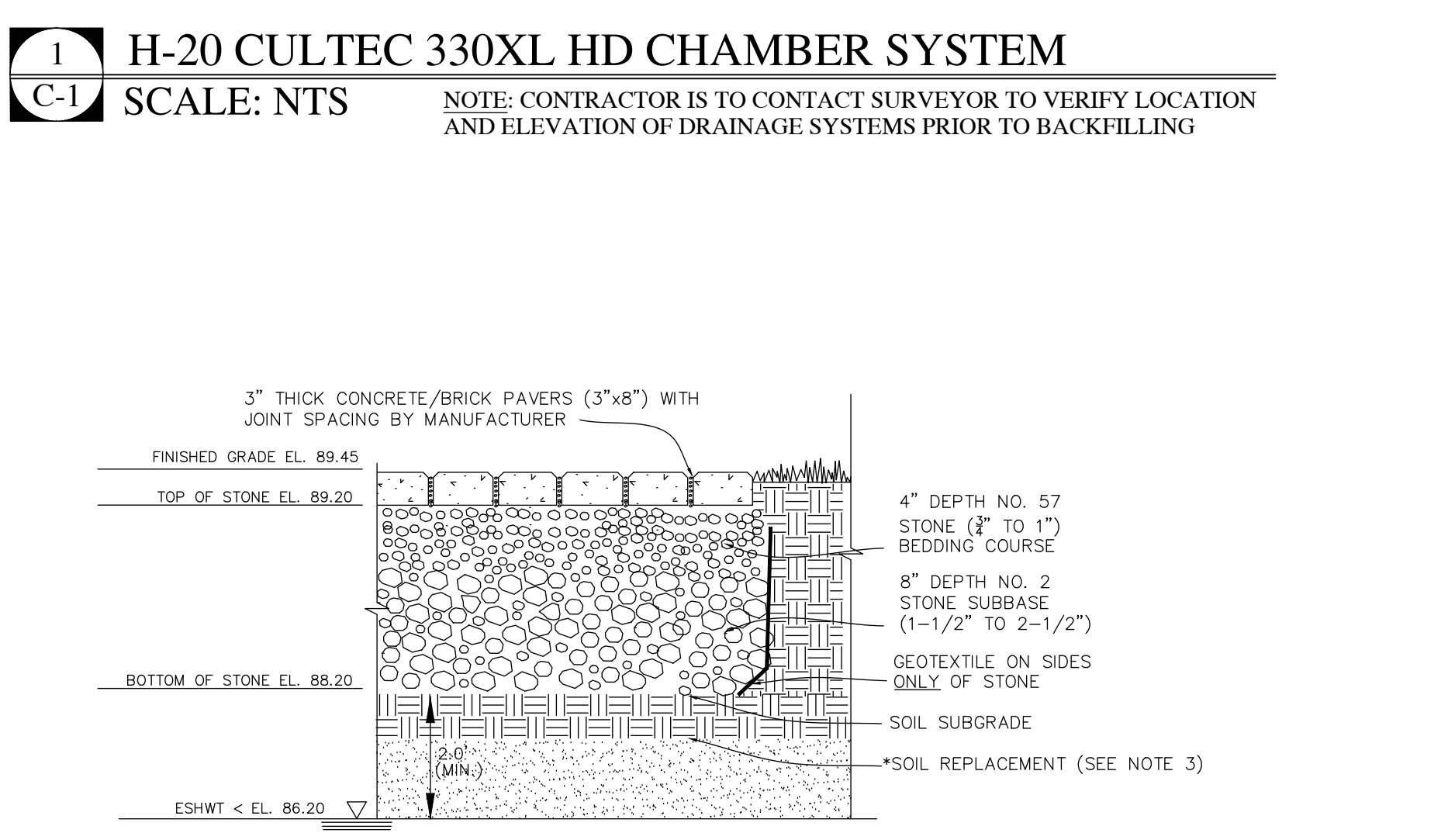
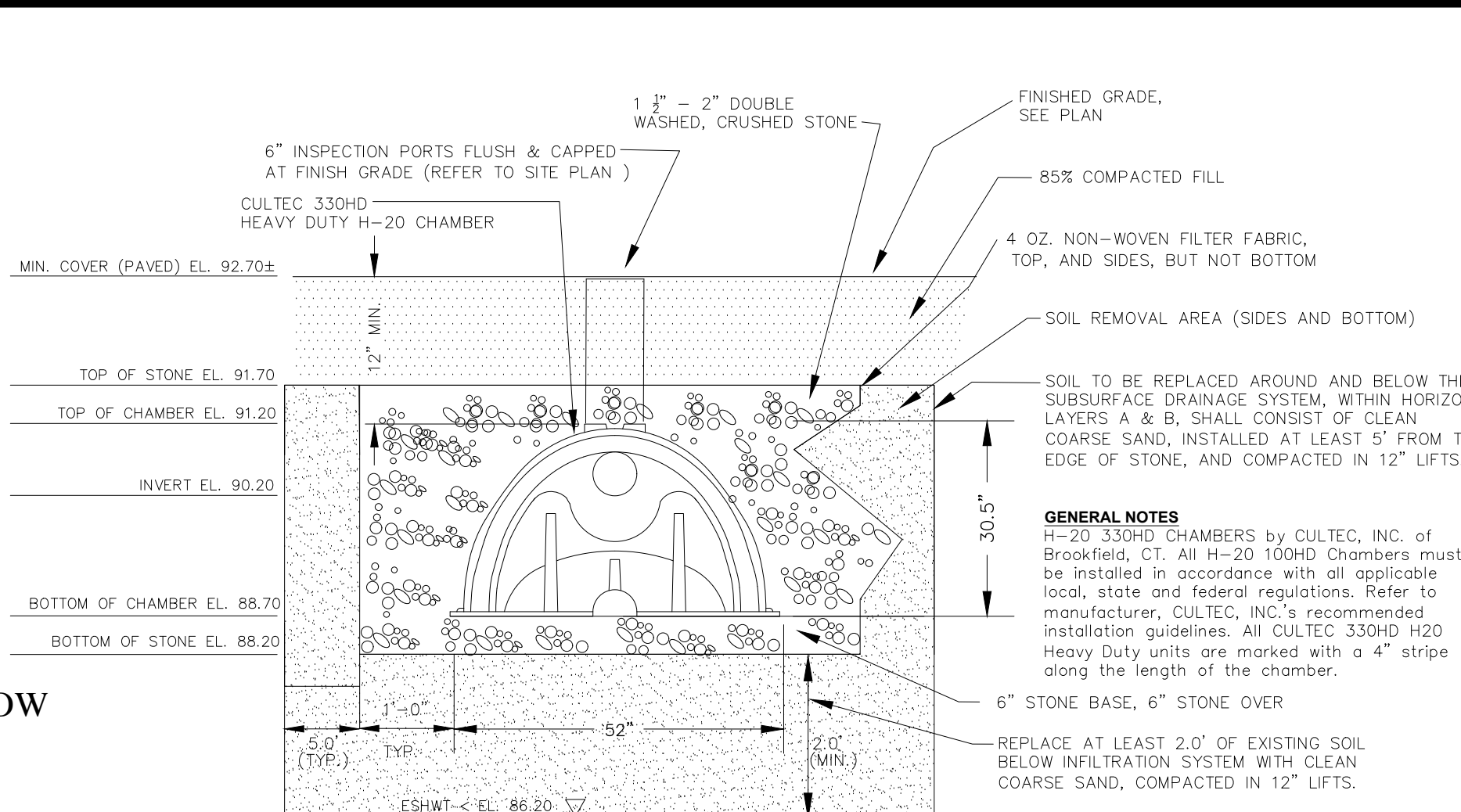
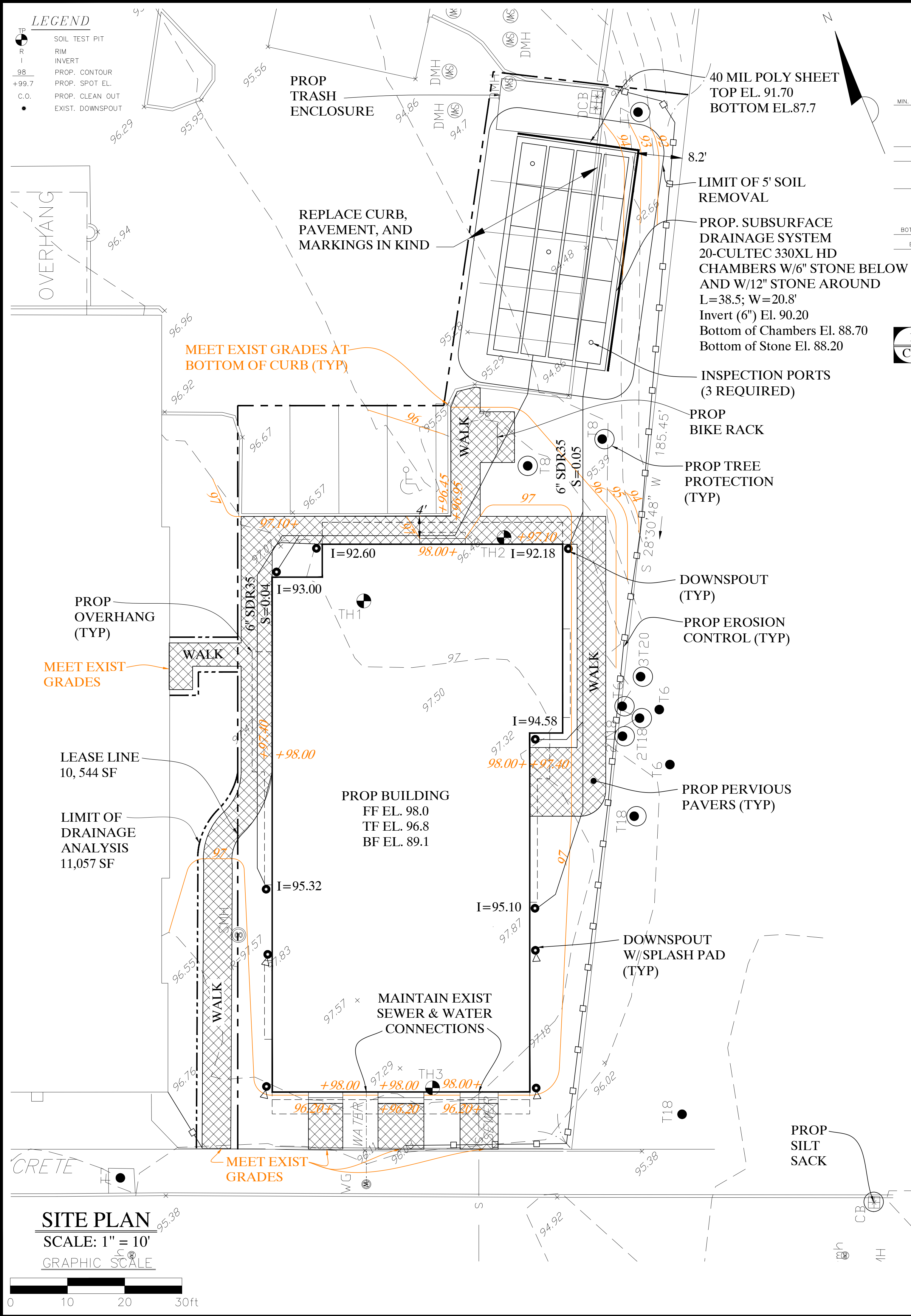
EXISTING CONDITIONS PLAN

**821 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS**

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



C-01



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

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:

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

C-02

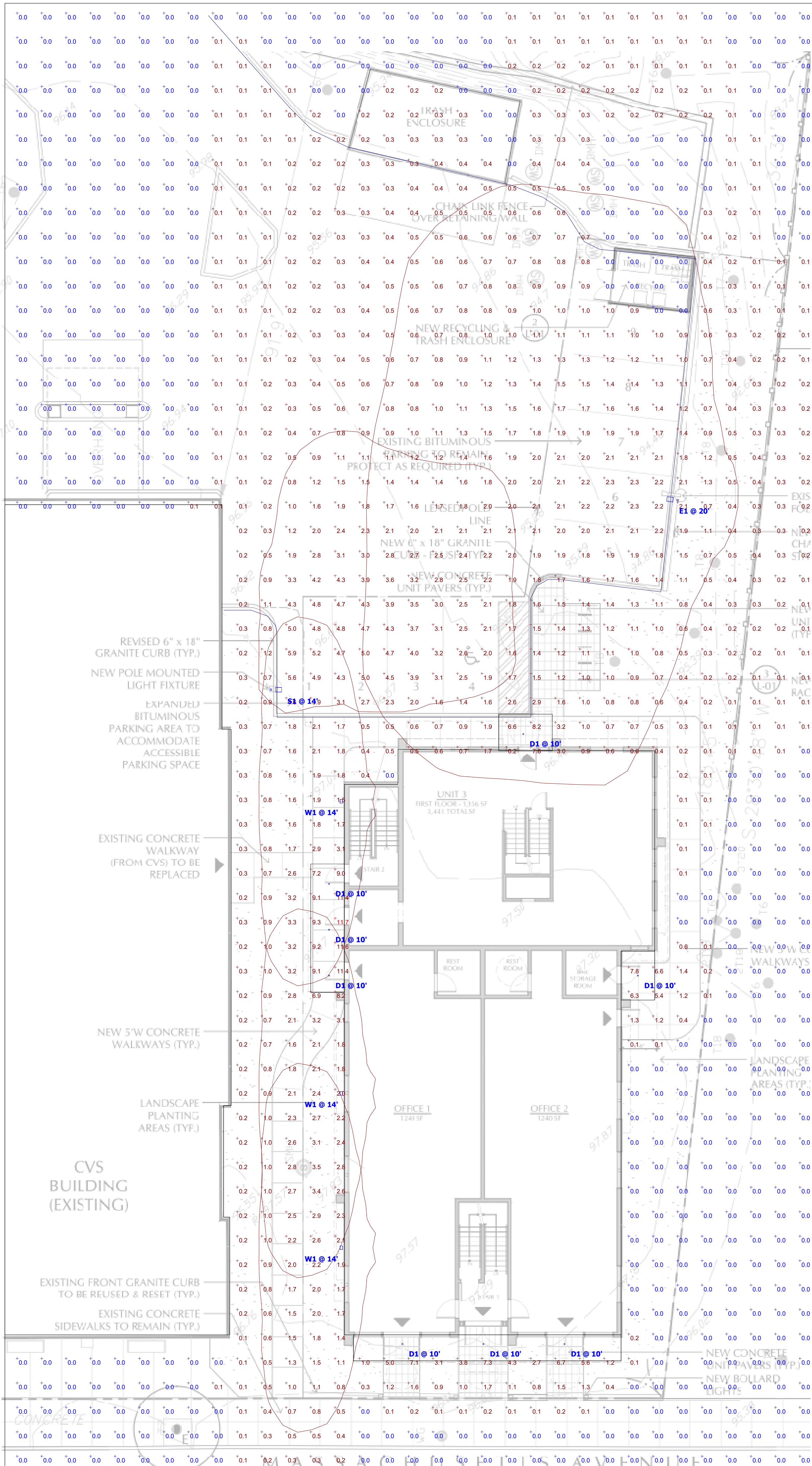


DISCLAIMER:
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY
AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM MANUFACTURERS PHOTOMETRIC IN-HOUSE OR INDEPENDANT LAB TEST WITH DATA SUPPLIED BY LAMP MANUFACTURERS.

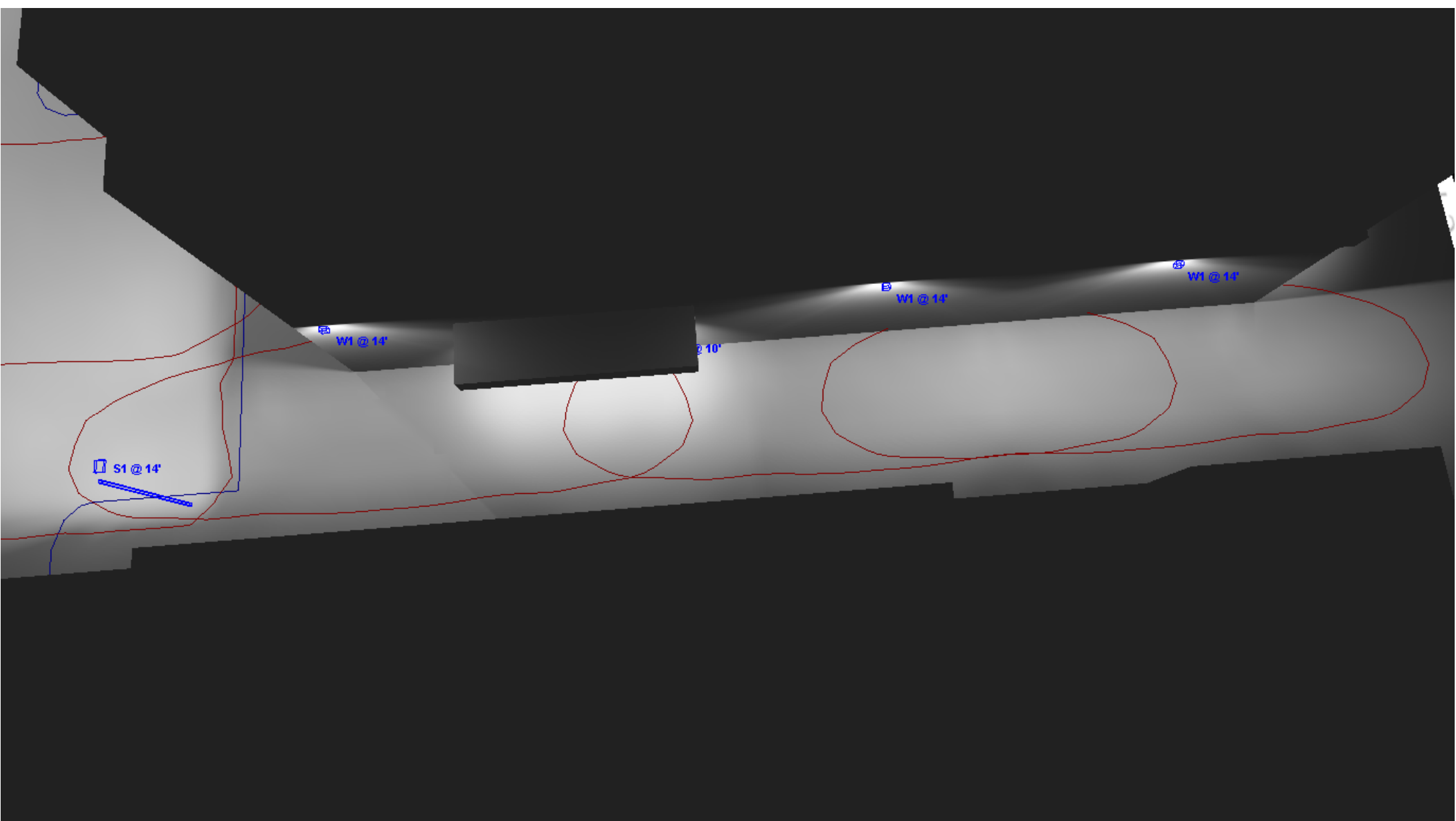
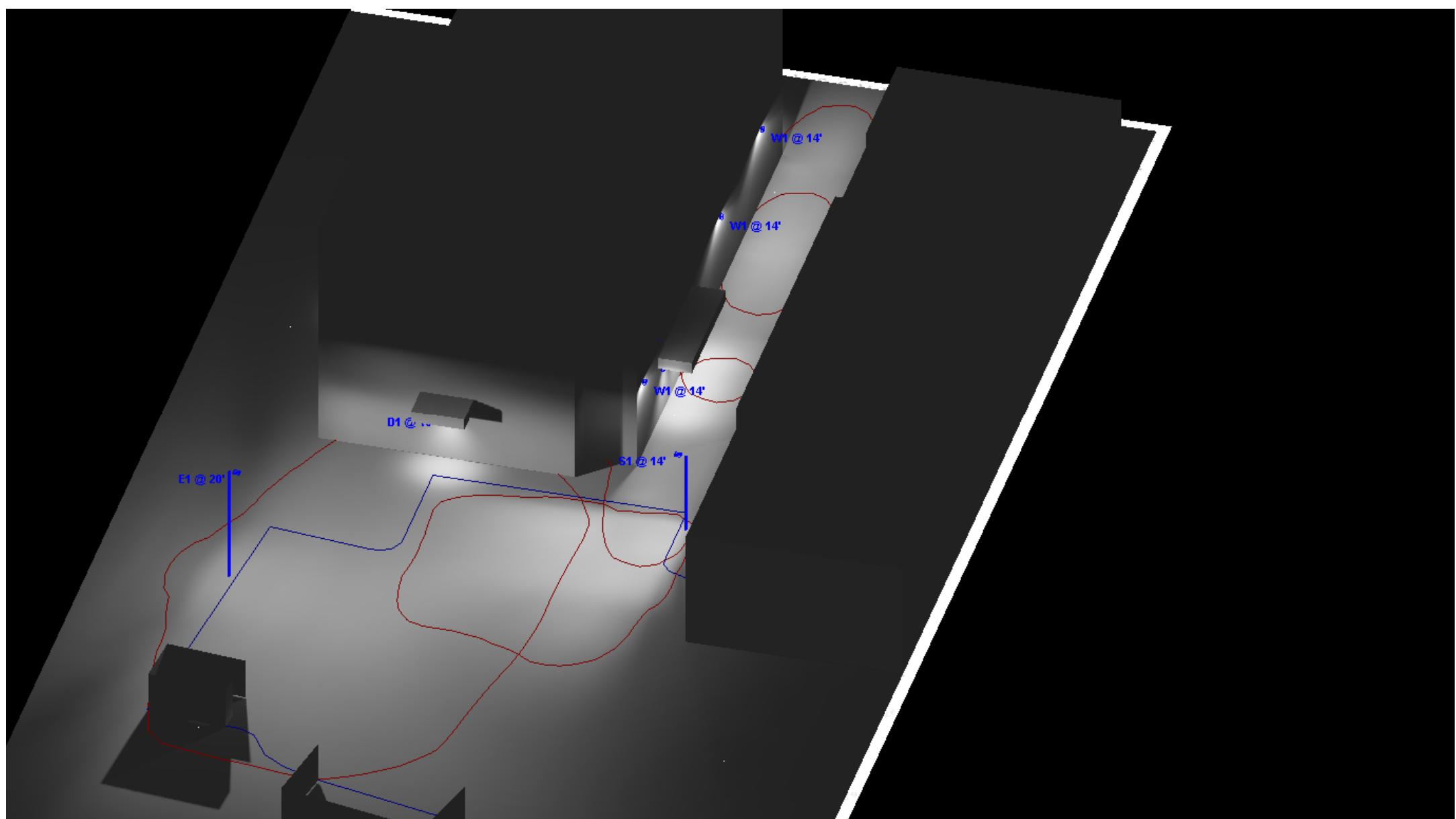
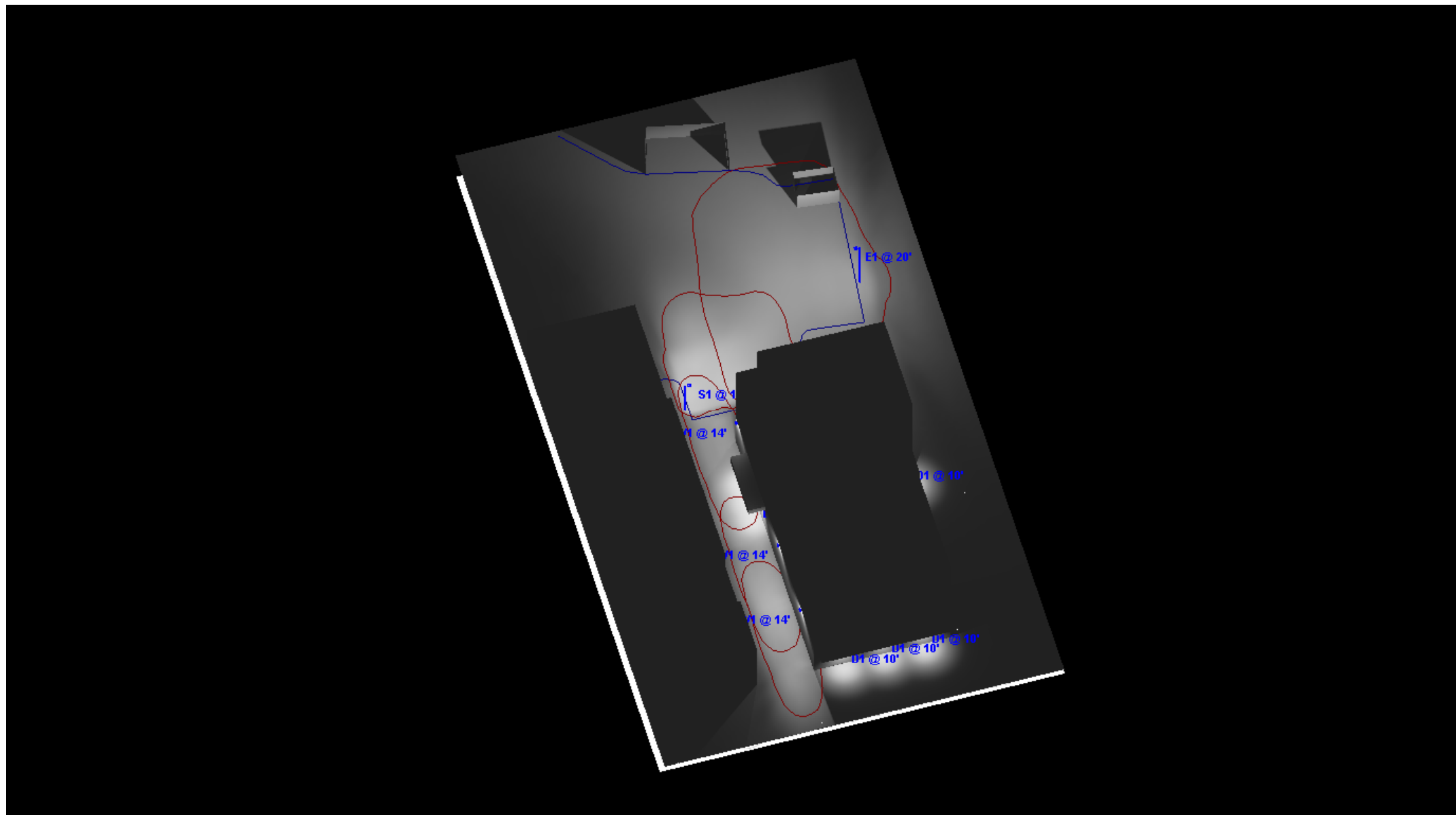
821 Massachusetts Ave
Arlington, MA
Exterior Lighting Calculation

Designer
Date
Scale
Drawing No.
Summary

1 of 1



Lithonia DSX0 Series



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