# CITY COUNCIL

City Clerk's Office 3/20/2019

**Hearings Meeting Agenda~**

I hereby notify you that at twelve o'clock noon today the following items of business had been filed with this office and can be acted upon at the meeting in City Council Chambers, Room 200 at City Hall, 36 Court Street **Monday** evening **March 25, 2019** at 06:30 PM according to Section 12, Rules and Orders of the City Council.

City Clerk

## Hearings

6:30 PM Meeting called to order on March 25, 2019 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

***Moment of Silence - Pledge of Allegiance***

## Special Permits

(1.) For a Special Permit to Operate a Recycling Center, in Conjunction with a Full Service Tree Service, at the Property Known as SS Paridon Street (09485-0050) (Book#20271/Page#425) (A.K.A. 23 Paridon Street), as Authorized by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 15.4.

| | |
|---|---|
| Request: | See Above |
| Owner: | Grand Paridon, LLC |
| By: | Greg Dobeck |
| Petitioner: | Arbortech Tree Service, LLC |
| By: | Randy Sample |

**ATTACHMENTS:**

- Paridon_St_SS_23_Tax_Formal (PDF)
- Paridon_St_SS(23)_2019 (PDF)
- Paridon_St_SS_aka_23_2019_Revised (PDF)

(2.) For a Special Permit to Operate a High Hazard Use (Storage, Filling and Distribution of Propane Tanks), at the Properties Known as 255 Liberty Street (07770-0628) (Book# 17192/Book # 0463) and SS Liberty Street (07770-0627) (Book #16871/Page# 0507), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 13.2.

| | |
|---|---|
| Request: | See Above |
| Owner: | KMM Properties, LLC & Liberty Street Acquisitions, LLC |
| By: | Morgan Finn |
| Petitioner: | Ferrellgas |
| By: | Jason Cullen |

**ATTACHMENTS:**

- Liberty_St_255_Tax_Formal (PDF)
- request from fire (PNG)

- Liberty_St_255_2019 (PDF)
- request to withdraw (PDF)

(3.) For a Special Permit to Operate a Recycling Center, in Conjunction with a Full Service Tree Operation/Wood Waste Processing Center, at the Properties Known as NS Tapley Street (11415-0001) (Book#18064/Page#581), NWS Bay Street (01085-0081) (Book#16794/Page#226), NS Bay Street (01085-0105) (Book#16057/Page#0414) and NS Bay Street (01085-0110) (Book#18327/Page#203), as Authorized by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 15.4.

| | |
|---|---|
| Request: | See Above |
| Owner: | City of Springfield |
| By: | Stephen Lonergan, City Collector-Treasurer |
| Petitioner: | Northern Tree Services, Inc. |
| By: | Philip S. Cambo, CEO |

**ATTACHMENTS:**

- Tapley_St_NS_Tax_Formal (PDF)
- request to continue (PDF)

(4.) For a Special Permit Motor Vehicle Repairs (Heavy) at the Property Known as 150 Switzer Street (11350-0030) (Book#18886/Page#355), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(4).

| | |
|---|---|
| Request: | See Above |
| Owner: | E&R Realty, LLC |
| By: | Brian Neeld |
| Petitioner: | Daniel Chraplak |
| By: | Daniel Chraplak |

**ATTACHMENTS:**

- 150_Switzer_St_Tax_Formal (PDF)
- Switzer_St_150_2019(PDF)

(5.) For a Special Permit to Operate a Kennel (Dog/Cat Rescue Program) at the Property Known as 1380 Boston Road (01655-0276) (Book#17393/Page#473), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 8.6(2).

| | |
|---|---|
| Request: | See Above |
| Owner: | Route 20-21 Associates, Inc. |
| By: | Michael Getlan |
| Petitioner: | Erin Munroe |
| By: | Erin Munroe |

**ATTACHMENTS:**

- 1380_Boston_Rd_Tax_Formal (PDF)
- Boston_Rd_1380_2019 (PDF)

(6.) For a Special Permit Motor Vehicle Repairs and Used Car Sales, as an Accessory Use, at the Property Known as 93 Wilbraham Road (12282-0999)(Book#19101/Page#166), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(3) and 19.5.

| | |
|---|---|
| Request: | See Above |
| Owner: | Silverio Jimenez |
| By: | Silverio Jimenez |
| Petitioner: | Robinson Betances |
| By: | Robinson Betances |

**ATTACHMENTS:**

- Wilbraham_Rd_93_Tax_Formal (PDF)

- Wilbraham_Rd_93_2019 (PDF)

(7.) For a Special Permit for the Re-Use of an Existing Structure(S) (More Than 26 Dwelling Units), at the Properties Known as SS State Street (11110-0475)(Book#20897/Page#460), SS State Street (11110-0482) (Book#20897/Page#463), 858 State Street (11110-0170) (Book#20897/Page#497), and 864 State Street (11110-0174) (Book#19889/Page#170), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 2.3(2).

| | |
|---|---|
| Request: | See Above |
| Owner: | First Resource Development Company |
| By: | Gordon Pulsifer |
| Petitioner: | Mason Square Apartments II |
| By: | Gordon Pulsifer |

**ATTACHMENTS:**

- SS_State_St_Tax_Formal (PDF)
- State_St_858_2019 (PDF)

(8.) To Allow for the Re-Use of an Existing Structure for the Development of a Multi-Family Dwellings, Containing More Than Twenty Six (26) Units (60 Units), at the Property Known as 151 Chestnut Street (02750-0523) (Book#22006/Page#242), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2.

| | |
|---|---|
| Request: | See Above |
| Owner: | Chestnut Acquisitions, LLC |
| By: | Juan Prieto, Manager |
| Petitioner: | Davenport Advisors, LLC |
| By: | Juan Prieto, Manager |

**ATTACHMENTS:**

- Chestnut_St_151_Tax_Formal (PDF)
- Chestnut_St_151_2019 (PDF)

## Zone Changes

(9.) Adult Use Adult Use - Amending Article 4, Section 4.7.115(B) None Yet

**PETITIONER:** **Springfield City Council**

**ADDRESS:** **City Wide**

**CHANGE REQUESTED:** **Amend Article 4, Section 4.7.115(B)**

**ATTACHMENTS:**

- 3206_Article_4_Amendment_2019 (PDF)
- 3206_City_Wide_Amend_Article_4_Adult_Use_Marijuana_2019 (PDF)

**City Council**
36 Court Street
Springfield, MA 01103

**TABLED**

**PETITION (ID # 4926)**

Meeting: 03/25/19 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 4926

# For a Special Permit to Operate a Recycling Center, in Conjunction with a Full Service Tree Service, at the Property Known as SS Paridon Street (09485-0050) (Book#20271/Page#425) (A.K.A. 23 Paridon Street), as Authorized by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 15.4.

| | |
|---|---|
| Request: | See Above |
| Owner: | Grand Paridon, LLC |
| By: | Greg Dobeck |
| Petitioner: | Arbortech Tree Service, LLC |
| By: | Randy Sample |

**HISTORY:**

**02/25/19 City Council CONTINUE Next: 03/25/19**

Thea hearing was opened.

Proponents of the petition were given 20 minutes to speak.

Greg Dobeck, co-owner of the property, spoke in support of the petition.

Randy Sample, the Petitioner, spoke in support of the petition.

Frank Ryan, 720 Allen Street, spoke in support of the petition.

Opponents of the petition were given 20 minutes to speak.

Kevin Kavanaugh, 69 Thorndike Street, spoke in opposition. His primary concern was traffic.

Chris Caputo, 219 Abbot Street, spoke in opposition. His primary concern was the smell from the compost.

Thaddeus Carter, 75 Thorndike Street, spoke in opposition.

Jennifer Rosario spoke in opposition.

Steve Basile, 211 Dorset Street, spoke in opposition.

Cherie Cavanuagh, 69 Thorndike Street, spoke in opposition.

The proponent were given 5 minutes for a rebuttal.

Mr. Sample stated that he has tried to address the speed of trucks going down the street with signage and by communicating with the drivers. He stated that he has removed the trailers as of today.

The opponents were given 5 minutes for rebuttal,

Mr. Caputo stated that the best way to mitigate smell from compost is to put it in a building.

Ms. Rosario stated that there was concern about compliance with state regulations.

Heather Wernamont, 91 Dorset Street, spoke in opposition.

In response to a question from Councilor Allen, Phil Dromey, Deputy Director of Planning, explained that the property is zoned industrial.

Councilor Allen explained that he had met with the neighborhood council and the petitioner over the past several weeks. He stated that he would move to continue the matter at some future date.

Councilor Shea asked what items caused the odor. In response, Mr. Sample stated that working the compost causes the odor.

Councilor Ramos stated that he would support the eventual motion to continue. He stated that he wanted to see the issue of the odor.

Councilor Edwards stated that he wanted to improve the city's oversight of special permits. He stated he was concerned about the petitioners past behavior.

Councilor Ryan stated that he supported a motion to continue the item. He stated that he thought that the permit should only be granted for 2 years.

Motion by Councilor twiggs to continue. Seconded by Councilor Edwards. Councilors Lederman, Fenton and Whitfield spoke in opposition to the motion.

Councilor Twiggs withdrew his motion.

Councilor Gomez explained that it was impossible to enclose compost because of the heat generated by the internal reactions.

Councilor Whitfield stated that she believed that the neighborhood would be adversely impacted by the proposed use.

Councilor Lederman stated that he would support a motion to continue. He asked where the compost would be moved on the property. The petitioner stated this the compost would be moved to the rear of the property.

In response to a question from Councilor Fenton, both Mr. Sample and Mr. Dobeck confirmed that they both owned the property through Paridon LLC. Mr. Sample stated that they cleared trees, overgrowth and trash on the property after they purchased it.

Councilor Allen moved to continue the matter. Seconded by Councilor Edwards.

In response to a question from Councilor Shea, the President stated that the item could not be referred to a committee.

Councilor Edwards rescinded his second and encouraged the council to vote on the item.

The motion was seconded by Councilor Shea.

The motion passed unanimously.

# To The City Council of the City of Springfield:

*The undersigned respectfully petition your honorable body*

for a special permit to operate a recycling center, in conjunction with a full service tree service, at the property known as SS Paridon Street (09485-0050) (Book#20271/Page#425) (a.k.a. 23 Paridon Street), as authorized by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 15.4.

**Mailing Address**

37 Ainslie Drive
East Longmeadow, MA 01028

**Owner:**

**Grand Paridon, LLC**

I hereby certify that I am the owner or that I am acting on behalf of the owner.

**BY:** _____
**Greg Dobek**

**Mailing Address**

PO Box 1043
East Longmeadow, MA 01028

**Petitioner:**

**Arbortech Tree Service, LLC**

I hereby certify that I am the petitioner or that I am acting on behalf of the petitioner.

**BY:** _____
**Randy Sample**

Attachment: Paridon_St_SS_23_Tax_Formal (4926 : SS Paridon Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/20/2018

# Special Permit
# Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit SS Paridon Street
Petitioner: Arbortech Tree Service, LLC
Landlord : Grand Paridon, LLC

Asst. Treasur
Stephen J. Monergan: Treasurer/Collector

Attachment: Paridon_St_SS_23_Tax_Formal (4926 : SS Paridon Street)

## OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
## ANALYSIS FOR A SPECIAL PERMIT

# SS (A.K.A. 23) PARIDON STREET (09485-0050)
# RECYCLING CENTER

*General Information*

| | |
|---|---|
| **Petitioner:** | Arbortech Tree Service, LLC |
| **Request:** | Recycling operation, in conjunction with a full service tree operation |
| **Proposed use of the property:** | Tree service company |
| **Parcel Size:** | 368,457 s.f. (approx. 8 acres) |
| **Compatibility with current planning documents:** | The East Forest Park neighborhood plan shows no changes to this area. |
| **Neighborhood Council Notification:** | East Forest Park Civic Association: 12-6-18 |
| **Tax Status:** | **SEE ATTACHED** |
| **Site Visit:** | 2-15-19 |
| **City Council Hearing Date:** | 2-25-19 |

*Staff Analysis*

**Neighborhood characteristics:**

The parcel is zoned Industrial A and is located in an area with a mix of industrial and residential uses. The surrounding land uses include:

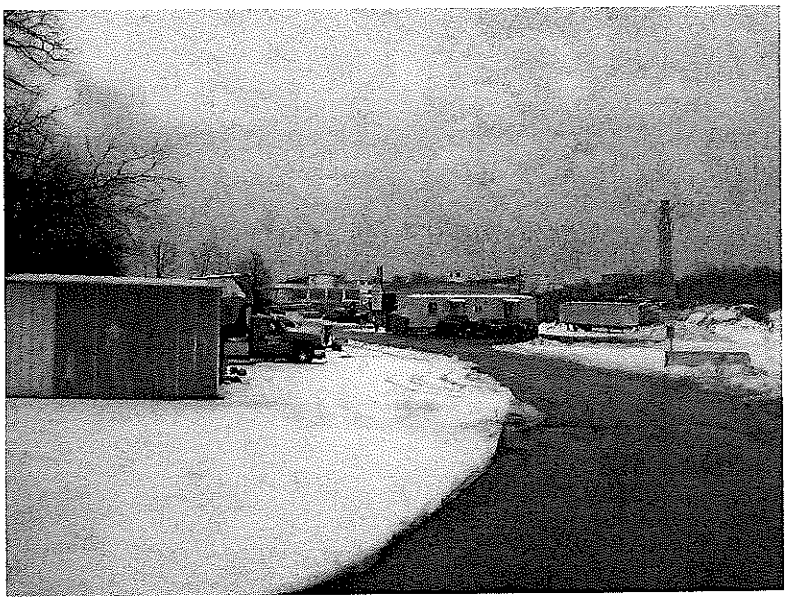
To the north are single-family homes zoned Residence A.
To the south is a YWCA facility zoned Industrial A.
To the west are single-family homes zoned Residence A.
To the east is a wood recycling operation zoned Industrial A.

**Site plan review:**

The petitioner has requested a special permit to operate a recycling center operation, in conjunction with a full serviced tree operation, at the property known as SS (a.k.a. 23) Paridon Street. This site was formerly part of the Diamond Match operation. The petitioner currently operates a full service tree operation known as Arbortech Tree Service. It should be noted that this use has been in operation at this location for a number of years.

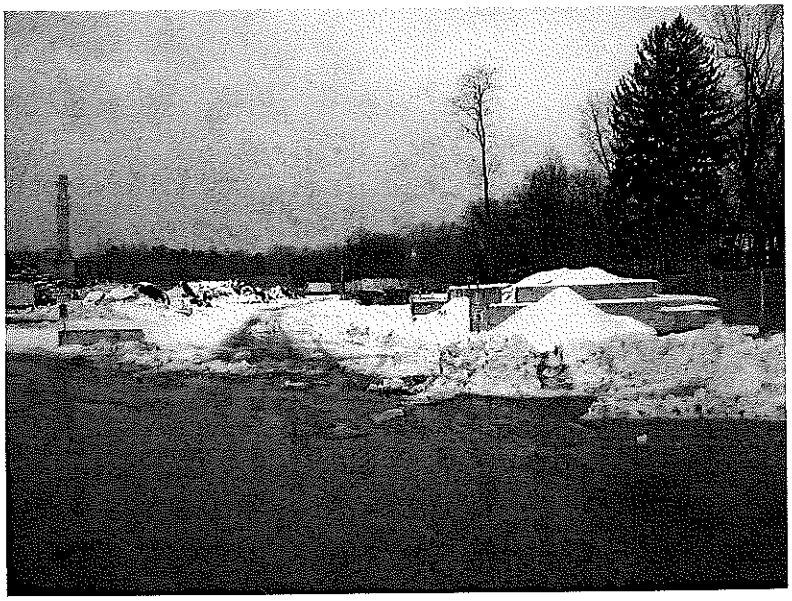
Attachment: Paridon_St_SS(23)_2019 (4926 : SS Paridon Street)

After reviewing the plans and visiting the site, the staff has the following comments. First, as noted above, the petitioner is currently operating a full service tree operation at this location. This includes the parking of large equipment and the stock piling of different materials, including large trees, mulch and other landscaping materials. The plan submitted also indicates that there are large areas used for brush, stumps grass and leaves. As can been seen in the attached photos, this material is stored in a number of different locations. It should also be noted that this company processes trees on-site for the production of mulch.



Second, while the staff does not object to the overall use of this property for this operation, there are some issues that need to be addressed by the petitioner. Again, as can be seen by the attached photos, there are a number of structures/containers lined up along the front property line. While a mesh lining has been installed along the front fencing, which helps block views into the property, many of these structures extend above the fencing and are very unsightly for the abutting residential properties, directly across the street. With regards to these structures, it should first be verified by the petitioner that all these structures have been properly permitted by the Building Department. If not, this needs to be rectified by the petitioner by either obtaining the proper permits or removing the structures. Second, due to the appearance of these structures, the staff would recommend that they either be moved to another location on the site or the side of these structures facing the residential abutters needs to be addressed.

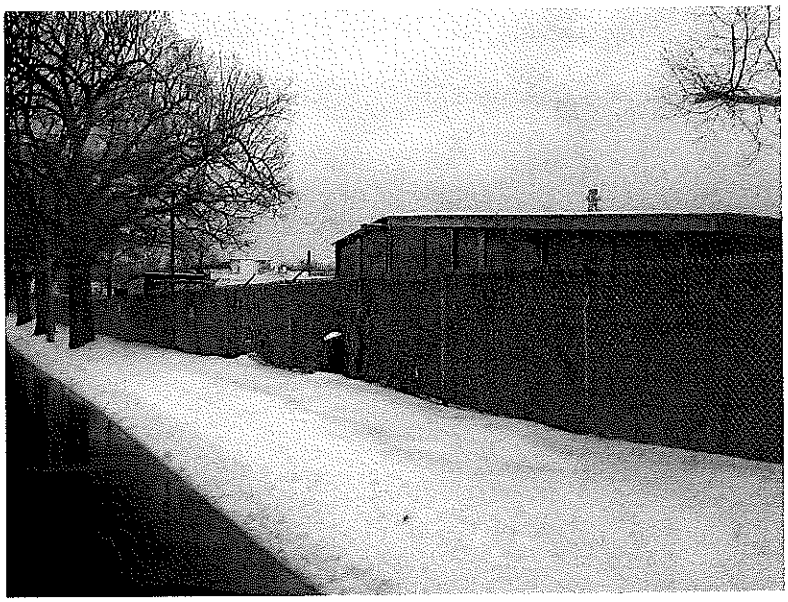
Further, as noted above, to the west of this property are also single-family homes. However, it does appear that there is a significant buffer (approximately 65 feet) between this use and the homes. The rear of these homes and this property are separated by the former Highland Division rail road property. It was noted

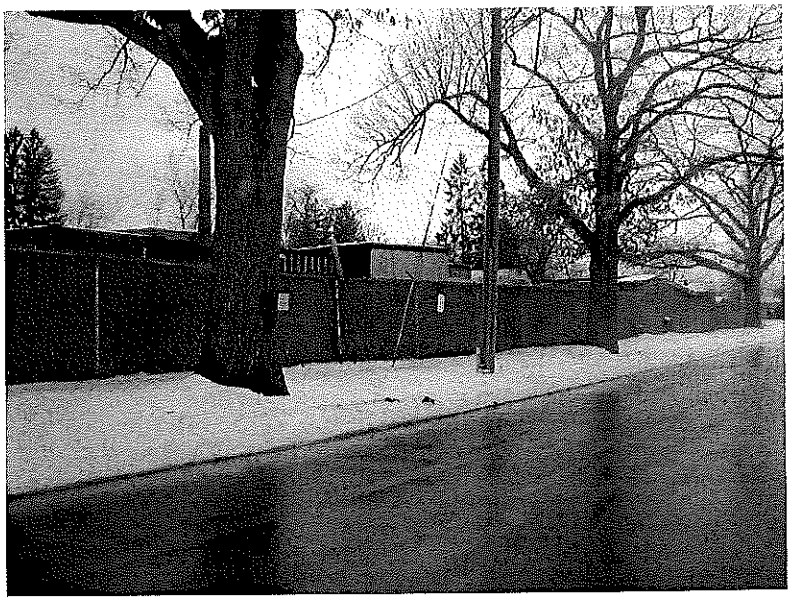


Attachment: Paridon_St_SS(23)_2019 (4926 : SS Paridon Street)

that there is fencing along the eastern property line; however, mesh has not been installed. If this special permit is approved, the staff would recommend that the mesh screening used along the front of the property also be installed along this side of the property.

Further, with regards to the mulching operation, it was unclear to the staff as to where this process takes place. Again, noting that this site does abut residential homes, the staff would recommend that this chipping operation be completed as far from the residential homes as possible. The staff would also recommend that the hours of operation for this process be limited. Lastly, it should be noted that a correspondence was received from a number of the abutters located on Dorset Street indicting that an order from this operation exists during the summer months. The staff can only assume that this is due to the mulching operation and/or the large compost area located at the rear of the property. If approved, the petitioner should be required to show how this issue with be addressed, including odor control measure, to the extent possible.





Attachment: Paridon_St_SS(23)_2019 (4926 : SS Paridon Street)

## *Recommendation*

**Approve, with conditions.**

## *Recommended Conditions:*

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the operation of a recycling center, in conjunction with a full service tree operation only, at the property known as SS (a.k.a. 23) Paridon Street (09485-0050).
3. The use shall be developed in accordance to the attached site plan with additional conditions #4 through #9.
4. The existing structures located along the frontage of Paridon Street shall be all properly permitted or removed. If permitted, the rear of these structures shall be painted a uniformed color.

5. Privacy slats/screening shall be installed along the entire length of fencing running along the western side of the property.
6. The public tree belt along Paridon Street shall be maintained.
7. All chipping operations shall be completed as far away from the residential abutters as possible.
8. No chipping of wood shall be done prior to 8:00AM or after 6:00PM.
9. An odor control migration plan shall be submitted to the Building Department, for review and approval.
10. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to $200 per day for each day a violation exists.

Attachment: Paridon_St_SS(23)_2019 (4926 : SS Paridon Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/20/2018

# Special Permit
# Tax Certification

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Petitioner: Arbortech Tree Service, LLC
Landlord : Grand Paridon, LLC

Asst. Treasur
Stephen J. Konergan: Treasurer/Collector



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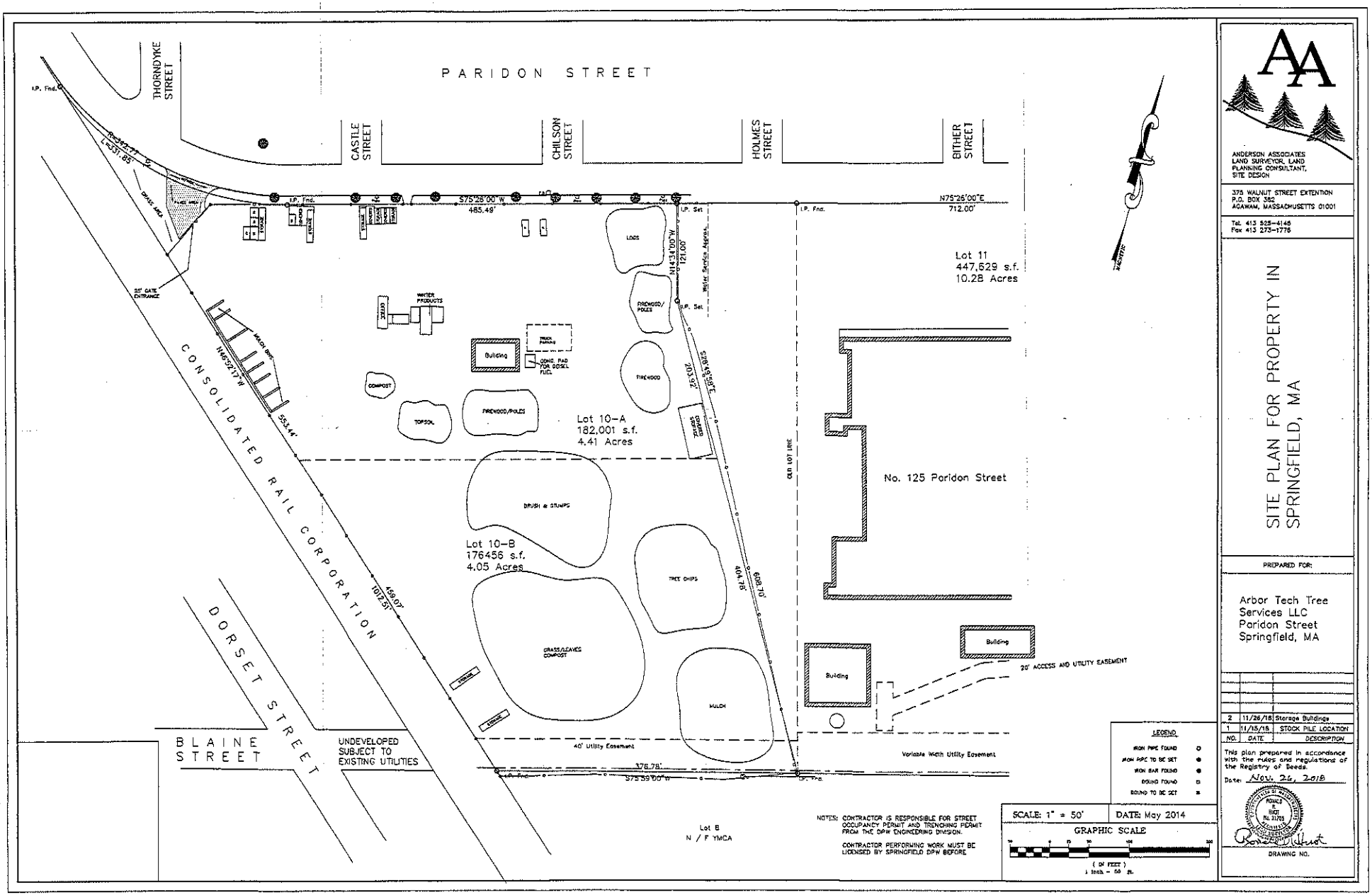

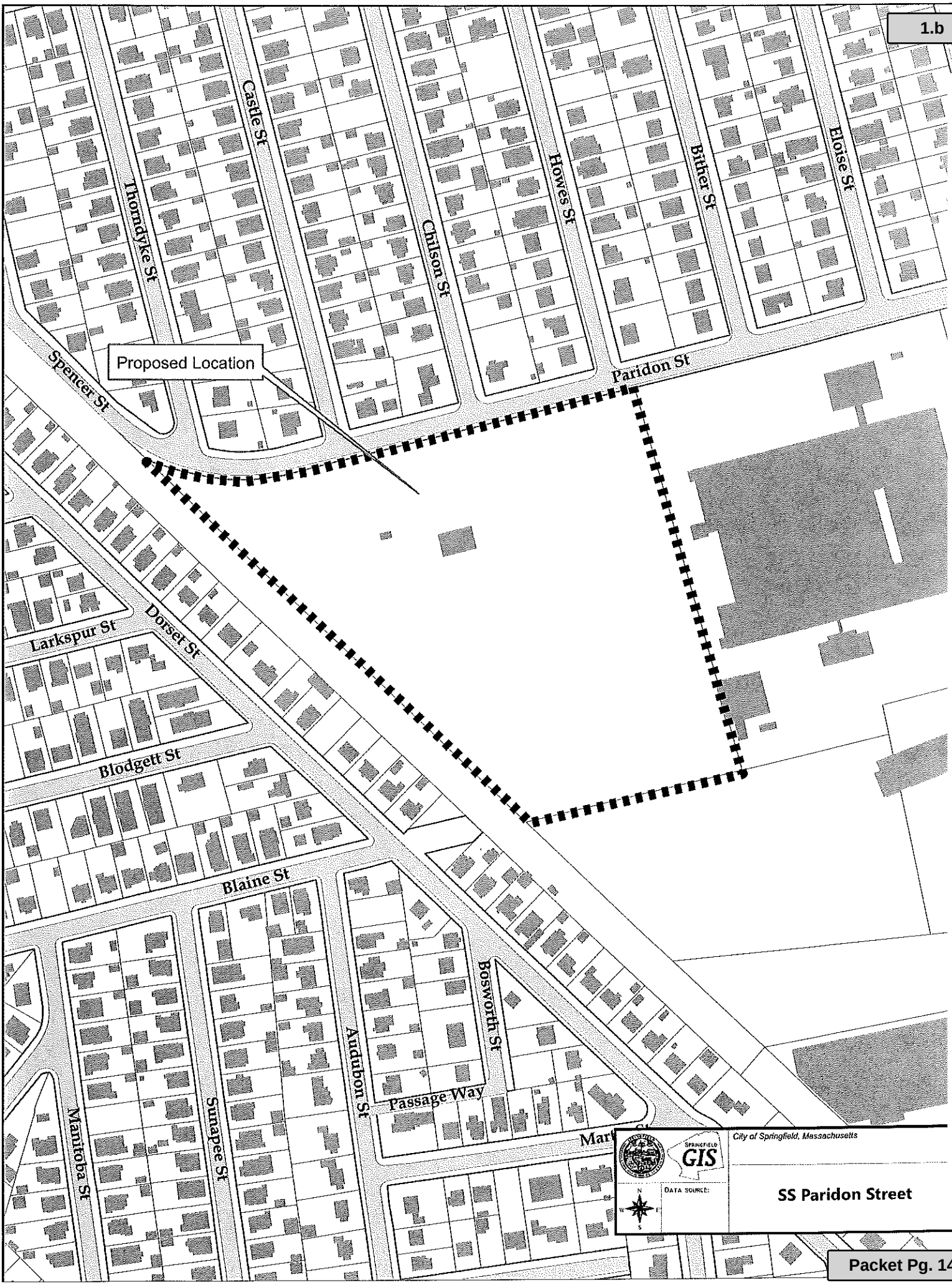


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# OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
# ANALYSIS FOR A SPECIAL PERMIT

## SS (A.K.A. 23) PARIDON STREET (09485-0050)
## RECYCLING CENTER

*General Information*

| | |
|---|---|
| **Petitioner:** | Arbortech Tree Service, LLC |
| **Request:** | Recycling operation, in conjunction with a full service tree operation |
| **Proposed use of the property:** | Tree service company |
| **Parcel Size:** | 368,457 s.f. (approx. 8 acres) |
| **Compatibility with current planning documents:** | The East Forest Park neighborhood plan shows no changes to this area. |
| **Neighborhood Council Notification:** | East Forest Park Civic Association: 12-6-18 |
| **Tax Status:** | **SEE ATTACHED** |
| **Site Visit:** | 2-15-19 |
| **City Council Hearing Date:** | 2-25-19/3-25-19 |

*Staff Analysis*

**Neighborhood characteristics:**

The parcel is zoned Industrial A and is located in an area with a mix of industrial and residential uses. The surrounding land uses include:

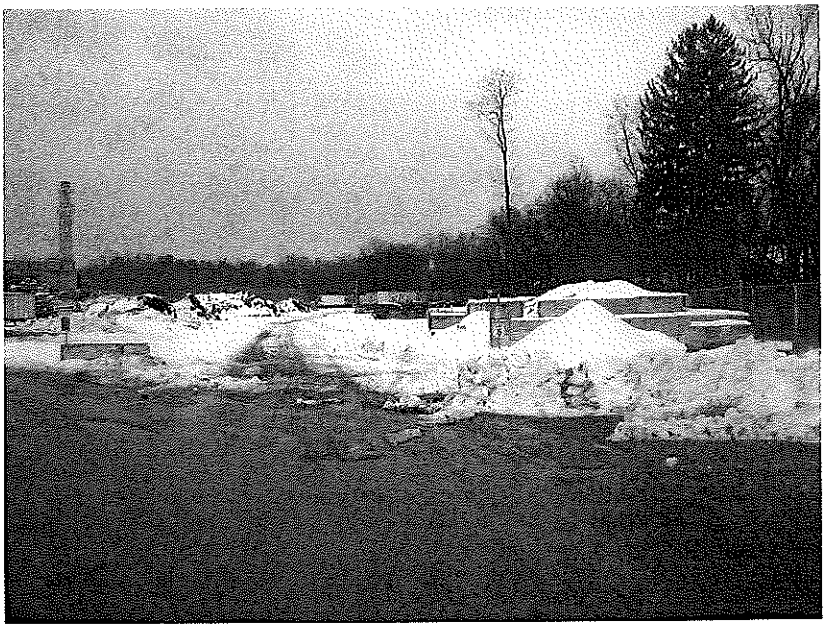
To the north are single-family homes zoned Residence A.
To the south is a YWCA facility zoned Industrial A.
To the west are single-family homes zoned Residence A.
To the east is a wood recycling operation zoned Industrial A.

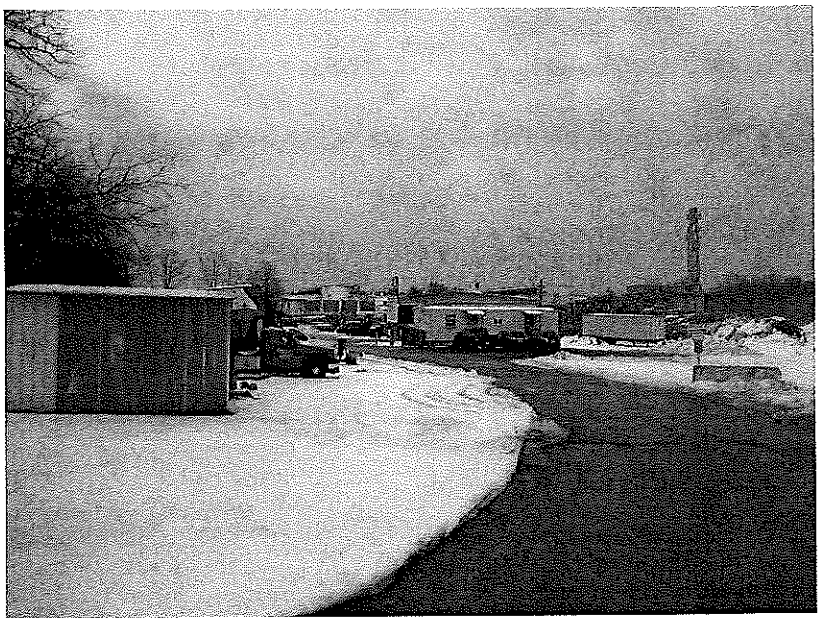
**Site plan review:**

The petitioner has requested a special permit to operate a recycling center operation, in conjunction with a full serviced tree operation, at the property known as SS (a.k.a. 23) Paridon Street. This site was formerly part of the Diamond Match operation. The petitioner currently operates a full service tree operation known as Arbortech Tree Service. It should be noted that this use has been in operation at this location for a number of years.

Attachment: Paridon_St_SS_aka_23_2019_Revised (4926 : SS Paridon Street)

After reviewing the plans and visiting the site, the staff has the following comments. First, as noted above, the petitioner is currently operating a full service tree operation at this location. This includes the parking of large equipment and the stock piling of different materials, including large trees, mulch and other landscaping materials. The plan submitted also indicates that there are large areas used for brush, stumps, grass and leaves. As can been seen in the attached photos, this material is stored in a number of different locations. It should also be noted that this company processes trees on-site for the production of mulch.





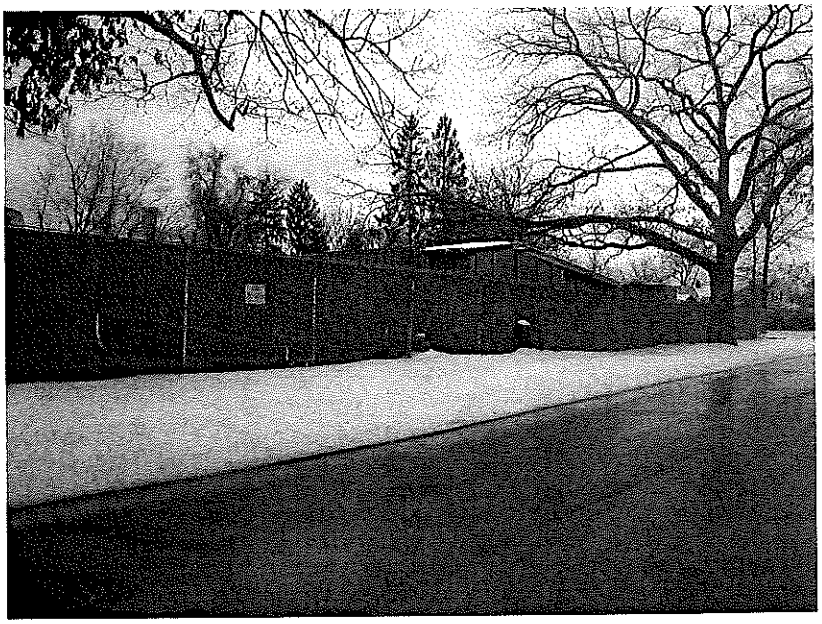
Second, while the staff does not object to the overall use of this property for this operation, there are some issues that need to be addressed by the petitioner. Again, as can be seen by the attached photos, there are a number of structures/containers lined up along the front property line. While a mesh lining has been installed along the front fencing, which helps block views into the property, many of these structures extend above the fencing and are very unsightly for the abutting residential properties, directly across the street. With regards to these structures, it should first be verified by the petitioner that all these structures have been properly permitted by the Building Department. If not, this needs to be rectified by the petitioner by either obtaining the proper permits or removing the structures. Second, due to the appearance of these structures, the staff would recommend that they either be moved to another location on the site or the side of these structures facing the residential abutters needs to be addressed.

Further, as noted above, to the west of this property are also single-family homes. However, it does appear that there is a significant buffer (approximately 65 feet) between this use and the homes. The rear of these homes and this property are separated by the former Highland Division rail road property. It was noted that there is fencing along the eastern property line; however, mesh has not been installed. If this special permit is approved, the staff would recommend that the mesh screening used along the front of the property also be installed along this side of the property.

Further, with regards to the mulching operation, it was unclear to the staff as to where this process takes

Attachment: Paridon_St_SS_aka_23_2019_Revised (4926 : SS Paridon Street)

place. Again, noting that this site does abut residential homes, the staff would recommend that this chipping operation be completed as far from the residential homes as possible. The staff would also recommend that the hours of operation for this process be limited. Lastly, it should be noted that a correspondence was received from a number of the abutters located on Dorset Street indicating that an odor from this operation exists during the summer months. The staff can only assume that this is due to the mulching operation and/or the large compost area located at the rear of the property. If approved, the petitioner should be required to show how this issue will be addressed, including odor control measures, to the extent possible.



<u>Supplemental Review:</u>

**As the Council is aware, this item was continued to allow the petitioner to address issues raised by the abutters at the February 25th hearing. The main issues raised were overall condition of the property, traffic related concerns and the odor arising from the current operation.**

**With regards to the overall condition of the site, the petitioner has indicated that he has been working on addressing this issue, specifically addressing a number of trailers that were being stored along the western side of the property. Those have been removed. It should be noted that the storage of truck or truck bodies is not an allowed use at this location and can only be done with a special permit from the City Council.**

**As noted above, the staff does still have concerns regarding the structures located along Paridon Street. It still needs to be stressed that these need to be property permitted or removed. If permitted, the conditions of these structures need to be addressed by the petitioner.**

**With regards to traffic, the petitioner has noted that they have made attempts to address this with their staff and those delivering to the property. Due to the fact that this property is zoned for commercial uses, the staff is not sure what other means can be employed to address these concerns.**

**The main issue that was noted by several abutters to this property was the odor emanating from this**

Attachment: Paridon_St_SS_aka_23_2019_Revised (4926 : SS Paridon Street)

**property. It appears to the staff that the main cause of this odor is due to the large composting operation currently being completed on site. It does not appear that the mulching operation is the cause of the odor. The odor is mainly noticed during the warmer months and especially when the compost pile is being actively worked. It should be noted that the staff has confirmed with the Building Commissioner, that the composting operation would fall under the overall definition of a "recycling center" and as such, would require the special permit to operate.**

**In speaking with the petitioner, it appears that they are going to agree to cease operation of the composting; however, they are requesting time in order to remove the existing pile. Again, after speaking with the petitioner, he has indicated that they would no longer accept new composting material but would like up to two (2) years to allow the removal of the existing pile. While the staff is very pleased with the concession by the petitioner to halt the composting operation, the staff does believe that two (2) years is an excessive amount of time to remove the existing pile. It would be the staff's recommendation that the petitioner be allowed one (1) year to remove the existing pile and that they work actively to remove this pile prior to the upcoming summer months.**

*Recommendation*

**Approve, with conditions.**

*Updated Recommended Conditions:*

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the operation of a recycling center, in conjunction with a full service tree operation only, at the property known as SS (a.k.a. 23) Paridon Street (09485-0050).
3. The use shall be developed in accordance to the attached site plan with additional conditions #4 through #10.
4. The existing structures located along the frontage of Paridon Street shall be all properly permitted or removed. If permitted, the rear of these structures shall be painted a uniform color.
5. Privacy slats/screening shall be installed along the entire length of fencing running along the western side of the property.
6. The public tree belt along Paridon Street shall be maintained.
7. All chipping operations shall be completed as far away from the residential abutters as possible.
8. No chipping of wood shall be done prior to 8:00AM or after 6:00PM.
9. There shall be no composting operations at this location and the existing composting/materials pile shall be removed within one (1) year.
10. A full review of the operations and the adherence to conditions shall be completed within six (6) months of the issuance of the special permit.
11. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to $200 per day for each day a violation exists.

Attachment: Paridon_St_SS_aka_23_2019_Revised (4926 : SS Paridon Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/20/2018

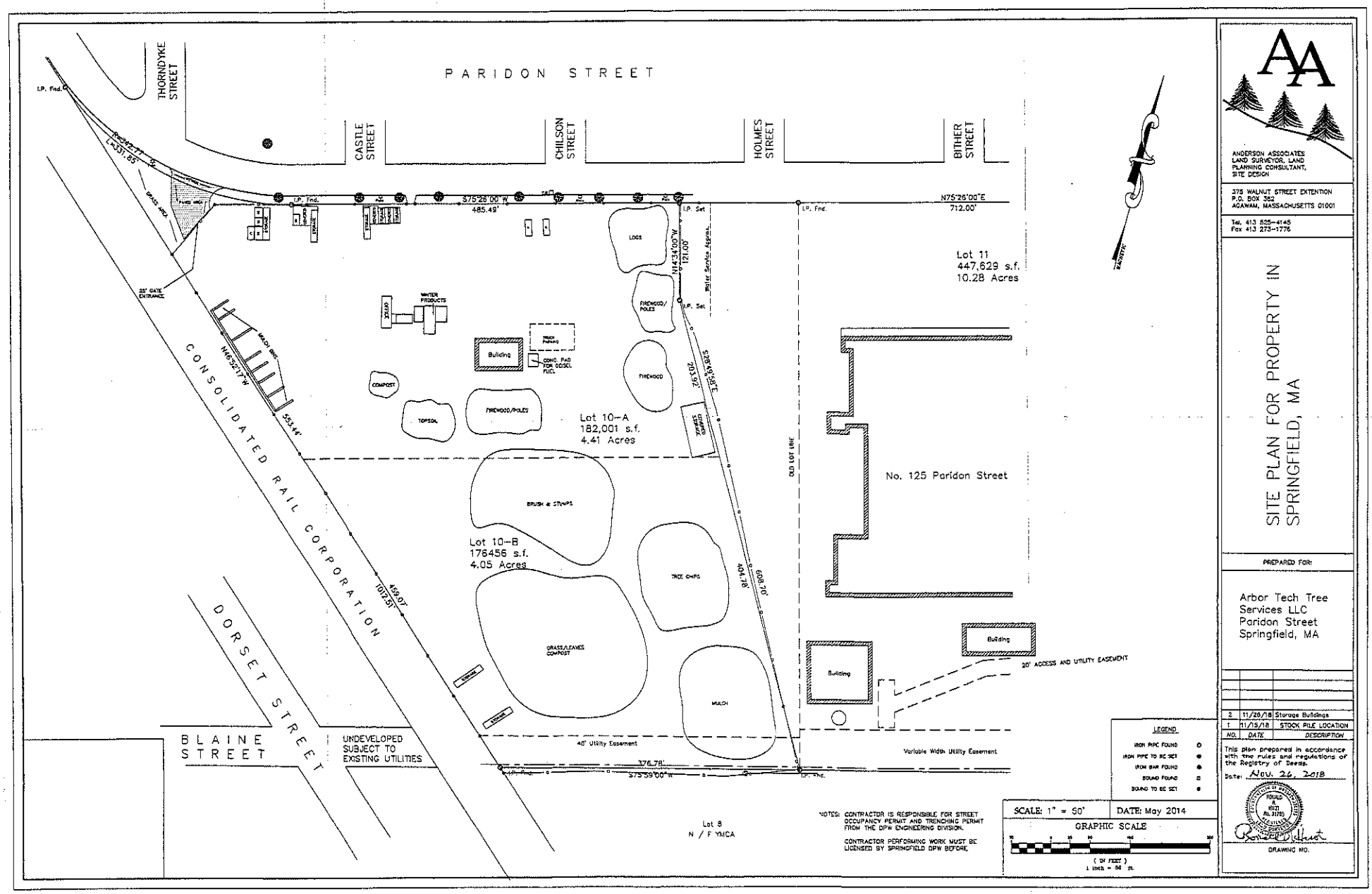
# Special Permit
# Tax Certification

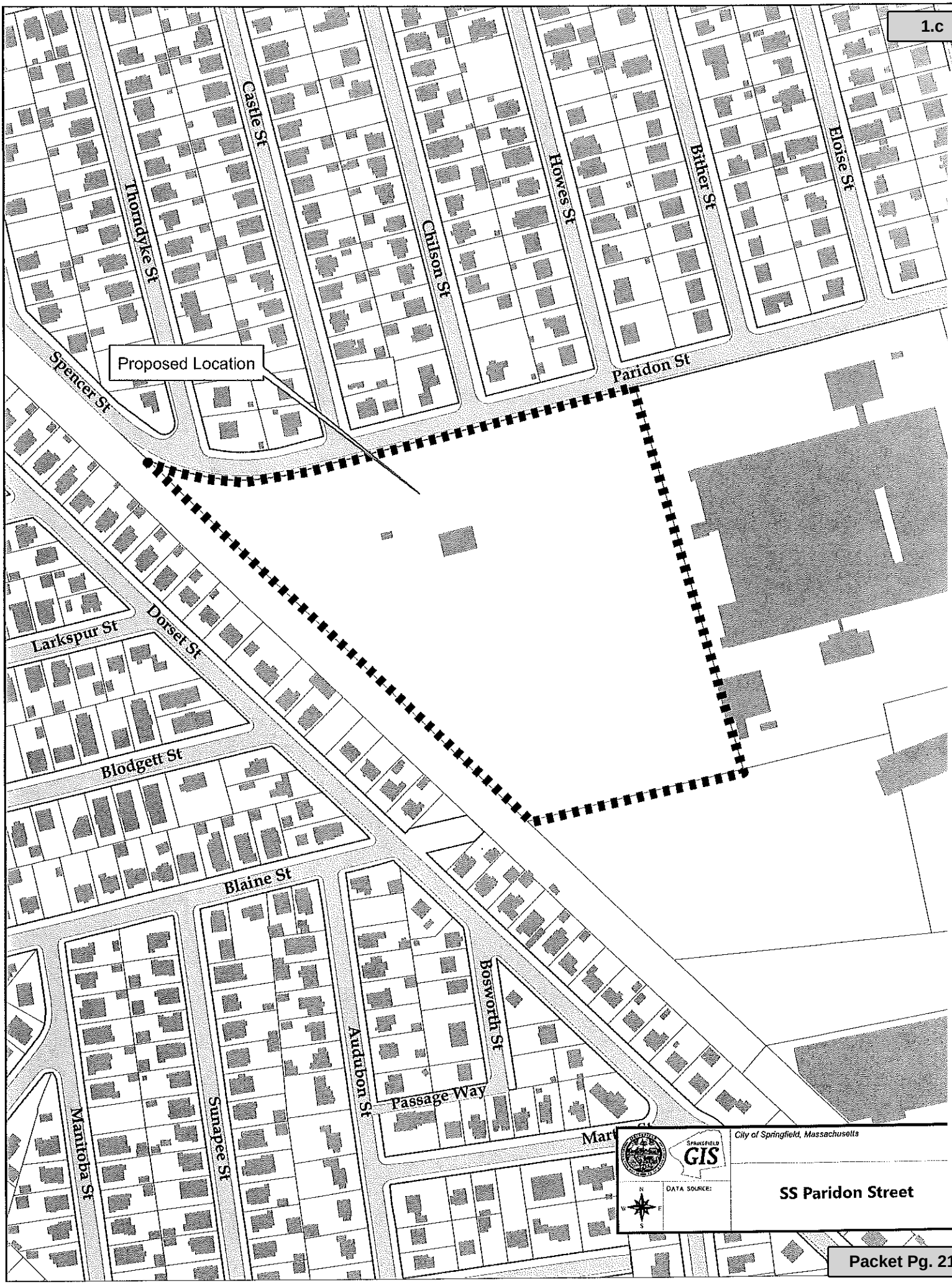
I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit SS Paridon Street
Petitioner: Arbortech Tree Service, LLC
Landlord : Grand Paridon, LLC

Asst. Treasu
Stephen J. Donergan: Treasurer/Collector

Attachment: Paridon_St_SS_aka_23_2019_Revised (4926 : SS Paridon Street)


PARIDON STREET
THORNDYKE STREET
CASTLE STREET
CHILSON STREET
HOLMES STREET
BITHER STREET
I.P. Fnd.
R=247.71'
L=231.85'
S75°26'00"W
485.49'
I.P. Set
N75°26'00"E
712.00'
N14°34'00"W
121.00'
Lot 11
447,629 s.f.
10.28 Acres
Lot 10-A
182,001 s.f.
4.41 Acres
Lot 10-B
176456 s.f.
4.05 Acres
No. 125 Paridon Street
CONSOLIDATED RAIL CORPORATION
N48°52'17"W
553.44'
459.07'
1012.51'
S38°48'35"E
213.59'
698.70'
404.78'
OLD LOT LINE
DORSET STREET
BLAINE STREET
UNDEVELOPED SUBJECT TO EXISTING UTILITIES
40' Utility Easement
Variable Width Utility Easement
20' ACCESS AND UTILITY EASEMENT
376.78'
S75°59'00"W
Lot 8
N / F YMCA
25' GATE ENTRANCE
Building
COMPOST
TOPSOIL
FIREWOOD/POLES
FIREWOOD
LOGS
BRUSH & STUMPS
TREE CHIPS
GRASS/LEAVES COMPOST
MULCH
WATER PRODUCTS
CONC. PAD FOR DIESEL FUEL
Water Service Approx.
LEGEND
IRON PIPE FOUND
IRON PIPE TO BE SET
IRON BAR FOUND
BOUND FOUND
BOUND TO BE SET
NOTES: CONTRACTOR IS RESPONSIBLE FOR STREET OCCUPANCY PERMIT AND TRENCHING PERMIT FROM THE DPW ENGINEERING DIVISION.
CONTRACTOR PERFORMING WORK MUST BE LICENSED BY SPRINGFIELD DPW BEFORE
SCALE: 1" = 50'
DATE: May 2014
GRAPHIC SCALE
( IN FEET )
1 inch = 50 ft.
ANDERSON ASSOCIATES
LAND SURVEYOR, LAND PLANNING CONSULTANT, SITE DESIGN
375 WALNUT STREET EXTENTION
P.O. BOX 352
AGAWAM, MASSACHUSETTS 01001
Tel. 413 525-4145
Fax 413 273-1776
SITE PLAN FOR PROPERTY IN SPRINGFIELD, MA
PREPARED FOR:
Arbor Tech Tree Services LLC
Paridon Street
Springfield, MA
2 11/26/18 Storage Buildings
1 11/15/18 STOCK PILE LOCATION
NO. DATE DESCRIPTION
This plan prepared in accordance with the rules and regulations of the Registry of Deeds.
Date: Nov. 26, 2018
DRAWING NO.




Attachment: Paridon_St_SS_aka_23_2019_Revised (4926 : SS Paridon Street)

**City Council**
36 Court Street
Springfield, MA 01103

**TABLED**

**PETITION (ID # 4936)**

Meeting: 03/25/19 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 4936

# For a Special Permit to Operate a High Hazard Use (Storage, Filling and Distribution of Propane Tanks), at the Properties Known as 255 Liberty Street (07770-0628) (Book# 17192/Book # 0463) and SS Liberty Street (07770-0627) (Book #16871/Page# 0507), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 13.2.

| | |
|---|---|
| Request: | See Above |
| Owner: | KMM Properties, LLC & Liberty Street Acquisitions, LLC |
| By: | Morgan Finn |
| Petitioner: | Ferrellgas |
| By: | Jason Cullen |

**HISTORY:**

**01/28/19 City Council CONTINUE Next: 02/25/19**

Councilor Gomez moved that the item be tabled.

**02/25/19 City Council CONTINUE Next: 03/25/19**

This item was continued at the request of the petitioner. The hearing was not opened.

Motion to continue by Councilor Gomez. Seconded by Councilor Fenton.

# To The City Council of the City of Springfield:

*The undersigned respectfully petition your honorable body*

for a special permit to operate a High Hazard Use (storage, filling and distribution of propane tanks), at the properties known as 255 Liberty Street (07770-0628) (Book# 17192/Book # 0463) and SS Liberty Street (07770-0627) (Book #16871/Page# 0507), as authorized by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 13.2.

**Mailing Address**

255 Liberty Street
Springfield, MA 01104

**Owner:**

**KMM Properties, LLC and Liberty Street Acquisitions, LLC**

I hereby certify that I am the owner or that I am acting on behalf of the owner.

**BY:** _____
**Morgan Finn**

**Mailing Address**

One Liberty Plaza
Liberty, MO 64068

**Petitioner:**

**Ferrellgas**

I hereby certify that I am the petitioner or that I am acting on behalf of the petitioner.

**BY:** _____
**Jason Cullen**

Attachment: Liberty_St_255_Tax_Formal (4936 : 255 Liberty Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/14/2018

# Special Permit
# Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 255 Liberty Street & SS Liberty Street
Petitioner : Ferrellgas
Landlord : KMM Properties, LLC and Liberty Street Acquisitions, LLC

Asst. Treasurer
Stephen J. Lonergan: Treasurer/Collector

Attachment: Liberty_St_255_Tax_Formal (4936 : 255 Liberty Street)

Councilor's:



I just wanted keep the Council informed that I have just received an email from Captain Rivera, from the Springfield Fire Department. He has meet with the petitioner for 255 Liberty Street (Ferrell Gas) regarding their request for a special permit for propane storage. At this time Captain Rivera has indicated to me that there are still a number of outshir issues that need to be resolved. As such, he is requesting that the Council continued this matter on the 28th until a these issues can be addressed.

I also have an email into the petitioner to see if they would prefer to withdraw this item and re-file at a later date. receive that letter before the 28th, I will send it along.

Thanks.

Philip Dromey, *AICP*
Deputy Director of Planning
Office of Planning & Economic Development
City of Springfield
70 Tapley Street
Springfield, MA 01104

Attachment: request from fire

# OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
# ANALYSIS FOR A SPECIAL PERMIT

## 255 LIBERTY STREET (07770-0628) & SS LIBERTY STREET (07770-0627)
## HIGH HAZARD USE (PROPANE STORAGE, FILLING AND DISTRIBUTION)

*General Information*

| | |
|---|---|
| **Petitioner:** | Ferrellgas |
| **Request:** | High hazard use (propane storage, filling and distribution) |
| **Proposed use of the property:** | Ferrellgas |
| **Parcel Size:** | 338,897 s.f. (approx. 7 acres) |
| **Compatibility with current planning documents:** | The Liberty Heights Neighborhood Plan shows no changes to this area. |
| **Neighborhood council notification:** | Lower Liberty Heights Council: 12-17-18 |
| **Tax Status:** | **SEE ATTACHED** |
| **Site Visit:** | 1-4-19 |
| **City Council Hearing:** | 2-25-19/3-25-19 |

*Staff Analysis*

**Neighborhood characteristics:**

The property is currently zoned Industrial A and is located in an area that has primarily industrial uses. The surrounding land uses include:

To the north are a storage/warehouse facility and the former HBA property zoned Industrial A.
To the south are rail road tracks.
To the east the Salvation Army rehab center zoned Industrial A.
To the west is the former RMV site zoned Industrial A and Business B.

**Site plan review:**

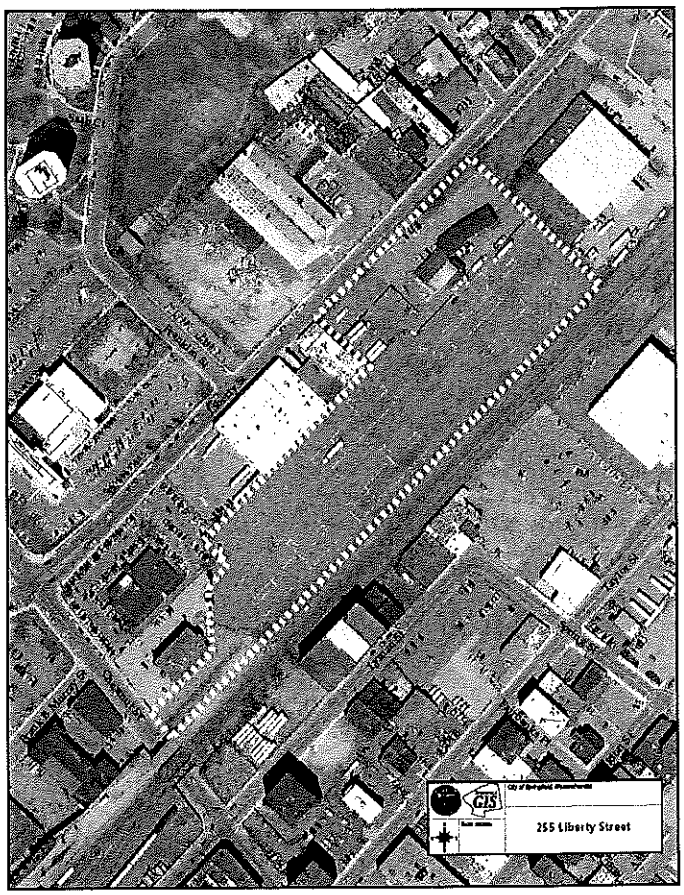
The petitioner has requested a special permit to operate propane storage, filling and distribution facility at the properties known as 255 Liberty Street and SS Liberty Street. This is currently the location of a tractor trailer driving school and was the former location of junk yard. As per the Zoning Ordinance, this use falls under a "High Hazard" use and as such requires a special permit in order to operate at this location.

In reviewing the plans submitted, it was noted that the development includes the installation of two (2), 30,000, above ground, propane tanks and one (1), 500 gallon, above ground, propane tank. Both these tanks will need special permits in order to be installed. The plan also indicates that a new, butler style Cylinder Processing Facility building will also be constructed on the property. The facility will be used for the

Attachment: Liberty_St_255_2019 (4936 : 255 Liberty Street)

processing of twenty (20) pound propane tanks. These twenty (20) pound tanks will also be stored on the property. The existing building at 255 Liberty Street would be used for offices.

Currently, there are two (2) locations where this site can be accessed. The main access to this site is from Liberty Street; however, there is a secondary access from Chestnut Street. As per the attached plans, vehicles will enter from Liberty Street and exit onto Chestnut Street. The site is currently fenced. As per the plans, new security gates will be installed at both locations with badge access and motion sensors.




While this site is zoned appropriately for the proposed use, the staff has received notification from the Springfield Fire Department that they have very strong concerns with regards to the overall safety of this operation and, specifically, the proposed location of this operation. Due to this site's close proximity to many critical infrastructures, such as the Fire and Police headquarters, as well as a number of large residential complexes, the Department is very concerned that their resources could depleted in the case of an evacuation. Due to these significant concerns, they cannot support the proposed special permit.

Lastly, a detailed outline of the potential risks associated with this proposed operation has been provided by the Director of the Office of Emergency Preparedness along with a map showing the potential evacuation zones (see attached).

## *Recommendation*

**NOT TO APPROVE**

**Due to issues and safety concerns outlined by the Springfield Fire Department and the Office of Emergency Preparedness, the staff is recommending that this special permit not be approved, as currently proposed.**

Attachment: Liberty_St_255_2019 (4936 : 255 Liberty Street)

## *IF APPROVED*

### *Recommended Conditions*

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a High Hazard Use (propane storage) at the properties known as 255 Liberty Street (07770-0628) and SS Liberty Street (07770-0627).
3. The use shall be developed as per the attached site plans with the addition of conditions #4 and #11.
4. All landscaped areas shall be installed as per the attached plans. This landscaping, as well as the entire site, shall be maintained and kept free of all overgrown vegetation, weeds, litter and/or debris.
5. The public sidewalk(s) along Liberty Street shall be maintained, including snow removal.
6. All safety and security measures shall be in place and fully inspected by the Springfield Fire Department, prior to start of operation.
7. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit. This review shall include traffic impacts.
8. The petitioner shall undertake a Qualitative Risk Assessment to measure the risk posed by the facility during normal operations, prior to the issuance of a Building Permit or start of operation.
9. Any and all approvals required from the Springfield Fire Department shall be obtained prior to start of construction and/or operations.
10. Any and all approvals required from the Springfield Building Department shall be obtained prior to start of construction and/or operations.
11. As per the Fire Commissioner's request, bulk delivery of propane shall only be done during off-peak hours (6:00PM to 6:00AM).
12. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to $200 per day for each day a violation exists.

Attachment: Liberty_St_255_2019 (4936 : 255 Liberty Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/14/2018

# Special Permit
# Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 255 Liberty Street & SS Liberty Street
Petitioner : Ferrellgas
Landlord : KMM Properties, LLC and Liberty Street Acquisitions, LLC

Asst. Treasurer
Stephen J. Lonergan: Treasurer/Collector



Attachment: Liberty_St_255_2019 (4936 : 255 Liberty Street)

Springfield Fire Department
605 Worthington Street
Springfield, MA 01105-1112
413-787-6410 (Voice) / 413-787-6400 TTY
413-787-6432 (FAX)

FIRE PREVENTION DIVISION

March 11, 2019

Springfield City Council
36 Court St
Springfield, Ma. 01103

**Re: Petroleum Petition- 255 Liberty St**

Dear Council,

The Springfield Fire Department fully acknowledges that the installation and operation of the proposed L.P. Gas facility by Ferrell Gas at 255 Liberty St will be in compliance with all current codes and standards. With that being said the Fire Department cannot support the petition. Although the proposed site is zoned for this high hazard operation, the location within the City of Springfield is what we oppose. The site stands bordering critical infrastructure such as the Fire Department Headquarters, Police Headquarters and Dispatch in the event of needed evacuation. Multiple high rise residential buildings are within initial evacuation zones. An emergency at the site could very well deplete our resources as propane does not rise and dissipate into the atmosphere and instead hovers low to the ground in search of an ignition source that could be catastrophic. The railroad and interstate 291 could also be affected with closure. The Springfield Homeless Shelter on Worthington St and Veterans outreach center on Cass St could possibly need evacuation. Multiple low rise residential structures along Franklin St and Belle St as well as one and two family residential homes on Vinton St and Webster St could need evacuation. The Fire Department has also not received a traffic study with regards to the Tank Trucks entering and exiting the facility on a daily basis.

The following are examples of incidents that have occurred at propane facilities:

1) On July 26, 1999 Employee #1 and Employee #2 were checking leaking 20 pound gas cylinders at the Blue Rhino filling yard. As a cylinder, which was sitting on a plastic separator, was rotated and a spark ignited the propane causing a flash fire which resulted in an uncontrolled fire. Employee #1 was hospitalized for burns. Employee #2 was treated and released.

2) On July 29, 2013 as night shift workers prepared tanks for paint removal in a storage yard, a worker called in a forklift to move some tanks. The forklift was not explosion proof so it created a spark that ignited propane vapor and nearly 600,000 pounds of propane that employees were actively venting from propane tanks, failed to follow process safety management standards for the individual propane tanks amassed in the storage yard, failed to provide process safety management training for employees on propane hazard alarms and failed to ensure workers used personal protective equipment. A fireball swept through the storage facility, injuring six workers and severely burning four.

An OSHA investigation on July 30, 2013 found that Blue Rhino failed to use an explosion proof forklift in an area where employees were actively venting propane from tanks, failed to follow process safety management standards for the individual propane tanks amassed in the storage yard, failed to provide process safety management training for employees on propane hazard alarms and failed to ensure workers used personal protective equipment.

Attachment: Liberty_St_255_2019 (4936 : 255 Liberty Street)

The Fire Department has to consider human error when assessing proposals such as this one for 255 Liberty St. The Codes and Standards cannot account for human error and the potential for a catastrophic event with the aggregate amount of propane storage being proposed. The Fire Department is willing to work with Ferrell Gas with locating a more suitable site within the City of Springfield for this proposal.

Sincerely,

David Rivera
Fire Marshal
Springfield Fire Department

Attachment: Liberty_St_255_2019 (4936 : 255 Liberty Street)

Ferrellgas' proposal to locate a Blue Rhino Production Plant within the Liberty Heights Neighborhood poses significant hazards to Springfield's residents and infrastructure. Risk of fire and explosion, health risks to employees and the neighborhood and the risk as a potential terrorist target must be considered.

**Fire and Explosion**: Propane is 1.5 times heavier than air, causing it to stay low and follow the path of least resistance. It expands 270 times for each unit of measure, creating a significant vapor cloud when released. It has a relatively low flammable range of between 2.2 percent and 9.5 percent. Its boiling point is 44°F, leaving it in a ready state of ignition in most conditions. An unprotected or inadequately protected bulk storage tank with direct flame impingement can fail within 10 to 20 minutes. This creates a projectile hazard as well as an explosion hazard. Smaller, cylinder shrapnel have traveled more than 300 feet. Large tanks can send container parts 10 times that distance. According to the U.S. Department of Transportation's 2016 Emergency Response Guidebook, the initial isolation perimeter for small container propane incidents should be 330 feet. Downwind evacuation requirements for a leaking large propane container is ½ mile. When a pressurized propane tank is involved in fire, a one (1) mile isolation and evacuation radius in all directions is required. The proposed Blue Rhino Production Plant will not just contain one tank, but at least two 30,000 gallon tanks and hundreds of smaller containers.

The term BLEVE is an acronym that stands for Boiling-Liquid, Expanding-Vapor Explosion. A BLEVE is defined as a container failure with a release of energy, often rapidly and violently, accompanied by a release of gas or vapor to the atmosphere and propulsion of the container or container pieces caused by the overpressure.

There are two kinds of BLEVE associated with pressurized propane tanks: Cold and Hot. A cold BLEVE is the result of a sudden, massive rupture of a propane tank wall, causing flash boiling of the contents and the formation of a vapor cloud. As a source of ignition is found, this will typically be followed by a vapor cloud explosion, fireball, thermal radiation, and blast wave. In a Hot BLEVE, prolonged heating of the tank, usually by fire, will weaken the container and cause enormous pressure within the tank causing it to burst, resulting in flash boiling and a sudden ejection of the propane as a vapor cloud, usually followed by a vapor cloud explosion, fireball, thermal radiation, blast wave and tank fragments propelled at speeds up to 400 mph in all directions for almost 2,000 feet.

Though considered a low frequency, but high consequence event, propane fires and explosions have happened at propane container filling plants in Tavares, FL in July of 2013 and in Intercourse, PA in December 2003. The cause of both incidents was operator error, not equipment failure.

**Health Risks**: Propane is a colorless and odorless flammable gas that can turn into liquid under very cold temperatures. Breathing in or swallowing propane can be harmful. Propane takes the place of oxygen in the lungs. This makes breathing difficult or impossible. A high concentration can displace oxygen in the air. If less oxygen is available to

Attachment: Liberty_St_255_2019 (4936 : 255 Liberty Street)

breathe, symptoms such as rapid breathing, rapid heart rate, clumsiness, emotional upsets and fatigue can result. As less oxygen becomes available, nausea and vomiting, collapse, convulsions, coma and death can occur. This is an additional reason that an initial evacuation is required at for at least 330 feet in all directions for a small release and up to ½ mile downwind evacuation for a large propane container release.

**Potential as a Terrorist Target**: Springfield ranks in the Department of Homeland Security's (DHS) list of the top 100 American cities vulnerable to a terrorist incident. In addition to the many thousands of gallons of propane that will be potentially stored on the Liberty Street site, tanker trucks will transport the product within a few hundred feet of homes and businesses in Springfield. The post-9/11 terrorism context resulting in military interventions, has made our country a major focus of the wrath of radical Jihadists. In this light, the Department of Homeland Security regulates security at high-risk chemical facilities under the Chemical Facility Anti-Terrorism Standards (CFATS) program under 6 CFR Part 27. Propane is considered a Chemical of Interest under CFATS in that it is considered a Release-Flammable Chemical. This means that if it is intentionally released, it has the potential to create a vapor cloud explosion that would affect populations and infrastructure within and beyond the proposed Liberty Street facility. The DHS Screening Threshold Quantity for propane is 60,000 lb.

**Evacuation**: The evacuation for even a small propane container release, without a fire, could result in a potential evacuation of an estimated 3,400 persons from the 255 Liberty Street immediate area. A release from a large propane container on-site or a tanker truck could involve the evacuation of over 10,000 and a fire at the facility involving one or multiples of the large tanks or a tanker truck would result in the evacuation of more than 36,000 persons. These numbers are estimates derived from U.S. Census tract data from 2017. The last two scenarios would overwhelm the City's, as well as the regions, resources. Because of the urban nature of the proposed site, the location is densely populated and evacuation routes are limited and would quickly congest. There are simply not enough transportation assets available regionally to evacuate that large number of people in a short amount of time. Based on the powerful energetic release from a propane explosion, sheltering the at-risk population in-place may not be a survivable option.

Initial, downwind evacuation for a large propane container release not involving a fire or explosion (1/2 Mile downwind) at the 255 Liberty Street location could involve the 301 bed Mercy Medical Center, a long-term care facility, three (3) large, high-rise elderly housing complexes, a public housing complex, both Springfield Fire and Police Headquarters, the Springfield Museums, one (1) school, Springfield Technical Community College, the YMCA, Union Station, Interstate 291, CSX Railroad and thousands of single and multi-story housing units and businesses.

Evacuation for a large container release of propane involving a fire or explosion at the 255 Liberty Street site would involve the additional evacuation Baystate Medical Center (716 beds), which is the Level I Trauma Center for all of Western Massachusetts, and Shriners' Hospital for Children (44) beds. The three medical treatment facilities alone in Springfield comprise just over 53% of the hospital bed capacity for Western Massachusetts. In addition, two

Attachment: Liberty_St_255_2019 (4936 : 255 Liberty Street)

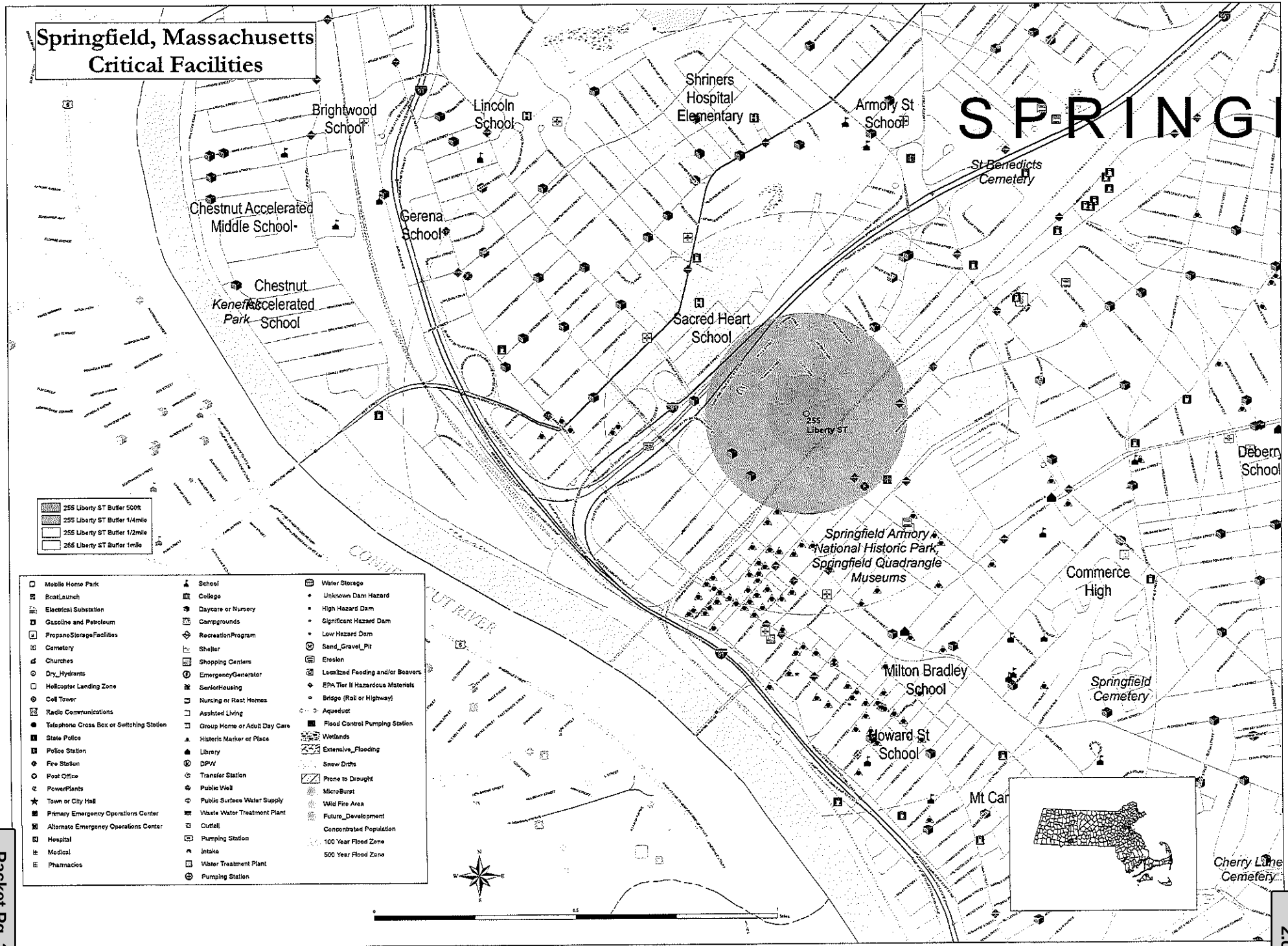
(2) long-term care facilities, five (5) schools and one high school, a fire station, Springfield City Hall, The Mass Mutual Center, the Massachusetts State Police Barracks, high-rise buildings, residences and business in the downtown area would have to be evacuated. Additionally, facilities at risk are the Clinton power substation, the AT&T building in Springfield which is a major communications hub for the Northeast, the Buckeye pipeline and the multiple terminals along Albany Street that store fuel and heating oil for Southern New England.

**Why Evacuation is Needed**: Evacuation of the impacted population is necessitated because a potential release of pressurized propane from its container can result in jet fires, flash fires, pool fires, fireball (if the release duration is less than 20 seconds), and a vapor cloud explosion (VCE), Boiling Liquid Expanding Vapor Explosion (BLEVE) and/or acute toxic hazards. To put things in perspective, an overpressure from a blast wave of 1 psi will cause partial damage of a house, e.g. window breakage; overpressure of 3 psi will cause a steel frame building to distort and pull away from its foundation and 5 psi overpressure will cause a wooden utility pole to snap and nearly completely destroy a house. Springfield has only to look back at the consequences of the November 2012 natural gas explosion at 435 Worthington Street to understand the magnitude and results of an explosion which totally destroyed one downtown building, heavily damaged a dozen nearby buildings and blew out windows in dozens of others in a blast and shock wave that was felt as far as 10 miles away. 18 people were injured.

Propane tank leaks are not all that uncommon, despite numerous safety requirements. As examples from just the last few years, and just from propane tanks of the size proposed for the Liberty Heights site, the following incidents have been found in the media. On March 15, 2017 a propane leak from a 30,000 gal tank in Ely, MN required the evacuation of a 1 mile radius. On March 21, 2017 a leak from a 30,000 propane tank in Ossipee, NH required an evacuation that included 85 residents of a nursing home. On May 25, 2017 a leak from a 30,000 gal propane tank in Logan Township NJ required evacuation of 1,900 people within a ½ mile radius.

Prior to any further actions to consider a Blue Rhino Production Plant at 255 liberty Street it is recommended that Ferrellgas undertake a Qualitative Risk Assessment to measure the risk posed by the facility during normal operations.

Attachment: Liberty_St_255_2019 (4936 : 255 Liberty Street)


Springfield, Massachusetts
Critical Facilities
Brightwood School
Lincoln School
Shriners Hospital
Elementary
Armory St School
SPRINGF
St Benedicts Cemetery
Chestnut Accelerated Middle School
Gerena School
Chestnut Accelerated School
Kenefick Park
Sacred Heart School
255 Liberty ST
Debery School
Springfield Armory National Historic Park, Springfield Quadrangle Museums
Commerce High
Milton Bradley School
Springfield Cemetery
Howard St School
Mt Car
Cherry Lane Cemetery
255 Liberty ST Buffer 500ft
255 Liberty ST Buffer 1/4mile
255 Liberty ST Buffer 1/2mile
255 Liberty ST Buffer 1mile
Mobile Home Park
BoatLaunch
Electrical Substation
Gasoline and Petroleum
PropaneStorageFacilities
Cemetery
Churches
Dry_Hydrants
Helicopter Landing Zone
Cell Tower
Radio Communications
Telephone Cross Box or Switching Station
State Police
Police Station
Fire Station
Post Office
PowerPlants
Town or City Hall
Primary Emergency Operations Center
Alternate Emergency Operations Center
Hospital
Medical
Pharmacies
School
College
Daycare or Nursery
Campgrounds
RecreationProgram
Shelter
Shopping Centers
EmergencyGenerator
SeniorHousing
Nursing or Rest Homes
Assisted Living
Group Home or Adult Day Care
Historic Marker or Place
Library
DPW
Transfer Station
Public Well
Public Surface Water Supply
Waste Water Treatment Plant
Outfall
Pumping Station
Intake
Water Treatment Plant
Pumping Station
Water Storage
Unknown Dam Hazard
High Hazard Dam
Significant Hazard Dam
Low Hazard Dam
Sand_Gravel_Pit
Erosion
Localized Flooding and/or Beavers
EPA Tier II Hazardous Materials
Bridge (Rail or Highway)
Aqueduct
Flood Control Pumping Station
Wetlands
Extensive_Flooding
Snow Drifts
Prone to Drought
MicroBurst
Wild Fire Area
Future_Development
Concentrated Population
100 Year Flood Zone
500 Year Flood Zone

Ferrellgas

# Ferrellgas, Inc.

Blue Rhino

## Blue Rhino
## Cylinder Processing Facility

### Springfield, Massachusetts

12/10/18

Project No. 110545

**Issued For Review**

GENERAL DRAWINGS
G-000 COVER - DRAWING INDEX

ARCHITECTURAL DRAWINGS
A-101 OVERALL BUILDING FLOOR PLAN
A-102 EXTERIOR ELEVATIONS - NORTH & SOUTH
A-103 EXTERIOR ELEVATIONS - EAST & WEST

ADDRESS:
255 LIBERTY STREET
SPRINGFIELD, MA 01104

JURISDICTION:
CITY OF SPRINGFIELD, MA
36 COURT STREET
SPRINGFIELD, MA 01103

ASSESSOR'S PARCEL NUMBER:
077700627

EXECUTIVE SUMMARY:
PROJECT CONSISTS OF ERECTION OF METAL BUILDING FOR PROPANE CYLINDER TANK PROCESSING, INCLUDING WASHING, REFURBISHING, AND REFILLING OF TANKS. INSTALLATION OF TWO 30,000 GALLAON ABOVE GROUND STORAGE TANKS, ONE 500 GALLON ABOVE GROUND STORAGE TANK WILL BE PERMANENT. SPACE FOR STORAGE OF 20 LB. CYLINDERS TO BE ALLOCATED ON EXISTING ASPHALT.

| no. | date | by | ckd | description |
|---|---|---|---|---|

BURNS McDONNELL

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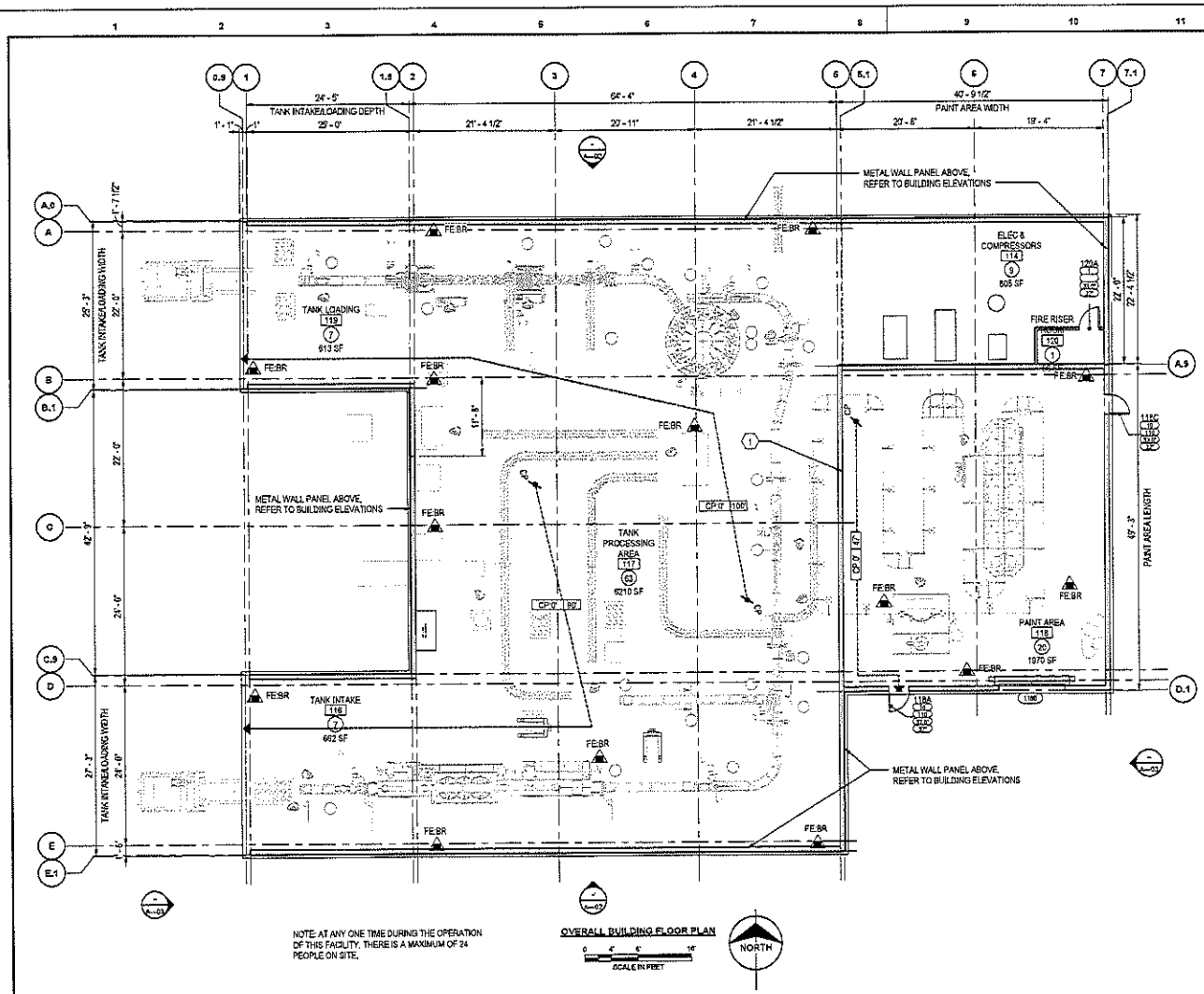
Attachment: Liberty_St_255_2019 (4936 : 255 Liberty Street)




NOTE: AT ANY ONE TIME DURING THE OPERATION OF THIS FACILITY, THERE IS A MAXIMUM OF 24 PEOPLE ON SITE.

OVERALL BUILDING FLOOR PLAN

SCALE IN FEET

NORTH

**GENERAL LIFE SAFETY NOTES**

1. REFER TO A-001 FOR LIFE SAFETY NARRATIVE AND BUILDING CODE ANALYSIS.
2. REFER TO THE ELECTRICAL LIGHTING PLANS FOR LOCATION OF EXIT SIGNS AND EMERGENCY LIGHTING.
3. REFER TO THE FIRE SUPPRESSION AND ALARM PLANS FOR LOCATION OF FIRE PROTECTION DEVICES.

**EGRESS PATH**

EGRESS PATH
EXIT DOOR
TRAVEL DISTANCE
COMMON PATH TERMINATION POINT
COMMON PATH OF TRAVEL

**DOOR EGRESS TAG**

DOOR NUMBER
OCCUPANTS SERVED
EXIT CAPACITY
CLEAR WIDTH
REQUIRED WIDTH

**FIRE AND SMOKE RESISTIVE CONSTRUCTION**

2 HR FIRE RATING

**PORTABLE FIRE EXTINGUISHERS**

EXTINGUISHER TYPE
EXTINGUISHER MOUNTING
-FE: FIRE EXTINGUISHER
-SR: SEMI-RECESSED CABINET
-BR: BRACKET MOUNTED

A:B:C: TYPE DRY CHEMICAL 4A-60B-C

CLEAN AGENT 2A10B:C

FIRE EXTINGUISHER GENERAL NOTES:
1. FIRE EXTINGUISHER LOCATIONS SHALL BE COMPLIANT WITH NFPA 10.
2. COORDINATE LOCATION AND MOUNTING OF FIRE EXTINGUISHERS WITH OWNER.
3. FINAL LOCATIONS OF FIRE EXTINGUISHERS SHALL BE APPROVED BY THE AHJ PRIOR TO INSTALLATION.

**ROOM OCCUPANCY TAG**

ROOM NAME
ROOM NUMBER
NUMBER OF OCCUPANTS
GROSS AREA

**FLOOR PLAN GENERAL NOTES:**
1. ITEMS INDICATED AS GRAYSCALE ARE EQUIPMENT OR FURNITURE SHOWN FOR COORDINATION ONLY AND ARE NOT PART OF THIS CONTRACT.

**FLOOR PLAN KEYED NOTES:**
1. PEMB SUPPLIER SHALL DESIGN FOR AND PROVIDE SUPPLEMENTARY FRAMING FOR OUT-OF-PLANE WALL FORCES AT THE TOP OF THE WALL. SERVICE LEVEL LATERAL FORCE OF 400 PLF PERPENDICULAR TO THE TOP OF WALL. LIMIT OUT-OF-TOP OF PLANE DEFLECTION TO L/240 OF THE SPAN.

| no. | date | by | ckd | description |
|---|---|---|---|---|

THESE DOCUMENTS CONTAIN CONFIDENTIAL AND PROPRIETARY INFORMATION THAT CANNOT BE REPRODUCED OR DIVULGED, IN WHOLE OR IN PART, WITHOUT WRITTEN AUTHORIZATION OR APPROVAL. THESE DOCUMENTS ARE SOLELY FOR THE USE OF FERRELLGAS AND CONTAIN PRIVILEGED INFORMATION AND WORK PRODUCT.

BURNS McDONNELL
9400 WARD PARKWAY
KANSAS CITY, MO

date 12/10/18 | detailed
designed | checked

Ferrellgas
Blue Rhino
FERRELLGAS BLUE RHINO
255 LIBERTY STREET,
SPRINGFIELD, MA 01104

CYLINDER PROCESSING FACILITY
SPRINGFIELD, MA
OVERALL BUILDING FLOOR PLAN

project 110545 | contract -
drawing A-101 | rev.
sheet 2 of 4 sheets

12/20/2018 3:55:47 PM
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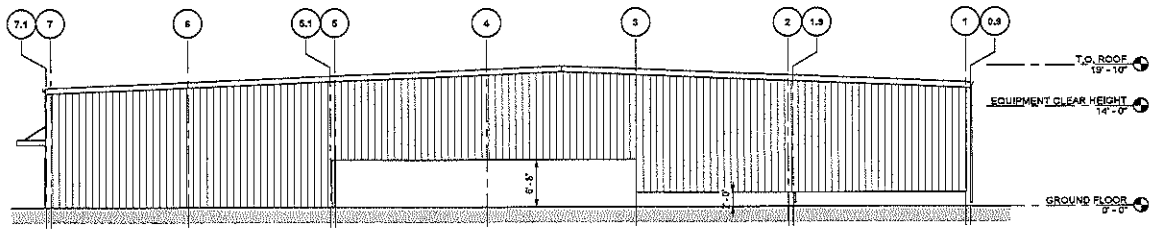
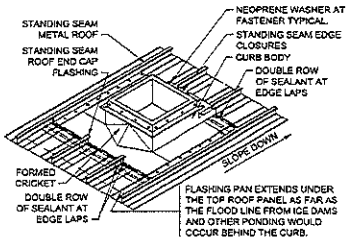
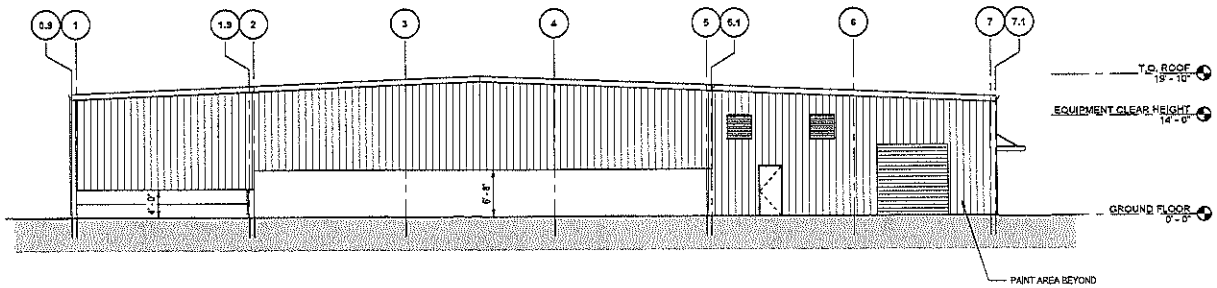
Attachment: Liberty_St_255_2019 (4936 : 255 Liberty Street)



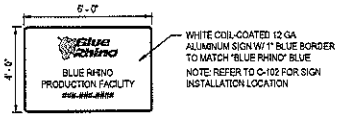

ELEVATION 1 A-101
NORTH
SCALE IN FEET



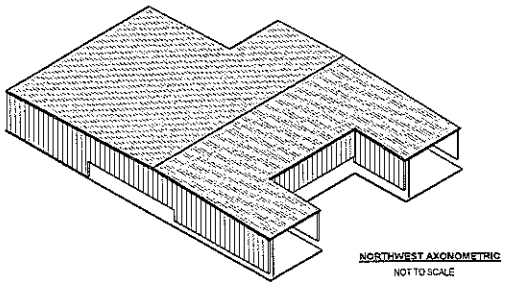

ROOF CURB CRICKET ISOMETRIC
NOT TO SCALE



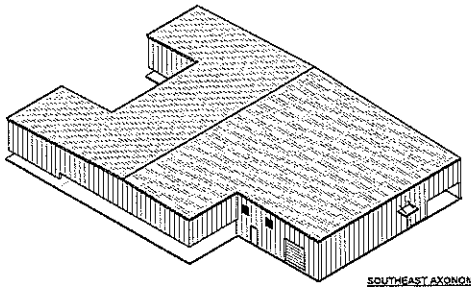

ELEVATION 2 A-101
SOUTH
SCALE IN FEET




SIGNAGE GENERAL NOTES:
1. PROVIDE ALUMINUM "NO SMOKING WITHIN 25 FEET" SIGNS AT EVERY ENTRANCE DOOR.
2. PROVIDE THREE "NON-POTABLE WATER" SIGNS; ONE PER RESTROOM AND ONE AT BREAKROOM SINK.



NORTHWEST AXONOMETRIC
NOT TO SCALE



SOUTHEAST AXONOMETRIC
NOT TO SCALE

| no. | date | by | ckd | description |
|---|---|---|---|---|
| | | | | |

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9400 WARD PARKWAY
KANSAS CITY, MO

| date | detailed |
|---|---|
| 12/10/18 | |
| designed | checked |

Ferrellgas
Blue Rhino
FERRELLGAS BLUE RHINO
255 LIBERTY STREET,
SPRINGFIELD, MA 01104

CYLINDER PROCESSING FACILITY
SPRINGFIELD, MA
EXTERIOR ELEVATIONS - NORTH & SOUTH

| project | contract |
|---|---|
| 110545 | - |
| drawing | rev. |
| A-102 | |
| sheet 3 of 4 sheets | |

12/13/2018 3:55:01 PM
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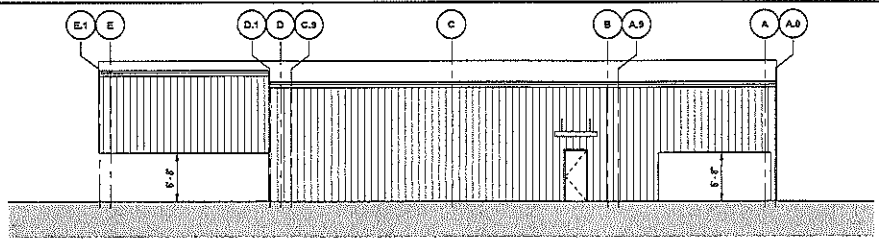
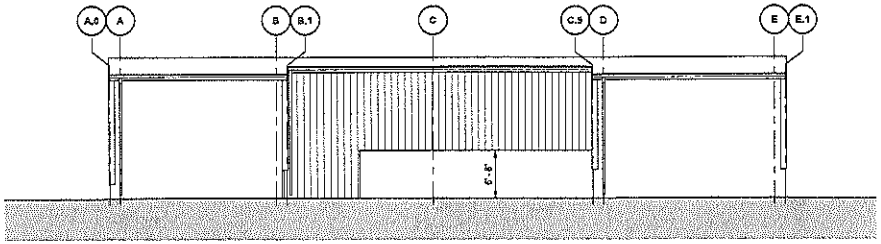
Attachment: Liberty_St_255_2019 (4936 : 255 Liberty Street)




ELEVATION 3 / A-101
EAST

0 4' 8' 16'
SCALE IN FEET




ELEVATION 4 / A-101
WEST

0 4' 8' 16'
SCALE IN FEET

| no. | date | by | ckd | description |
|---|---|---|---|---|
| | | | | |

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BURNS McDONNELL
9400 WARD PARKWAY
KANSAS CITY, MO

| date | detailed |
|---|---|
| 12/10/18 | |
| designed | checked |

Ferrellgas
Blue Rhino

FERRELLGAS BLUE RHINO
255 LIBERTY STREET,
SPRINGFIELD, MA 01104

CYLINDER PROCESSING FACILITY
SPRINGFIELD, MA
EXTERIOR ELEVATIONS - EAST & WEST

| project | contract |
|---|---|
| 110545 | - |

drawing A-103 — rev.

sheet 4 of 4 sheets

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Attachment: Liberty_St_255_2019 (4936 : 255 Liberty Street)

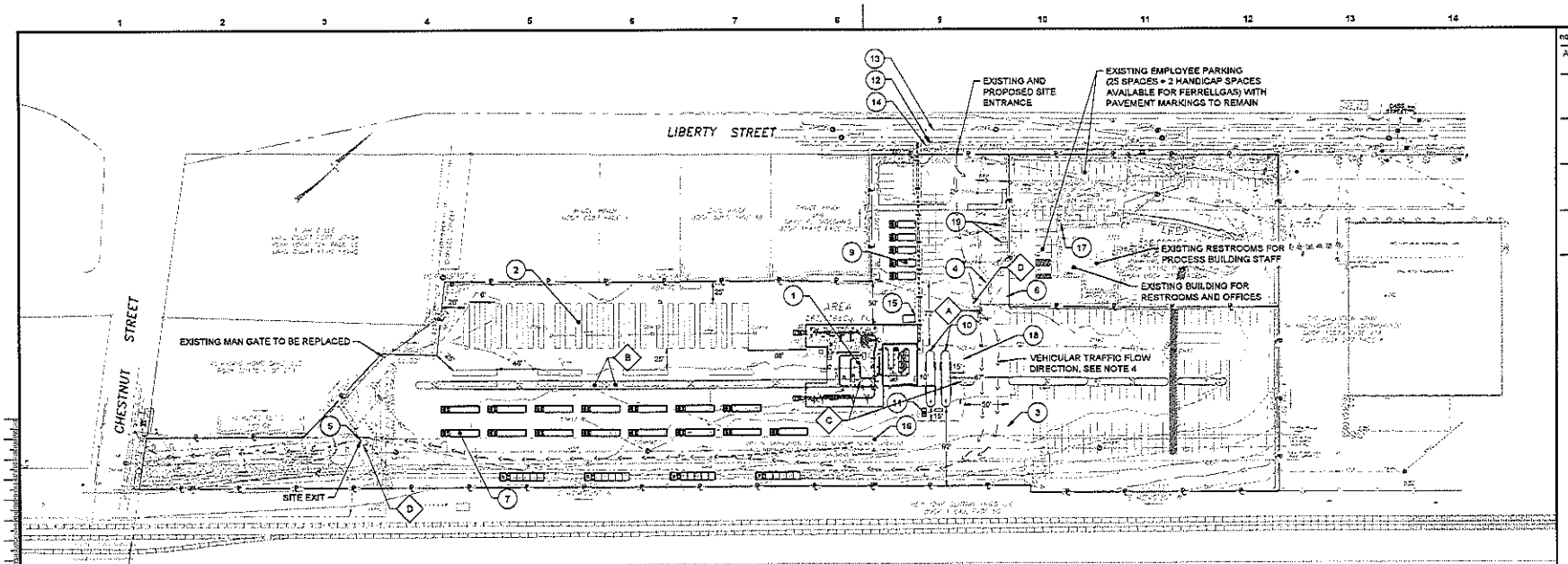


**TABLE OF PROPOSED SITE FEATURES**

| FEATURE ID | DESCRIPTION | ESTIMATED QUANTITY |
|---|---|---|
| 1 | NEW CYLINDER PROCESSING BUILDING | 1 (SEE SUBSEQUENT DRAWINGS FOR BUILDING DETAILS) |
| 2 | PRODUCT STORAGE AREAS (52' X 6.5' PAINTED OUTLINES FOR STORAGE OF PROPANE CYLINDERS) | 34 PAINTED OUTLINES |
| 3 | NEW CHAIN LINK FENCE (6' TALL) | 350 LINEAR FEET |
| 4 | NEW CHAIN-LINK GATE WITH BADGE ACCESS (30' WIDE) | 1 GATE + ELECTRICAL CONNECTIONS |
| 5 | NEW CHAIN-LINK GATE WITH ELECTRIC MOTION SENSOR (20' WIDE) | 1 GATE + ELECTRICAL CONNECTIONS |
| 6 | NEW CHAIN-LINK PEDESTRIAN GATE WITH BADGE ACCESS (4' WIDE) | 1 GATE + ELECTRICAL CONNECTIONS |
| 7 | BEVERAGE TRUCK PARKING (OPEN AREA AVAILABLE FOR PARKING) | 15 POTENTIAL TRUCKS |
| 8 | 53' TRUCK PARKING (OPEN AREA AVAILABLE FOR PARKING) | 4 POTENTIAL TRUCKS |
| 9 | BOBTAIL TRUCK PARKING (OPEN AREA AVAILABLE FOR PARKING) | 5 POTENTIAL TRUCKS |
| 10 | 30,000 GALLON BULK PROPANE STORAGE TANKS (66' LONG) | 2 TANKS+FOUNDATIONS (BY FERRELLGAS) |
| 11 | 500 GALLON PROPANE STORAGE TANK AND SKID | 1 TANK (BY FERRELLGAS)+ CONCRETE PAD |
| 12 | NEW WATER AND FIRE SERVICE LINE (FROM LIBERTY STREET) | 220 LINEAR FEET OF PIPE + VALVES + CONNECTIONS + METER |
| 13 | NEW NATURAL GAS SERVICE LINE (FROM LIBERTY STREET) | 270 LINEAR FEET OF PIPE + METER + CONNECTIONS |
| 14 | NEW UNDERGROUND ELECTRICAL SERVICE LINE (FROM LIBERTY STREET) | 215 LINEAR FEET OF WIRE |
| 15 | NEW TRANSFORMER FOR ELECTRICAL SERVICE | 1 TRANSFORMER + CONCRETE PAD |
| 16 | PORTABLE LOADING DOCK | 1 PORTABLE LOADING DOCK (BY FERRELLGAS) |
| 17 | REPLACE EXISTING UNLIT SIGNAGE ON BUILDING (SIZE 4' X 8') | 1 SIGN (BY FERRELLGAS) |
| 18 | JERSEY BARRIER PROTECTION AROUND BULK TANKS | 16 JERSEY BARRIERS |
| 19 | NEW DUMPSTERS | 2 DUMPSTERS |

**TABLE OF PROPOSED REMOVED / RELOCATED SITE FEATURES**

| FEATURE ID | DESCRIPTION | ESTIMATED QUANTITY |
|---|---|---|
| A | REMOVE EXISTING UTILITY POLE AND RELOCATE OVERHEAD ELECTRICAL CONNECTION | 1 WOODEN UTILITY POLE AND ASSOCIATED WIRES |
| B | REMOVE EXISTING CONCRETE/SOIL MEDIAN BETWEEN LIGHT POLES (LIGHT POLES TO REMAIN) AND REPLACE WITH PAVEMENT TO MATCH SURROUNDING GRADE | 5,000 SQUARE FEET |
| C | REMOVE EXISTING LIGHT POLES (AND ABANDON CONNECTIONS) | 2 POLES |
| D | REMOVE EXISTING CHAIN-LINK / WOODEN FENCE AND GATES (WHERE INTERFERENCE WITH NEW FENCE / GATES) | 2 CHAIN-LINK GATES + 65 LF WOOD + 150 LF CHAIN-LINK FENCE |

**NOTES:**

1. TOPOGRAPHIC SURVEY PROVIDED BY HERITAGE SURVEYS, INC., SOUTHAMPTON, MASSACHUSETTS ON DECEMBER 5, 2018.
2. UNDERGROUND UTILITY LOCATIONS SHOWN ARE BASED UPON SURFACE FEATURES AS LOCATED BY SURVEY AND AVAILABLE RECORD DATA, AND ARE APPROXIMATE. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE APPROPRIATE UTILITY COMPANY AND/OR MUNICIPAL DEPARTMENT PRIOR TO CONSTRUCTION.
3. PROPOSED UTILITY SERVICE CONNECTION LOCATIONS ARE APPROXIMATE AND SHALL BE COORDINATED WITH RESPECTIVE LOCAL UTILITY COMPANY PRIOR TO CONNECTION.
4. ARROWS REPRESENT PROPOSED VEHICULAR TRAFFIC FLOW OF FACILITY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
5. PAVEMENT MARKINGS SHALL BE REMOVED UNLESS SPECIFIED OTHERWISE.

| no. | date | by | ckd | description |
|---|---|---|---|---|
| A | 12/7/18 | DK | LD | ISSUED FOR PERMITTING |

PLAN NORTH — TRUE NORTH — 47°19'30"

0 60 120 SCALE IN FEET


BURNS McDONNELL
9400 WARD PARKWAY
KANSAS CITY, MO 64114
816-333-9400


date DECEMBER 2018 | detailed D. KILBURN
designed D. KILBURN | checked L. DRESCHER

Ferrellgas Blue Rhino

FERRELLGAS BLUE RHINO
255 LIBERTY STREET
SPRINGFIELD, MASSACHUSETTS

CYLINDER PROCESSING FACILITY
SPRINGFIELD, MA
SITE PLAN

project 110545 | contract -
drawing C-100 — rev. A
sheet 1 of 1 sheets
file 110545 - C100 SITE PLAN.dwg

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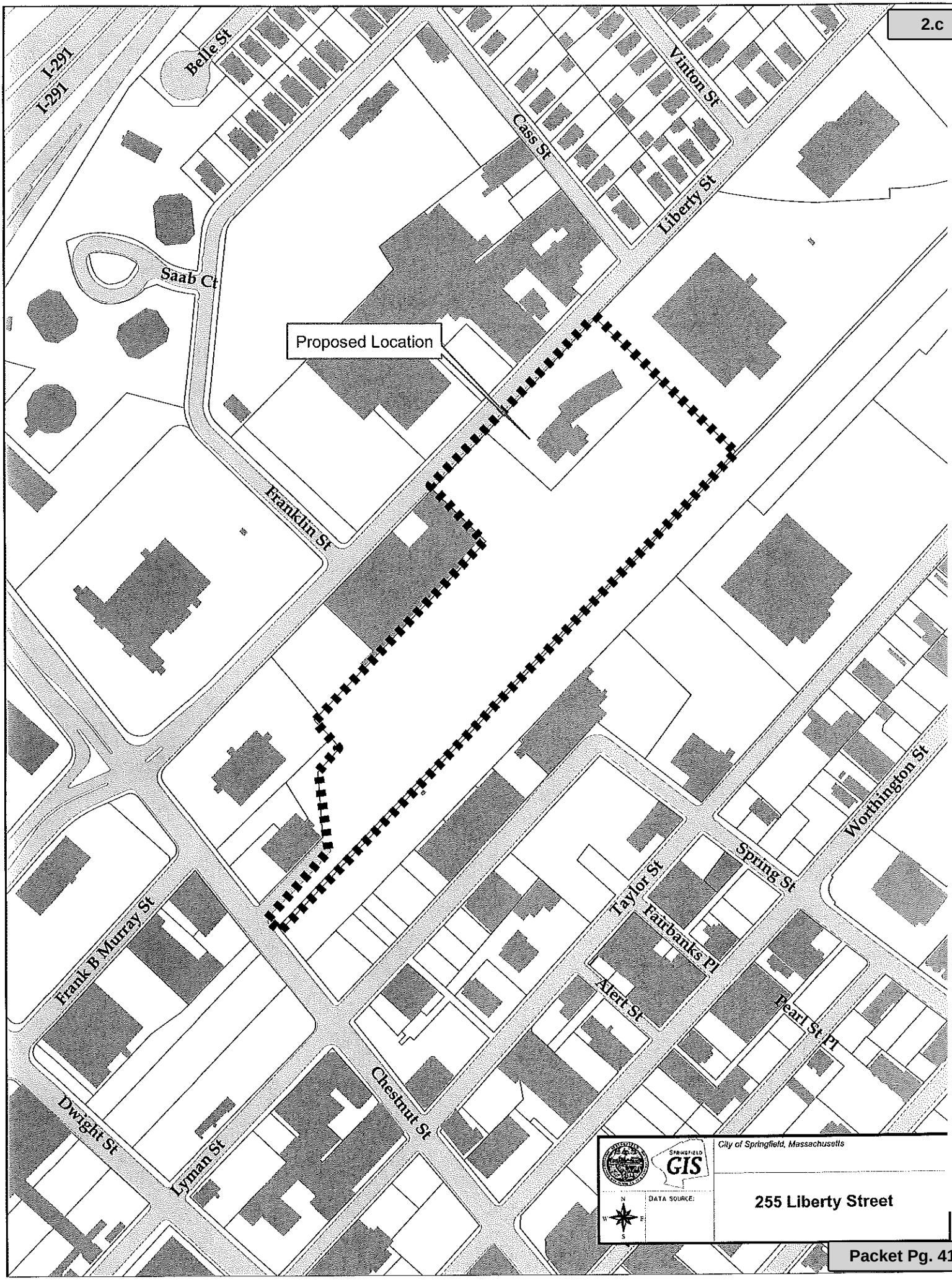
dmkilburn Dec 07, 2018 - 5:12pm - Z:\Clients\GFS\FerrellGas\110545_BRS\prLibSt\Design\CADD\Civil\110545 - C100 SITE PLAN.dwg



Attachment: Liberty_St_255_2019 (4936 : 255 Liberty Street)




Attachment: Liberty_St_255_2019 (4936 : 255 Liberty Street)

## Wilson, Anthony I.

**From:** Dromey, Phil
**Sent:** Friday, March 15, 2019 6:57 AM
**To:** Wilson, Anthony I.
**Subject:** FW: 255 Liberty Street - H2 occupancy and AST

Anthony:

As per the email below, the petitioner for 255 Liberty Street is requesting to formally withdraw their application.

Please let me know if you need anything else.

Philip Dromey, *AICP*
Deputy Director of Planning
Office of Planning & Economic Development
City of Springfield
70 Tapley Street
Springfield, MA 01104
(413) 787-6020

**From:** Keel, Tyler [redacted]
**Sent:** Thursday, March 14, 2019 3:58 PM
**To:** Dromey, Phil
**Cc:** Jason Cullen - Ferrellgas; Haeder, Paul; [redacted]
**Subject:** RE: 255 Liberty Street - H2 occupancy and AST

Phil,

Thank you for your help throughout this process and sharing the staff analysis.

Ferrellgas would like to withdraw their 255 Liberty Street proposal for High Hazard Use and Petroleum Storage.

Regards,
Tyler

**From:** Dromey, Phil [redacted]
**Sent:** Thursday, March 14, 2019 12:28 PM
**To:** Keel, Tyler [redacted]
**Cc:** Jason Cullen - Ferrellgas [redacted]; Haeder, Paul [redacted];
[redacted]
**Subject:** RE: 255 Liberty Street - H2 occupancy and AST

Tyler:

Attached is a copy of the staff analysis that was sent to the City Council for your hearing on the 25th.

Philip Dromey, *AICP*
Deputy Director of Planning
Office of Planning & Economic Development

Attachment: request to withdraw (4936 : 255 Liberty Street)

**City Council**
36 Court Street
Springfield, MA 01103

**SCHEDULED**

**PETITION (ID # 4989)**

Meeting: 03/25/19 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 4989

# For a Special Permit to Operate a Recycling Center, in Conjunction with a Full Service Tree Operation/Wood Waste Processing Center, at the Properties Known as NS Tapley Street (11415-0001) (Book#18064/Page#581), NWS Bay Street (01085-0081) (Book#16794/Page#226), NS Bay Street (01085-0105) (Book#16057/Page#0414) and NS Bay Street (01085-0110) (Book#18327/Page#203), as Authorized by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 15.4.

| | |
|---|---|
| Request: | See Above |
| Owner: | City of Springfield |
| By: | Stephen Lonergan, City Collector-Treasurer |
| Petitioner: | Northern Tree Services, Inc. |
| By: | Philip S. Cambo, CEO |

# To The City Council of the City of Springfield:

*The undersigned respectfully petition your honorable body*

for a special permit to operate a recycling center, in conjunction with a full service tree operation/wood waste processing center, at the properties known as NS Tapley Street (11415-0001) (Book#18064/Page#581), NWS Bay Street (01085-0081) (Book#16794/Page#226), NS Bay Street (01085-0105) (Book#16057/Page#0414) and NS Bay Street (01085-0110) (Book#18327/Page#203), as authorized by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 15.4.

**Mailing Address**

36 Court Street
Springfield, MA 01103

**Owner:**

**City of Springfield**

I hereby certify that I am the owner or that I am acting on behalf of the owner.

**BY:** _____
**Stephen Lonergan, City Collector-Treasurer**

**Mailing Address**

1290 Park Street
Palmer, MA 01039

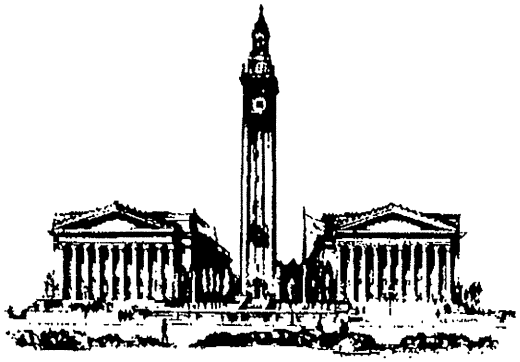
**Petitioner:**

**Northern Tree Service, Inc.**

I hereby certify that I am the petitioner or that I am acting on behalf of the petitioner.

**BY:** _____
**Philip S. Cambo, CEO**

Attachment: Tapley_St_NS_Tax_Formal (4989 : NS Tapley Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/23/2019

# Special Permit
# Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : NS Tapley Street & NWS Bay Street
Petitioner : Northern Tree Service, Inc.
Landlord : City of Springfield

Stephen J. Lonergan: Treasurer/Collector

Attachment: Tapley_St_NS_Tax_Formal (4989 : NS Tapley Street)

Northern Tree Service Inc.
P.O. BOX 790 - PALMER, MA 01069 - (413) 596-6132 (800) 232-6132 FAX (413) 283-5132

March 20, 2019

City of Springfield
Office of the City Clerk
36 Court Street
Springfield, MA 01103
Attn: Anthony Wilson, Clerk

Re: Special Permit – Northern Tree Service, Inc.

Dear Mr. Wilson:

I am the principal of the Northern Tree Service, Inc., the Petitioner in the application for a Special Permit regarding the properties known as NS Tapley Street, NWS Bay Street, NS Bay Street and NS Bay Street.

Unfortunately, due to unforeseen personal reasons, I am unable to attend the March 25th meeting. Please consider this letter a formal request to postpone the Special Permit Hearing to the April 29, 2019 City Council Hearings Meeting. I would appreciate the opportunity to personally attend the hearings meeting and to answer any questions which may arise.

I apologize for any inconvenience this may have caused. Thank you in advance for your understanding.

Sincerely,

Philip S. Cambo

Attachment: request to continue (4989 : NS Tapley Street)

**City Council**
36 Court Street
Springfield, MA 01103

**SCHEDULED**

**PETITION (ID # 5013)**

Meeting: 03/25/19 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 5013

# For a Special Permit Motor Vehicle Repairs (Heavy) at the Property Known as 150 Switzer Street (11350-0030) (Book#18886/Page#355), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(4).

| | |
|---|---|
| Request: | See Above |
| Owner: | E&R Realty, LLC |
| By: | Brian Neeld |
| Petitioner: | Daniel Chraplak |
| By: | Daniel Chraplak |

# To The City Council of the City of Springfield:

*The undersigned respectfully petition your honorable body*

for a special permit motor vehicle repairs (heavy) at the property known as 150 Switzer Street (11350-0030) (Book#18886/Page#355), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(4).

**Mailing Address:**

705 Meadow Street
Chicopee, MA 01013

**Owner:**

**E&R Realty, LLC**

I hereby certify that I am the owner or acting on behalf of the owner.

**BY:** _____
**Brian Neeld**

**Mailing Address:**

1379 Piper Road
West Springfield, MA 01089

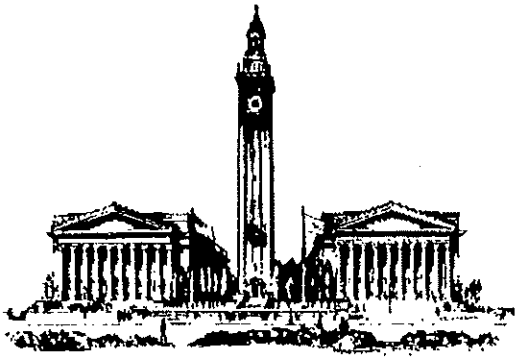
**Petitioner:**

**Daniel Chraplak**

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

**By:** Daniel Chraplak
**Daniel Chraplak**

Attachment: 150_Switzer_St_Tax_Formal (5013 : 150 Switzer Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

1/22/2019

# Special Permit
# Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 150 Switzer Street
Petitioner : Daniel Chraplak
Landlord : E & R Realty LLC (Brian Neeld)

Asst. Treas

Stephen J. Lonergan: Treasurer/Collector

Attachment: 150_Switzer_St_Tax_Formal (5013 : 150 Switzer Street)

## OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
## ANALYSIS FOR A SPECIAL PERMIT

# 150 SWITZER STREET (11350-0030)
# MOTOR VEHICLE REPAIR

*General Information*

| | |
|---|---|
| **Petitioner:** | Daniel Chraplak |
| **Request:** | For motor vehicle repairs |
| **Proposed use of the property:** | Motor vehicle repairs |
| **Property Size:** | 11,865 s.f. |
| **Compatibility with current planning documents:** | The Pine Point Neighborhood Plan shows no changes to this area. |
| **Neighborhood council notification:** | Pine Point Citizens Council: 3-25-19 |
| **Tax Status:** | **SEE ATTACHED** |
| **Site Visit:** | 3-8-19 |
| **Hearing Date:** | 3-25-19 |

*Staff Analysis*

**Neighborhood characteristics:**

The parcel is currently zoned Business B and is located in an area that has a mix of commercial/industrial and residential uses. The adjacent land uses include:

To the north is a storage/warehouse operation zoned Industrial A.
To the south are single-family dwellings zoned Residence A.
To the west is a manufacturing operation zoned Industrial A.
To the east is an automotive repair facility zoned Business B.

**Site plan review:**

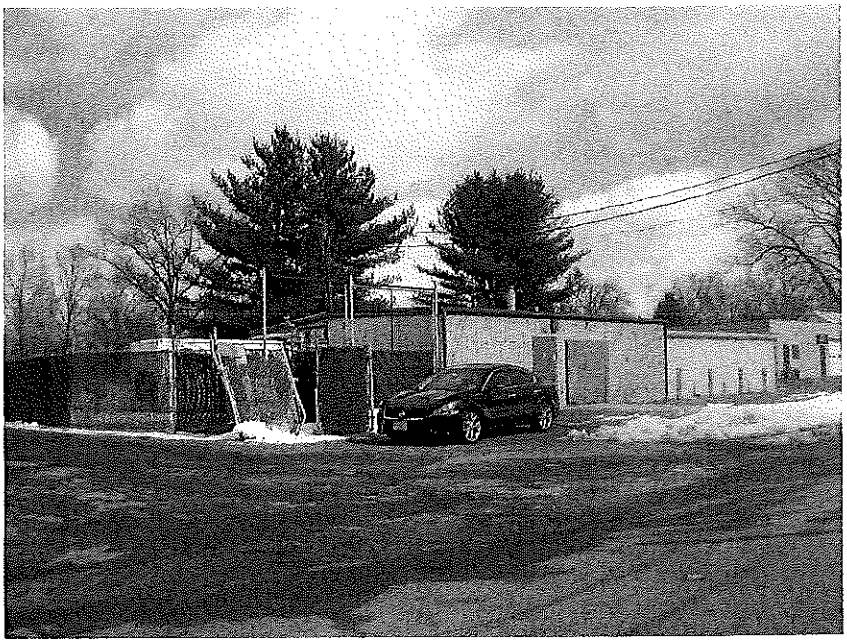
The petitioner has requested a special permit to operate a motor vehicle repair operation at the property known as 150 Switzer Street. This site is currently vacant and had been used as a manufacturing operation.

After review of the plans and visiting the site, the staff does not object to the proposed use. As noted above, this site is located within an area that has similar use. In visiting the site it was noted that the current fencing is in need of repairs. If approved, the staff would recommend that this be added as a condition of the special permit.

Further, as noted above, this site currently abuts a number of single family dwellings. As such, the staff would

Attachment: Switzer_St_150_2019 (5013 : 150 Switzer Street)

recommend that the hours of operation be limited. Further, the staff would also recommend that any and all inoperable vehicles, waiting for repairs, be stored within the fenced area or at the rear of the parcel. These vehicles should not be stored in the front of the building.



Lastly, in speaking with the petitioner, it was noted the existing garaged door, located at the front of the building will be relocated to the side of the building. The staff believes that this relocation makes sense for the overall use of the building as well as for the residential abutters. As with all building renovations, a full review and permits will be required by the Building Department.

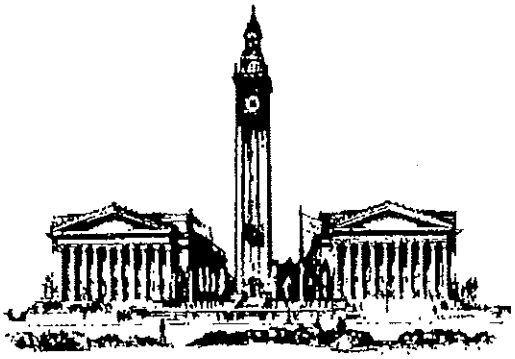
## *Recommendation*

Approve, with conditions.

## *Recommended Conditions*

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for motor vehicle repairs and used car sales at the property known as 93 Wilbraham Road (12282-0999).
3. The use shall be developed in accordance with the attached site plan, with the additions of conditions #4 through #12.
4. The site shall be maintained free of all weeds, trash and debris.
5. There shall be no auto body work, including painting of vehicles, done at this location.
6. All repair work to vehicles shall be completed inside the building.
7. There shall be no storage of junk vehicles and/or parts located on the property.
8. The building shall be maintained graffiti free.
9. The hours of operation shall be between the hours of 8:00AM and 6:00PM.
10. The existing fencing shall be repaired and painted.
11. Any and all privacy slat which are damaged, shall be replaced.
12. There shall be no banners, streamer or other promotional materials located on the exterior of the building, fencing or property.
13. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to $200 per day for each day a violation exists.

Attachment: Switzer_St_150_2019 (5013 : 150 Switzer Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

1/22/2019

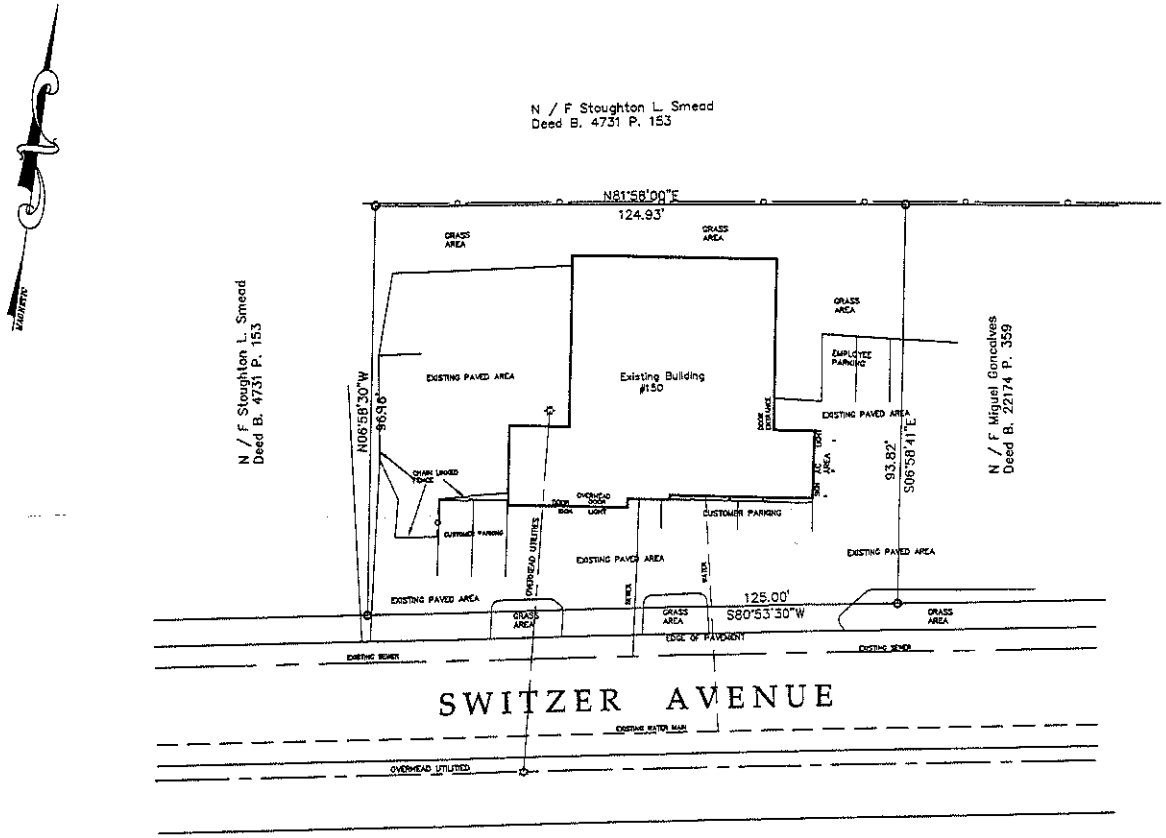
# Special Permit
# Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 150 Switzer Street
Petitioner : Daniel Chraplak
Landlord : E & R Realty LLC (Brian Neeld)

Asst. Treas
Stephen J. Lonergan: Treasurer/Collector

Attachment: Switzer_St_150_2019 (5013 : 150 Switzer Street)




Note: Zoning – Business B
Flood Zone X
Flood Map – 25013C0218E
Date: July 16, 2013

SCALE: 1" = 20'

DATE: Jan., 2019

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

ANDERSON ASSOCIATES
LAND SURVEYOR, LAND PLANNING CONSULTANT, SITE DESIGN

375 WALNUT STREET EXTENTION
P.O. BOX 382
AGAWAM, MASSACHUSETTS 01001

Tel. 413 525-4145
Fax 413 273-1776

# SITE PLAN FOR PROPERTY IN SPRINGFIELD, MA

PREPARED FOR:

Daniel Chrapiak
150 Switzer Street
Springfield, MA

| NO. | DATE | DESCRIPTION |
|---|---|---|

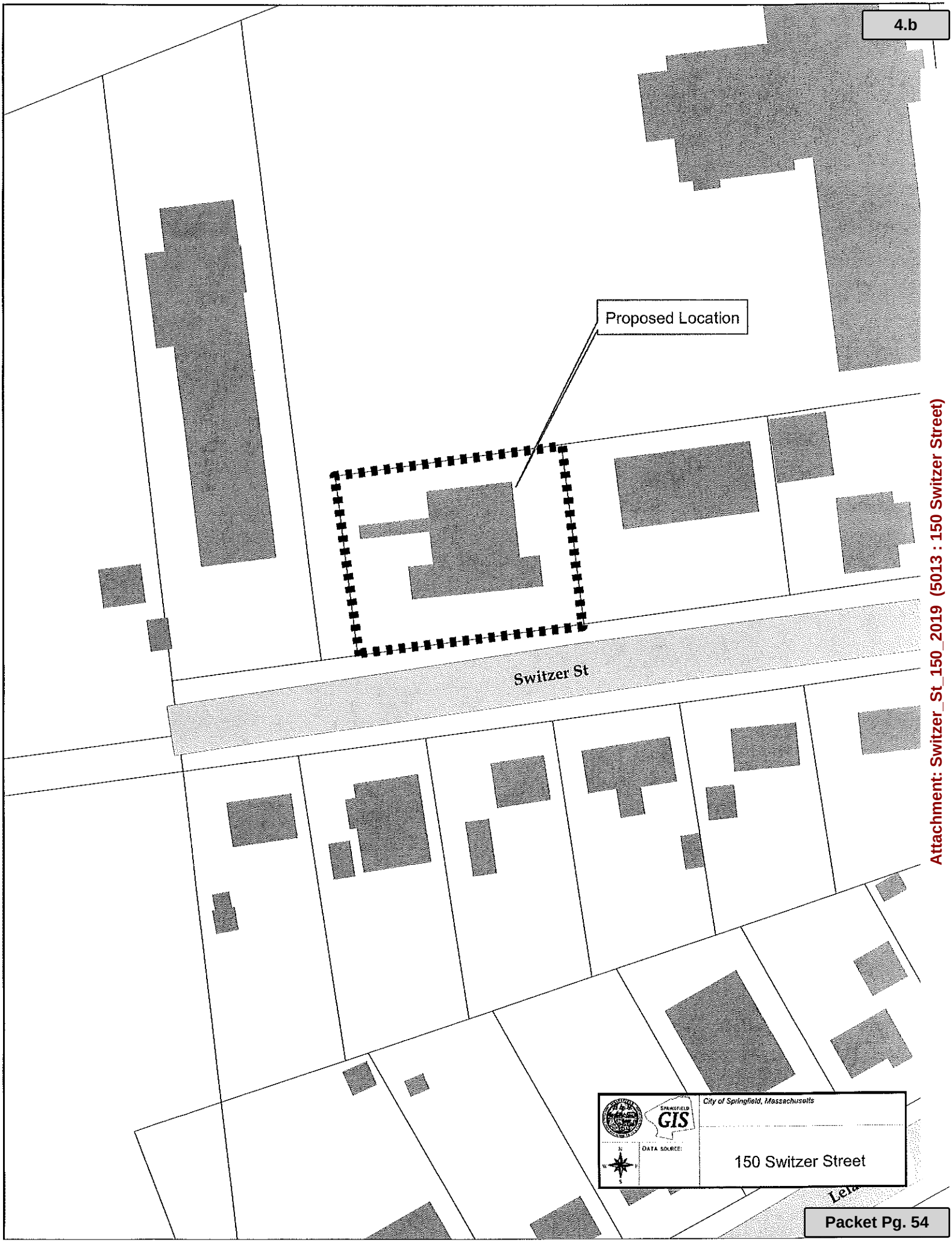
This plan prepared in accordance with the rules and regulations of the Commonwealth of Massachusetts

Date: FEB. 6, 2019

DRAWING NO.



Attachment: Switzer_St_150_2019 (5013 : 150 Switzer Street)




Attachment: Switzer_St_150_2019 (5013 : 150 Switzer Street)

**City Council**
36 Court Street
Springfield, MA 01103

**SCHEDULED**

**PETITION (ID # 5014)**

Meeting: 03/25/19 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 5014

# For a Special Permit to Operate a Kennel (Dog/Cat Rescue Program) at the Property Known as 1380 Boston Road (01655-0276) (Book#17393/Page#473), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 8.6(2).

| | |
|---|---|
| Request: | See Above |
| Owner: | Route 20-21 Associates, Inc. |
| By: | Michael Getlan |
| Petitioner: | Erin Munroe |
| By: | Erin Munroe |

# To The City Council of the City of Springfield:

*The undersigned respectfully petition your honorable body*

for a special permit to operate a kennel (dog/cat rescue program) at the property known as 1380 Boston Road (01655-0276) (Book#17393/Page#473), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 8.6(2).

**Mailing Address:**

29 Lecount Place, 3rd Floor
New Rochelle, NY 10801

1404 Boston Road
Springfield, MA 01104

**Owner:**

**Route 20-21 Associates, Inc.**

I hereby certify that I am the owner or acting on behalf of the owner.

**BY:** _____
~~Michele~~ **Getlan**
MICHAEL

**Mailing Address:**

31 Millar Farms Road
Willington, CT 06279

**Petitioner:**

**Erin Munroe**

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

**BY:** _____
**Erin Munroe**

Attachment: 1380_Boston_Rd_Tax_Formal (5014 : 1380 Boston Road)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/14/2018

# Special Permit
# Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 1380 Boston Road
Petitioner : Erin Munroe
Landlord : Route 20-21 Associates Inc.

Asst. Treasurer
Stephen J. Lonergan: Treasurer/Collector



Attachment: 1380_Boston_Rd_Tax_Formal (5014 : 1380 Boston Road)

## OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
## ANALYSIS FOR A SPECIAL PERMIT

# 1380 BOSTON ROAD (01655-0276)
# DOG/CAT RESCUE PROGRAM (KENNEL)

*General Information*

| | |
|---|---|
| **Petitioner:** | Erin Munroe |
| **Request:** | To operate a dog/cat rescue operation (kennel). |
| **Proposed use of the property:** | Dog/cat rescue |
| **Parcel Size:** | 219,237 s.f. |
| **Compatibility with current planning documents:** | The Boston Road Neighborhood Plan shows no changes to this area. |
| **Neighborhood council notification:** | Indian Orchard Citizens Council: 2-13-19 |
| **Tax Status:** | **SEE ATTACHED** |
| **Site Visit:** | 3-6-19 |
| **City Council Hearing:** | 3-25-19 |

*Staff Analysis*

**Neighborhood characteristics:**

The property is currently zoned Business A and is located in a large commercial plaza along the Boston Road commercial corridor. The surrounding uses are all commercial uses.

**Site plan review:**

The petitioner has requested a special permit to operate a proposed dog/cat rescue operation at the property known as 1380 Boston Road. This site is the location of a large commercial shopping plaza and the proposed use will be located in a vacant storefront. This rescue operation will be located adjacent to an existing pet store known as the Puppy Place.

After reviewing the submitted plans and visiting the site, the staff does not object to the proposed use with regards to the overall land use. As noted above, this site is located within a large commercial shopping center with no direct residential abutters. However, it should be noted that the staff has been in contact with the Animal Control Supervisor from the Thomas J. O'Connor Animal Control & Adoption Center (TJO) and they have indicated that they have very little information on the proposed operation and, as such, have a number of significant concerns and are opposed to the issuance of the special permit. The staff has attached a copy of their email with this report.

Attachment: Boston_Rd_1380_2019 (5014 : 1380 Boston Road)

Specifically, the concerns are around how and where the animals are sourced from. They also want to ensure that the rescued animals are coming from registered 501(c)(3) shelters/rescues and that all rescued animals are spayed or neutered prior to being placed in homes. They have also indicated that there have been reports of sick animals and business practices in violation of MGL 272.801 at their sister store known as the Puppy Place. TJO specifically states that "*...we believe that it is the right of consumers to have a variety of sources to choose from when obtaining a companion animal. We also believe that they should be able to obtain animals that are both medically and behaviorally sound, and obtained through humane breeding or rescue practices. We have no evidence that The Puppy Place or Save All Dogs meet these standards, and have a substantial amount of documentation, at least for The Puppy Place, that is in conflict with this criteria.*"

Further, it was noted that TJO has contacted the petitioner for SOS/Save All Dogs about scheduling an inspection of the property back in January but have not received a response. Lastly, it was also noted that the Puppy Place has never contacted TJO for a permit as a Commercial Animal Establishment. While a kennel permit is not required due to the fact that they only sell puppies, TJO has indicated that as per Chapter 110 an inspection and permit from TJO is still required to operate as a pet store.

*Recommendation*

**Continue. Due to the number of concerns raised by the Animal Control Supervisor at TJO, the staff is recommending that this special permit not be approved until all these issues, if possible, can be adequately addressed.**

Attachment: Boston_Rd_1380_2019 (5014 : 1380 Boston Road)

## *IF APPROVED*

### *Recommended Conditions*

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for a dog/cat rescue operation (kennel) at the property known as 1380 Boston Road (01655-0276).
3. The use shall be developed as per the attached site plans and elevations, with the addition of conditions #4.
4. Any and all required permits, licenses and/or inspection needed from the Thomas J. O'Connor Animal Control & Adoption Center shall be obtained prior to opening and/or the issuance of a Certificate of Occupancy.
5. There shall be annual inspections completed by the Thomas J. O'Connor Animal Control & Adoption Center.
6. All animals shall be spayed/neutered prior to being placed in a home.
7. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to $200 per day for each day a violation exists.

Attachment: Boston_Rd_1380_2019 (5014 : 1380 Boston Road)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/14/2018

# Special Permit
# Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 1380 Boston Road
Petitioner : Erin Munroe
Landlord : Route 20-21 Associates Inc.

Asst. Treasurer
Stephen J. Lonergan: Treasurer/Collector



Attachment: Boston_Rd_1380_2019 (5014 : 1380 Boston Road)

## Dromey, Phil

**From:** Orenstein, Hannah
**Sent:** Thursday, March 07, 2019 8:56 AM
**To:** Dromey, Phil
**Cc:** Jachym, Michael; Peebles, Pamela L.
**Subject:** RE: Save a dogs rescue application

Good morning Mr. Dromey,

Thank you for following up. Katie Kelleher, a staff member from The Puppy Place, emailed me on 1/24/19 about obtaining a license for the SOS/Save All Dogs portion of the business they are looking to open. I replied to her the next day about scheduling their inspection for the license, but I have not received a reply. They have also been sent a letter about this matter with no response yet.

Unfortunately, we have very little information about the Save All Dogs operation, and have concerns regarding how and where the animals are sourced from. Ideally, we would like some requirements in place that the animals being sold through that portion of the business come from registered 501 (c) (3) shelters and rescues and are spayed/neutered prior to being placed in homes. Without more information, and based on recent reports of sick animals and business practices in violation of MGL 272.77 at their sister store, The Puppy Place, TJO is opposed to this business operating in our community. We believe that it is the right of consumers to have a variety of sources to choose from when obtaining a companion animal. We also believe that they should be able to obtain animals that are both medically and behaviorally sound, and obtained through humane breeding or rescue practices. We have no evidence that The Puppy Place or Save All Dogs meet these standards, and have a substantial amount of documentation, at least for The Puppy Place, that is in conflict with this criteria.

I should also mention that The Puppy Place has never contacted TJO for a permit as a Commercial Animal Establishment. The city determined they do not need a kennel license since the dogs being sold are puppies, but they are a pet store which requires an inspection and permit under chapter 110. I have also reached out to them to about this matter and have not received response.

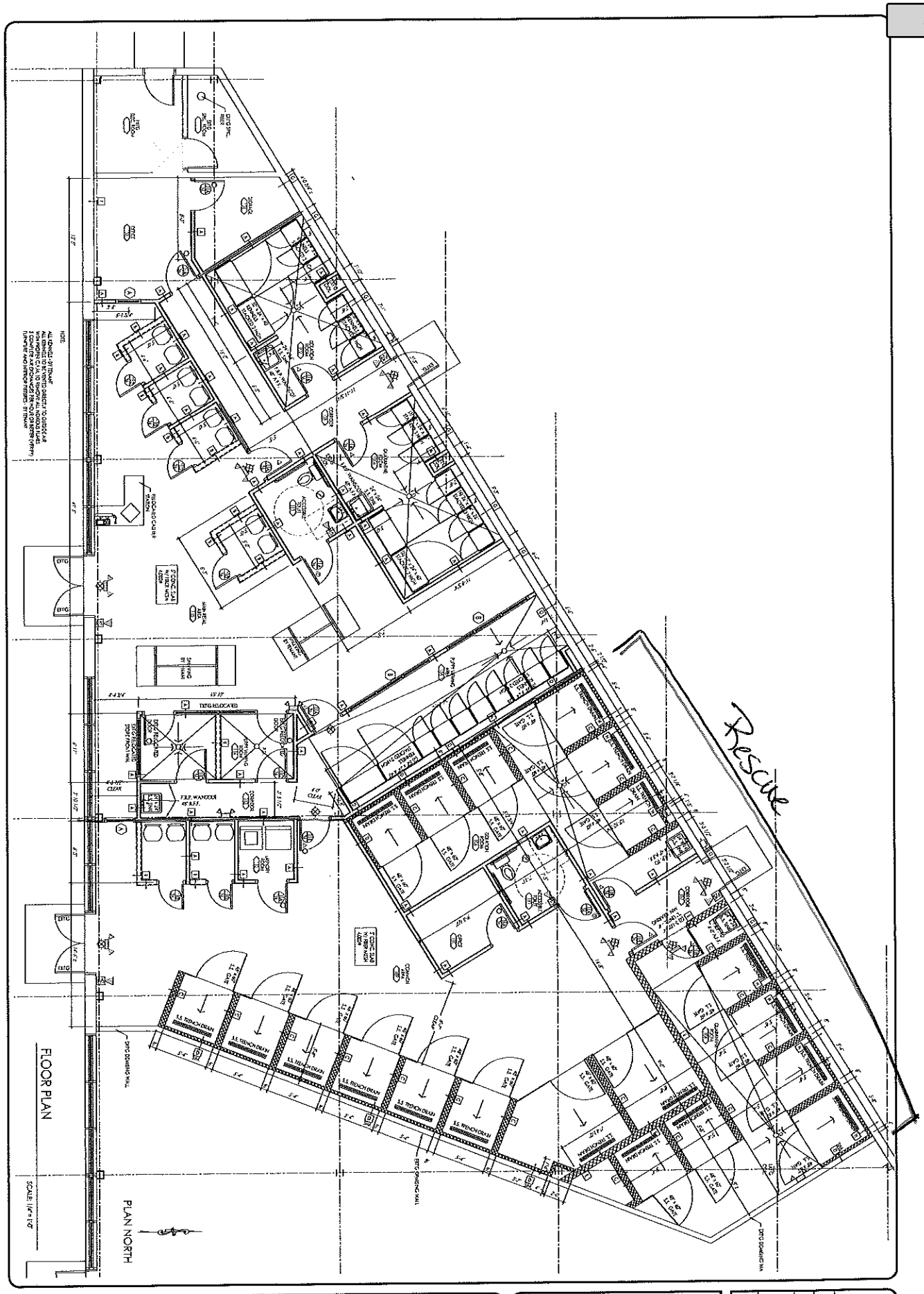
TJO's Director Pam Peebles and I are both planning to attend the Council meeting on 3/25. If you have any questions at the meeting or in the meantime, or would like copies of our documentation, please let me know.

Thanks,

Hannah Orenstein
Animal Control Supervisor

Thomas J. O'Connor Animal Control & Adoption Center
627 Cottage Street
Springfield, MA 01104
413-781-1484 Main
413-781-5331 Fax
www.tjoconnoradoptioncenter.com
www.facebook.com/413ANIMALS

Attachment: Boston_Rd_1380_2019 (5014 : 1380 Boston Road)




A-1

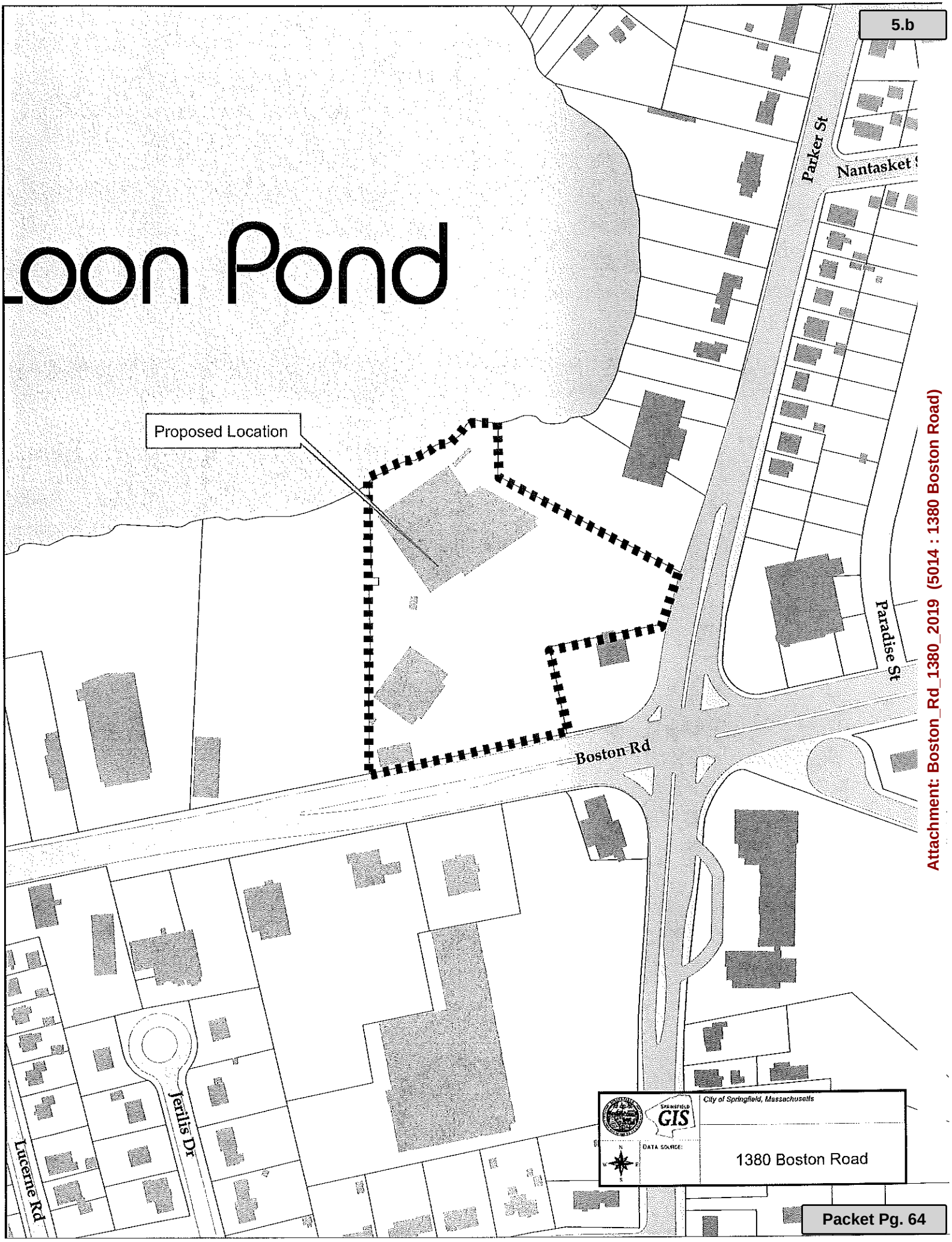
SIEGFRIED PORTH ARCHITECT
116 Pleasant Street
Suite 331
Easthampton, MA 01027
Phone: 1-413-529-9434
Fax: 1-413-529-9434

1380 BOSTON ROAD
SPRINGFIELD, MA

THE PUPPY PLACE
AND SAVE ALL DOGS RESCUE

| ACTION | DATE | BY | APP | DESCRIPTION |
|---|---|---|---|---|

Attachment: Boston_Rd_1380_2019 (5014 : 1380 Boston Road)




Attachment: Boston_Rd_1380_2019 (5014 : 1380 Boston Road)

**City Council**
36 Court Street
Springfield, MA 01103

**SCHEDULED**

**PETITION (ID # 5017)**

Meeting: 03/25/19 06:30 PM
Department: Economic Development
Category: Site Plan Review
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 5017

# For a Special Permit Motor Vehicle Repairs and Used Car Sales, as an Accessory Use, at the Property Known as 93 Wilbraham Road (12282-0999)(Book#19101/Page#166), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(3) and 19.5.

| | |
|---|---|
| Request: | See Above |
| Owner: | Silverio Jimenez |
| By: | Silverio Jimenez |
| Petitioner: | Robinson Betances |
| By: | Robinson Betances |

# To The City Council of the City of Springfield:

*The undersigned respectfully petition your honorable body*

for a special permit motor vehicle repairs and used car sales, as an accessory use, at the property known as 93 Wilbraham Road (12282-0999)(Book#19101/Page#166), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(3) and 19.5.

**Mailing Address:**

93 Wilbraham Road
Springfield, MA 01109

**Owner:**

**Silverio Jimenez**

I hereby certify that I am the owner or acting on behalf of the owner.

**BY:** Silverio Jimenez
**Silverio Jimenez**

**Mailing Address:**

91 Moorland Street
Springfield, MA 01104

**Petitioner:**

**Robinson Betances**

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

**By:** Robinson Betances
**Robinson Betances**

Attachment: Wilbraham_Rd_93_Tax_Formal (5017 : 93 Wilbraham Road)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

2/8/2019

# Special Permit
# Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 93 Wilbraham Road
Petitioner : Robinson Betances
Landlord : Silverio Jimenez

Asst. Treas.
Stephen J. Lonergan: Treasurer/Collector

Attachment: Wilbraham_Rd_93_Tax_Formal (5017 : 93 Wilbraham Road)

## OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
## ANALYSIS FOR A SPECIAL PERMIT

# 93 WILBRAHAM ROAD (12282-0999)
# MOTOR VEHICLE REPAIR/USED CAR SALES

*General Information*

| | |
|---|---|
| **Petitioner:** | Robinson Betances |
| **Request:** | For motor vehicle repairs and used car sales, as an accessory use. |
| **Proposed use of the property:** | Motor vehicle repairs/used car sales |
| **Property Size:** | 16,848 s.f. |
| **Compatibility with current planning documents:** | The Upper Hill Neighborhood Plan shows no changes to this area. |
| **Neighborhood council notification:** | Upper Hill Residents Council: 3-25-19 |
| **Tax Status:** | **SEE ATTACHED** |
| **Site Visit:** | 3-8-19 |
| **Hearing Date:** | 3-25-19 |

*Staff Analysis*

**Neighborhood characteristics:**

The parcel is currently zoned Business A and is located in an area that has a mix of commercial and residential uses. The adjacent land uses include:

To the north is a mixed use building zoned Business A.
To the south are a single and two-family dwelling zoned Residence B.
To the west is a retail use zoned Business A.
To the east is an office building zoned Office A.

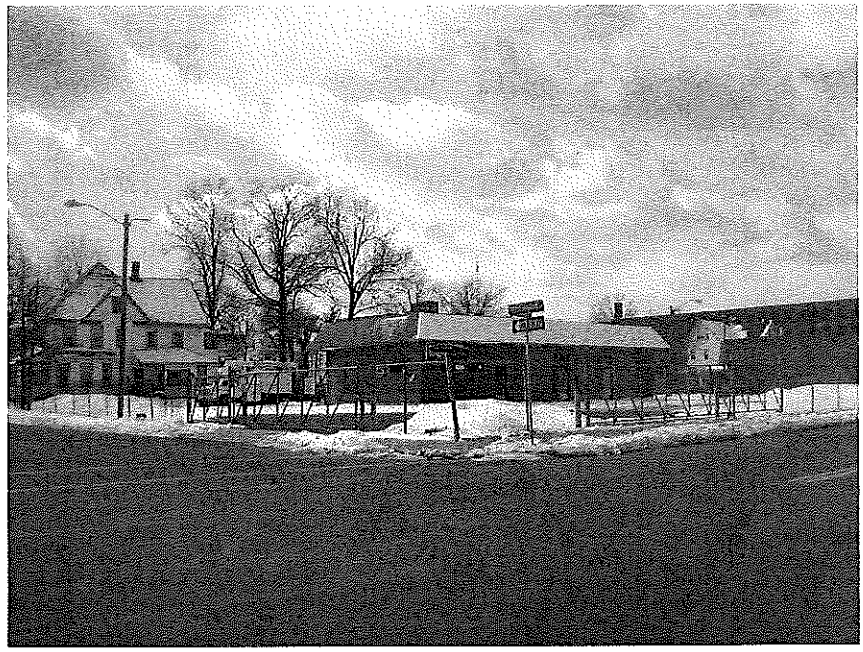
**Site plan review:**

The petitioner has requested a special permit to operate a motor vehicle repair operation and used car sales at the property known as 93 Wilbraham Road. This site is currently vacant and has been used for motor vehicle repairs in the past.

After review of the plans and visiting the site, the staff does not object to the proposed use. As noted above, this site has been used for similar uses over the years. In visiting the site it was noted that the current fencing is in need of repairs and painting. If approved, the staff would recommend that this be added as a condition of the special permit.

Attachment: Wilbraham_Rd_93_2019 (5017 : 93 Wilbraham Road)

Further, as noted above, this site currently abuts a single and two-family dwelling. Currently, the only thing separating these uses is chain link fencing. As a condition of this special permit, the staff would strongly recommend that privacy slats be required to be installed in the existing fencing to help provide a better buffer between these two (2) uses. The staff would also recommend that the hours of operation be limited due to the direct residential abutters.



It should also be noted that due to the fact that this property is zoned Business A, the sale of used cars can only be as an accessory use and the total number of cars allowed to be sold is limited to no more than five (5) vehicles at any one time.

## *Recommendation*

Approve, with conditions.

## *Recommended Conditions*

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for motor vehicle repairs and used car sales at the property known as 93 Wilbraham Road (12282-0999).
3. The use shall be developed in accordance with the attached site plan, with the additions of conditions #4 through #14.
4. The site shall be maintained free of all weeds, trash and debris.
5. There shall be no auto body work, including painting of vehicles, done at this location.
6. There shall be no more than five (5) used cars stored and/or displayed for sale at any one time.
7. All repair work to vehicles shall be completed inside the building.
8. There shall be no storage of junk vehicles and/or parts located on the property.
9. The public sidewalks shall be maintained, including snow removal.
10. The building shall be maintained graffiti free.
11. The hours of operation shall be between the hours of 8:00AM and 6:00PM.
12. The existing fencing shall be repaired and painted.
13. Privacy slats shall be installed within the chain link running along the rear of the property.
14. There shall be no banners, streamer or other promotional materials located on the exterior of the building, fencing or property.
15. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to $200 per day for each day a violation exists.

Attachment: Wilbraham_Rd_93_2019 (5017 : 93 Wilbraham Road)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

2/8/2019

# Special Permit
# Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 93 Wilbraham Road
Petitioner : Robinson Betances
Landlord : Silverio Jimenez

Asst. Treasurer
Stephen J. Lonergan: Treasurer/Collector



Attachment: Wilbraham_Rd_93_2019 (5017 : 93 Wilbraham Road)

Attachment: Wilbraham_Rd_93_2019 (5017 : 93 Wilbraham Road)

Rutland St

Concord Ter

Propsoed Location

Wilbraham Rd

Wilbraham Ave

Northampton A

City of Springfield, Massachusetts

SPRINGFIELD GIS

DATA SOURCE:

93 Wilbraham Road

Attachment: Wilbraham_Rd_93_2019 (5017 : 93 Wilbraham Road)

**City Council**
36 Court Street
Springfield, MA 01103

**SCHEDULED**

**PETITION (ID # 5025)**

Meeting: 03/25/19 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 5025

# For a Special Permit for the Re-Use of an Existing Structure(S) (More Than 26 Dwelling Units), at the Properties Known as SS State Street (11110-0475)(Book#20897/Page#460), SS State Street (11110-0482) (Book#20897/Page#463), 858 State Street (11110-0170) (Book#20897/Page#497), and 864 State Street (11110-0174) (Book#19889/Page#170), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 2.3(2).

| | |
|---|---|
| Request: | See Above |
| Owner: | First Resource Development Company |
| By: | Gordon Pulsifer |
| Petitioner: | Mason Square Apartments II |
| By: | Gordon Pulsifer |

# To The City Council of the City of Springfield:

*The undersigned respectfully petition your honorable body*

for a special permit for the re-use of an existing structure(s) (more than 26 dwelling units), at the properties known as SS State Street (11110-0475)(Book#20897/Page#460), SS State Street (11110-0482) (Book#20897/Page#463), 858 State Street (11110-0170) (Book#20897/Page#497), and 864 State Street (11110-0174) (Book#19889/Page#170), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 2.3(2).

**Mailing Address:**

2001 Washington Street
Hanover, MA 02339

**Owner:**

**First Resource Development Company**

I hereby certify that I am the owner or acting on behalf of the owner.

**By:** _____
**Gordon Pulsifer**

**Mailing Address:**

2001 Washington Street
Hanover, MA 02339

**Petitioner:**

**Mason Square Apartments II**

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

**By:** _____
**Gordon Pulsifer**

Attachment: SS_State_St_Tax_Formal (5025 : SS State Street, Et.Al.)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

2/19/2019

# Special Permit
# Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : SS State Street, SS State Street, 858 State Street & 864 State Street
Petitioner : Mason Square Apartments II
Landlord : First Resource Development Company

Stephen J. Lonergan: Treasurer/Collector



Attachment: SS_State_St_Tax_Formal (5025 : SS State Street, Et.Al.)

## OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
## ANALYSIS FOR A SPECIAL PERMIT

# SS STATE STREET (11110-0475 & 0482), 858 STATE STREET (11110-0170) AND 864 STATE STREET (11110-0174)
# RE-USE OF AN EXISTING STRUCTURE(S) (MORE THAN 26 DWELLING UNITS)

*General Information*

| | |
|---|---|
| **Petitioner:** | Mason Square Apartments II |
| **Request:** | Re-use of an existing structure(s) for the creation of new residential units and accessory parking. |
| **Proposed use of the property:** | Residential units and accessory parking. |
| **Parcel Size:** | 58,341 s.f. |
| **Compatibility with current planning documents:** | The Bay and Old Hill Neighborhood Plans show no changes to this area. |
| **Neighborhood council notification:** | Bay Area Neighborhood Council and Old Hill Neighborhood Council: 2-25-19 |
| **Tax Status:** | **SEE ATTACHED** |
| **Site Visit:** | 3-7-19 |
| **Hearing Date:** | 3-25-19 |

*Staff Analysis*

**Neighborhood characteristics:**

The parcels are currently zoned Business A and Commercial A and are located within an area with a mix of commercial and residential uses.

**Site plan review:**

The petitioner has requested a special permit for the re-use of two (2) existing structures and the construction of accessory parking at the properties known as SS State Street, 858 State Street and 864 State Street. This project relates to the redevelopment of the former Indian Motocycle "B" building and the former Mason Square Fire Station. Both structures have been vacant for a number of years and have been a priority redevelopment site for the City of Springfield. In addition to the redevelopment of the vacant buildings, accessory parking will also be created at the properties formally known as 858 State Street and 864 State Street. These properties were taken by the City through the tax title process and put out for a Request for Proposal (RFP). The petitioner was selected as the preferred developer. It should be noted that a special

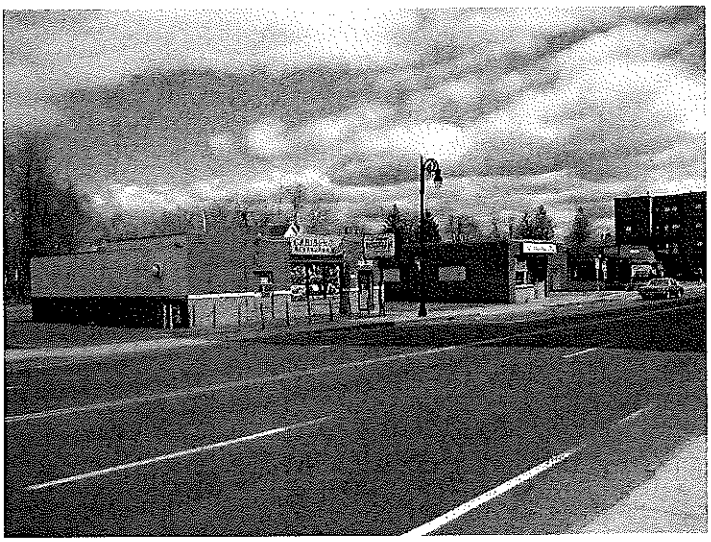
Attachment: State_St_858_2019 (5025 : SS State Street, Et.Al.)

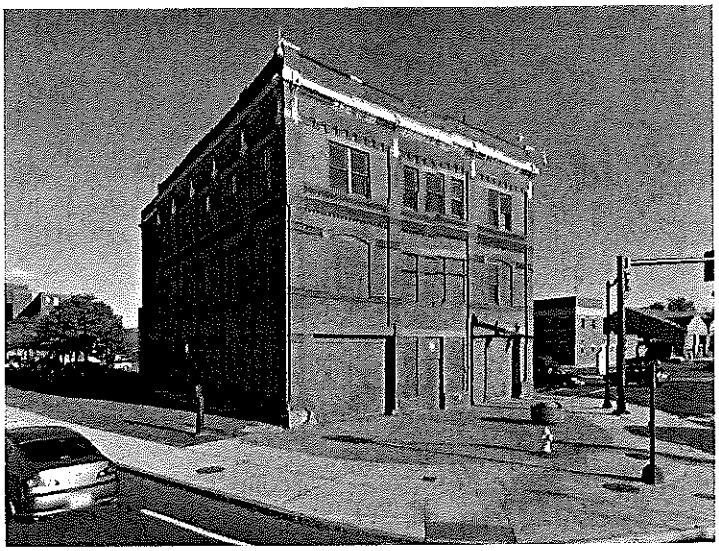
permit was previously approved by the City Council back in May 2016. However, since a building permit was never issued for the project, the special permit expired. The primary delay in the project was due to the petitioner obtaining state funding, including historic tax credits. That funding has now been secured.

As noted above the petitioner intends to redevelop two (2) existing buildings within the Mason Square area of State Street. These buildings include the former Indian Motocycle "B" building and the former Mason Square Fire Station. The plans submitted indicate that the former fire station will be redeveloped to include a total of fifteen (15) residential units. These will consist of ten (10) one-bedroom units and five (5) two-bedroom units. The former Indian Motocycle "B" building, which is a five (5) story building, will include a total of forty five (45) residential units consisting of twenty (20) one-bedroom units, twenty (20) two-bedroom units and five (5) three-bedroom units.

The existing buildings located at 858 State Street and 846 State Street are proposed to be demolished to allow for the construction of accessory parking for the newly developed residential units. This new parking lot will contain seventy three (73) spaces. As part of the plans submitted, a full landscape plan for the parking lot has been submitted as well. The staff has reviewed the proposed plans and is pleased with what has been proposed. It should also be noted that additional landscaping is also being installed within the existing parking areas as well as around the former fire station. Due to the number of residential units being created, this additional parking is required.

Due to the fact that this new parking area will be located on the northern side of State Street, the petitioner has submitted plans proposing the installation of a "mid-block" cross walk connecting this newly created parking lot with the residential development on the southern side of State Street. The plans for this proposed cross walk has been reviewed and approved by the Department of Public Works (see attached letter).





Attachment: State_St_858_2019 (5025 : SS State Street, Et.Al.)

Overall, the staff is very pleased with the proposed development. As noted above, these two (2) buildings have been vacant for a number of years and have been a key development site of the City. The staff firmly believes that the redevelopment of these properties will have a beneficial impact on State Street as well as the entire Mason Square area.

## *Recommendation*

Approve, with conditions.

## *Recommended Conditions:*

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the re-use of an existing structure(s) and accessory parking at the properties known as SS State Street (11110-0475 & 0482), 858 State Street (11110-0170) and 864 State Street (11110-0174).
3. The use shall be developed as per that attached site plans and elevations, with the addition of conditions #4 through #8.
4. All landscaping shall be installed as per the attached plans.
5. All landscaped areas shall be maintained and kept free of all overgrown vegetation, litter and debris.
6. The public treebelt and sidewalks shall be maintained by the petitioner, including snow removal.
7. In addition to the special permit approval, a full review by the Department of Public Works (DPW), as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit. .
8. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to $200 per day for each day a violation exists.

Attachment: State_St_858_2019 (5025 : SS State Street, Et.Al.)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

2/19/2019

# Special Permit
# Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : SS State Street, SS State Street, 858 State Street & 864 State Street
Petitioner : Mason Square Apartments II
Landlord : First Resource Development Company

Stephen J. Lonergan: Treasurer/Collector



Attachment: State_St_858_2019 (5025 : SS State Street, Et.Al.)

**DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE**
**CITY OF SPRINGFIELD**
**MASSACHUSETTS**

**TO:**

**DATE:** May 24, 2016

**DEPARTMENT:**

**FROM:** Anthony I Wilson, Esq.

**COPIES TO:**

**DEPARTMENT:** City Clerk

**SUBJECT: SS State, 858 & 864 Street**

This is to inform you that at a meeting of the City Council held on Monday, April 25, 2016, it was voted by the City Council according to law to grant a special permit to Owner: First Resource Development Company By: Gordon Pulsifer and Petitioner: Mason Square Apartments II, By: Gordon Pulsifer for the re-use of an existing structure(s) (more than 26 dwelling units) at the properties known as **SS State Street & 858 & 864 State Street** as allowed by M.G.L and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 2.3(2) with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the re-use of an existing structure(s) and accessory parking at the properties known as SS State Street (11110-0475 & 0482), 858 State Street (11110-0170) and 864 State Street (11110-0174).
3. The use shall be developed as per that attached site plans and elevations, with the addition of conditions #4 through #8.
4. All landscaping shall be installed as per the attached plans.
5. All landscaped areas shall be maintained and kept free of all overgrown vegetation, litter and debris.
6. The public treebelt and sidewalks shall be maintained by the petitioner, including snow removal.
7. In addition to the special permit approval, a full review by the Department of Public Works (DPW), as per the provisions of City Ordinance, Article VIII, §27-29, will be required. This approval must be obtained prior to the issuance of a Building Permit.
8. The proposed "mid-block" cross walk shall be fully reviewed and approved by DPW prior to installation.
9. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to $200 per day for each day a violation exists.

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use. (4.) To incorporate the Planning Staff Analysis into the decision at the basis of the findings.

This permit becomes effective on May 24, 2016

Very truly yours

Anthony I Wilson, Esq.
City Clerk

AIW/laf

Attachment: State_St_858_2019 (5025 : SS State Street, Et.Al.)

# Special Permit
# Overview Indian Motor Cycle

Currently there are two ownership entities at the Indian Motorcycle Site they are:

Mason Square Apartments- Existing 139 Apartments with parking lots
Parcel # 111100472, 11110477 & 111100479

Mason Square Apartments II – Existing vacant 5 story building "Parcel B" Parcel ID 11110-475
Mason Square Fire House 3 story Parcel ID 11110-482
Vacant Building Parcel ID 111100-170
Vacant Building Parcel ID 111100-174

We are requesting renewal of a special permit that was originally issued April 25, 2016 that has since expired while we waited for funding from the State which has now been approved. The redevelopment plan includes a renovation of the Mason Square Apartments II Parcel B building 45 new apartments. The Mason Square firehouse will also be rebuilt resulting in 15 new apartments for a total of 60 new apartments. The two small vacant buildings parcels across State Street will be removed to allow for necessary parking. Our plan permits 73 new parking spaces for the 60 new apartments. There will also be a signalized pedestrian crossing across State Street built which has been designed by Fuss & O'Neill and approved by the City of Springfield Department of Public Works (see Attached).

The existing parking lots and exterior grounds/common area for Mason Square Apartments ( existing) has also been redesigned and will be re-built to accommodate more parking (see attached plans). This will result in better Resident access to the property.

Attachment: State_St_858_2019 (5025 : SS State Street, Et.Al.)

# Mason Square Apartments II

Addresses:

OSS State Street Parcel B – Parcel ID # 11110-475 (Vacant 5 Story Building 57,000 sq. ft. (45 Apartments)

At this location, we are proposing to build 45 new apartments consisting of 20 1-bedrooms, 20 2-bedrooms and 5 3-bedrooms.

OSS State Street Fire Station – Parcel ID # 11110-482 (Vacant 3 Story Building 10,389 sq. ft. (15 apartments)

At this location, we are proposing to build 15 new apartments consisting of 10 1-bedrooms, and 5 2-bedrooms.

858 State Street Building Parcel ID # 11110-0170 -demolish and build a parking lot

At this location, we are proposing to demolish existing one story building and build a parking lot.

864-858 State Street Building Parcel ID # 11110-0174 – demolish & build a parking lot

At this location, we are proposing to demolish existing one story building and build a parking lot.

851-891 State Street, Parcel ID # 111100472, # 11110477 & # 111100479

– Existing 139 Apartments

P:Gordon/MyDocuments/MasonSquareApartmentsII/SpecialPermitAddresses

Attachment: State_St_858_2019 (5025 : SS State Street, Et.Al.)

Cross-walk

**DEPARTMENT OF PUBLIC WORKS**

**ENGINEERING DIVISION**

**70 TAPLEY STREET**
**SPRINGFIELD, MA 01104**

**413-787-6210 413-787-6029 FAX**

CITY OF SPRINGFIELD
MASSACHUSETTS

March 20, 2017

**Steve Savaria**
**Fuss & O'Neill**
78 Interstate Drive
West Springfield, MA 01089

**Re: Mason Square Mid- Block Pedestrian Crossing**
**Preliminary Design Plans**
**State Street, Springfield, MA**

Dear Mr. Savaria

The Department of Public Works is in receipt of your submission of Preliminary plan of Mason Square mid- block pedestrian crossing in State Street Springfield MA. The following documents have been reviewed as part of this submittal:

- Plan set titled Mason Square Mid-Block Signalized Pedestrian Crossing - prepared by Fuss & O'Neill.

The Department of Public Works has **approved** the site plan as submitted. All requirements for site plan review have been addressed at this time.

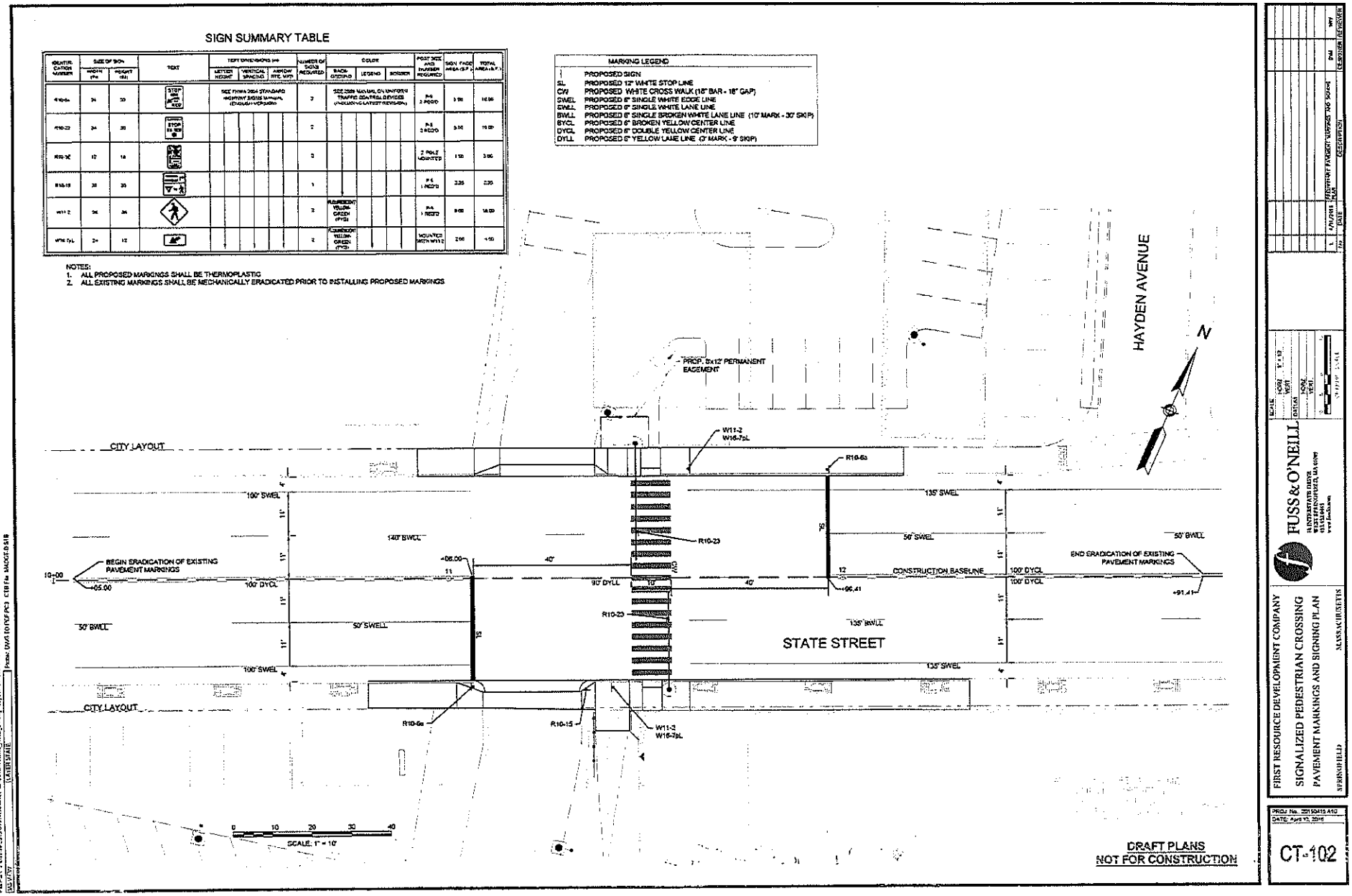
Sincerely,

**Hector Velez**

**Civil Engineer**
Department of Public Works

cc M. Sokop

Attachment: State_St_858_2019 (5025 : SS State Street, Et.Al.)




| IDENTIFICATION NUMBER | SIZE OF SIGN WIDTH (IN) | SIZE OF SIGN HEIGHT (IN) | TEXT | TEXT DIMENSIONS (IN) LETTER HEIGHT | TEXT DIMENSIONS (IN) VERTICAL SPACING | TEXT DIMENSIONS (IN) ARROW STK. WDTH | NUMBER OF SIGNS REQUIRED | COLOR BACKGROUND | COLOR LEGEND | COLOR BORDER | POST SIZE AND NUMBER REQUIRED | SIGN FACE AREA (S.F.) | TOTAL AREA (S.F.) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| R10-6a | 24 | 30 | STOP HERE ON RED | SEE PAGE 2B-4 STANDARD HIGHWAY SIGNS MANUAL (CURRENT VERSION) | | | 2 | SEE 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (INCLUDING LATEST REVISION) | | | 1-4 2 POSTS | 5.00 | 10.00 |
| R10-23 | 24 | 30 | SCHOOL STOP HERE ON RED | | | | 2 | | | | 1-4 2 POSTS | 5.00 | 10.00 |
| R10-3E | 12 | 18 | ONE WAY | | | | 2 | | | | 2 POLE MOUNTED | 1.50 | 3.00 |
| R10-15 | 36 | 36 | | | | | 1 | | | | 1-4 1 POST | 3.25 | 3.25 |
| W11-2 | 36 | 36 | | | | | 2 | FLUORESCENT YELLOW-GREEN (FYG) | | | 1-4 1 POST | 9.00 | 18.00 |
| W16-7pL | 24 | 12 | | | | | 2 | FLUORESCENT YELLOW-GREEN (FYG) | | | MOUNTED WITH W11-2 | 2.00 | 4.00 |

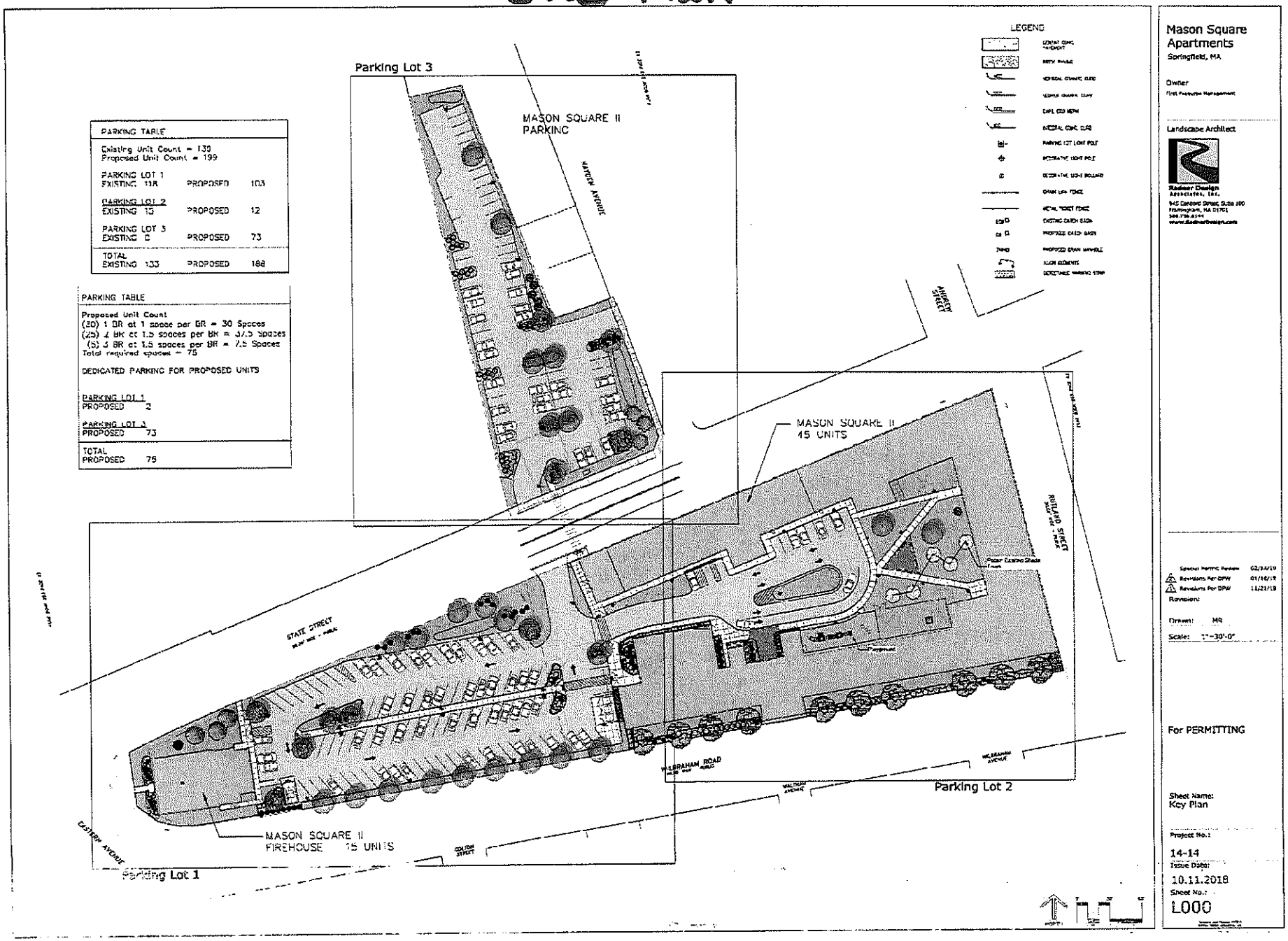
| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 4/10/2019 | PEDESTRIAN PAVEMENT MARKINGS AND SIGNING PLAN | PM |

File Path: J:\CIVIL\2015\15415.A10\Design\CT-102 Pedestrian Markings and Signing Plan.dwg Layout: CT-102 Plotted: Mon, March 04, 2019 - 4:23 PM User: ssanchez
Xrefs: DATA (15F-P3.1 CT-102 Pedestrian Markings and Signing Plan.dwg)



Attachment: State_St_858_2019 (5025 : SS State Street, Et.Al.)

# Site Plan




| PARKING TABLE | | | |
|---|---|---|---|
| Existing Unit Count = 130<br>Proposed Unit Count = 199 | | | |
| PARKING LOT 1<br>EXISTING 118 | PROPOSED | 103 | |
| PARKING LOT 2<br>EXISTING 15 | PROPOSED | 12 | |
| PARKING LOT 3<br>EXISTING 0 | PROPOSED | 73 | |
| TOTAL<br>EXISTING 133 | PROPOSED | 188 | |

| PARKING TABLE | |
|---|---|
| Proposed Unit Count<br>(30) 1 BR at 1 space per BR = 30 Spaces<br>(25) 2 BR at 1.5 spaces per BR = 37.5 Spaces<br>(5) 3 BR at 1.5 spaces per BR = 7.5 Spaces<br>Total required spaces = 75 | |
| DEDICATED PARKING FOR PROPOSED UNITS | |
| PARKING LOT 1<br>PROPOSED | 2 |
| PARKING LOT 3<br>PROPOSED | 73 |
| TOTAL<br>PROPOSED | 75 |

Attachment: State_St_858_2019 (5025 : SS State Street, Et.Al.)

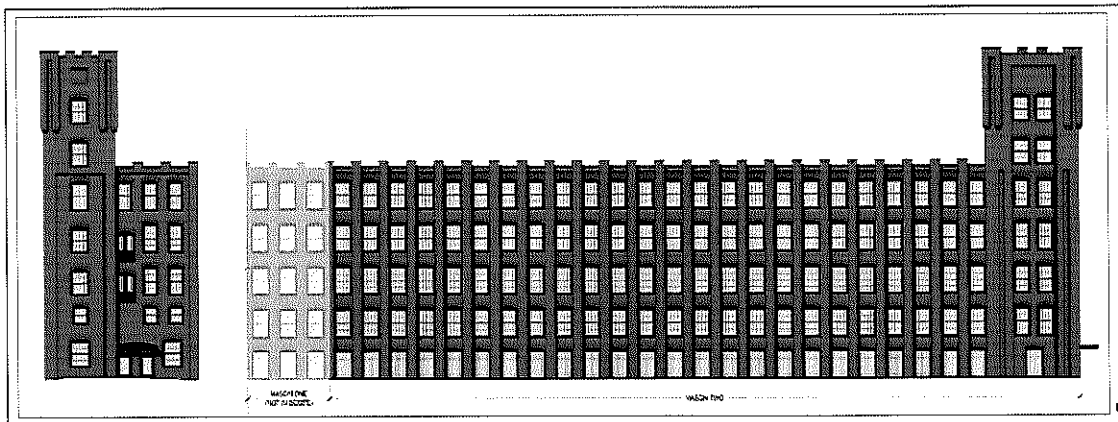
Attachment: State_St_858_2019 (5025 : SS State Street, Et.Al.)

Attachment: State_St_858_2019 (5025 : SS State Street, Et.Al.)

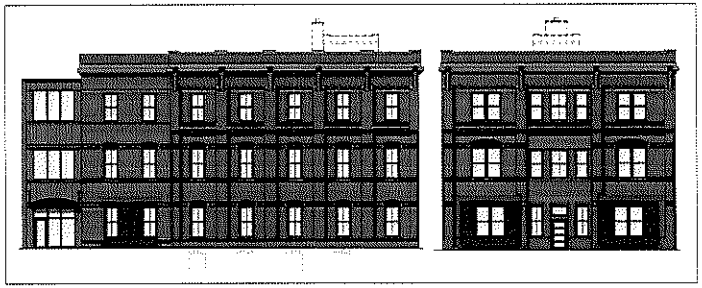
Attachment: State_St_858_2019 (5025 : SS State Street, Et.Al.)

# MASON SQUARE APARTMENTS II

## 837 STATE STREET
## Springfield, MA 01109



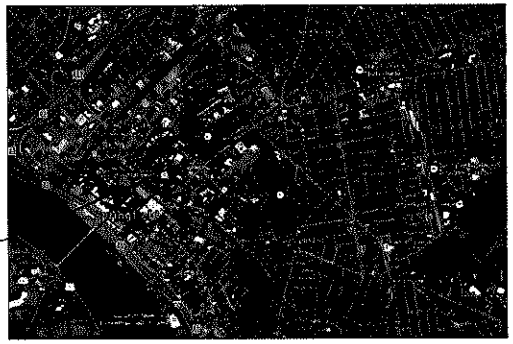

MILL BUILDING



FIRE HOUSE

PROJECT LOCATION

TRUE NORTH



PROJECT LOCATION

TRUE NORTH

SUBMISSIONS:

| | |
|---|---|
| [illegible] | [illegible] |
| JANUARY 17, 2017 | HISTORIC SUBMISSION |
| FEBRUARY 14, 2017 | DHCD SUBMISSION |
| FEBRUARY 15, 2018 | DHCD SUBMISSION |
| OCTOBER 23, 2018 | FOR CONSTRUCTION |

PROJECT INFORMATION:

| | |
|---|---|
| OWNER | GORDON PULSIFER<br>Mason Square Apts II Limited Partnership<br>3901 WASHINGTON STREET<br>WAYNE, MA 02228<br>PHONE # : (617) 769-0900<br>FAX # : (617) 769-0900 |
| ARCHITECT | THE ARCHITECTURAL TEAM, INC.<br>50 COMMANDANT'S WAY AT ADMIRALS HILL<br>CHELSEA, MA 02150<br>PHONE # : 617.884.4402<br>FAX # : 617.884.4329 |
| STRUCTURAL ENGINEER | MICHAEL E. WATERMAN, PE<br>2 AUSTIN RIGLEY LANE<br>SOUTHBOROUGH, MA 01772<br>PHONE # : (508) 229-3168<br>FAX # : |
| CIVIL ENGINEER | HERITAGE SURVEY, INC.<br>341 COLLEGE HWY & CLARK STREET<br>P.O. BOX 1, SOUTHAMPTON, MA 01073 - 0001<br>PHONE # : 413.527.3050<br>FAX # : 413.527.0250 |
| ELECTRICAL ENGINEER | South Shore Construction Consultants<br>345 QUINCY AVENUE<br>BRAINTREE, MA 02184<br>PHONE # : 781.848.8778<br>FAX # : 781.848.8778 |
| MECHANICAL, ELECTRICAL, PLUMBING, & FIRE PROTECTION ENGINEER | South Shore Construction Consultants<br>345 QUINCY AVENUE<br>BRAINTREE, MA 02184<br>PHONE # : 781.848.8778<br>FAX # : 781.848.8778 |
| HISTORICAL CONSULTATION | ESSEX PRESERVATION CONSULTING<br>21 MARKET STREET, SUITE 200<br>BOSTON, MA 02210<br>PHONE # : 978.388.0222<br>FAX # : |
| LANDSCAPE ARCHITECT | RADNER DESIGN ASSOCIATES, INC.<br>545 CONCORD STREET, SUITE 100<br>FRAMINGHAM, MA 01701<br>PHONE # : (508) 738-6144<br>FAX # : |
| GENERAL CONTRACTOR | NEI GENERAL CONTRACTING<br>27 PACELLA PARK DRIVE<br>RANDOLPH, MA 02368<br>PHONE # : 781.356.7000<br>FAX # : 781.356.3221 |

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Consultant:

Revision:

Architect of Record:

Drawn: SCW

Checked: SHC

Scale:

Key Plan:

Project Name:
MASON SQUARE APARTMENTS II

837 STATE STREET
SPRINGFIELD, MA 01109

Sheet Name:

COVER PAGE

Project Number:
14148

Issue Date:
OCTOBER 23, 2018

Sheet Number:
T0.01

Monday, October 22, 2018 10:45:07 AM
P:\14148_Mason Square II\Drawings\Working\CAD\Plot Files\14148 - IT0.01 ProjectCover.dwg

Attachment: State_St_858_2019 (5025 : SS State Street, Et.Al.)

| DWG # | DRAWING TITLE | ISSUE DATES |
|---|---|---|
| TITLE SHEETS | | |
| CIVIL AND LANDSCAPE DRAWINGS | | |
| ARCHITECTURAL DRAWINGS | | |
| FLOOR PLANS | | |
| ASSEMBLY TYPES, DOOR & WINDOW SCHEDULES, DOOR & WINDOW DETAILS | | |
| EXTERIOR ELEVATIONS | | |
| BUILDING SECTIONS, WALL SECTIONS, & CONSTRUCTION DETAILS | | |
| VERTICAL TRANSPORTATION ( STAIRS & ELEVATORS - PLANS, SECTIONS, & DETAILS) | | |
| ENLARGED PLANS & INTERIOR ELEVATIONS | | |
| SUBJECTION SCHEDULES | | |

| DWG # | DRAWING TITLE | ISSUE DATES |
|---|---|---|
| VERTICAL DRAWINGS | | |
| CIVIL DRAWINGS | | |
| ELECTRICAL DRAWINGS | | |
| PLUMBING DRAWINGS | | |
| FIRE PROTECTION DRAWINGS | | |

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www.architecturalteam.com
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Consultant:

Revision:

Architect of Record:

Drawn: SCW

Checked: SHC

Scale:

Key Plan:

Project Name:

MASON SQUARE APARTMENTS II

837 STATE STREET
SPRINGFIELD, MA 01109

Sheet Name:

DRAWING LIST

Project Number:

14148

Issue Date:

OCTOBER 23, 2018

Sheet Number:

T0.02

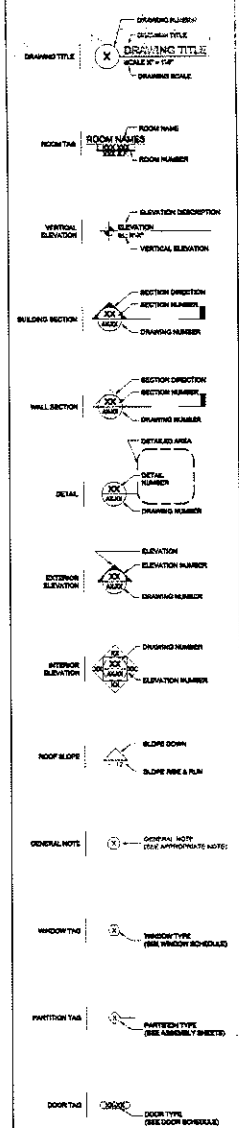
Attachment: State_St_858_2019 (5025 : SS State Street, ET.AL.)



## TYPICAL ABBREVIATIONS :

| | | | |
|---|---|---|---|
| ACT | ACOUSTICAL CEILING TILE | L | LENGTH |
| AFF | ABOVE FINISH FLOOR | LAM | LAMINATED SAFETY GLASS |
| APG | ALUMINUM PULL FLANGE | LP | LOW POINT |
| ACTV | ACTIVE LEAF | LB | POUNDS |
| ALUM | ALUMINUM | LDG | LANDING |
| ALT | ALTERNATE | LH | LEFT HAND |
| ANSI | AMERICAN NATIONAL STANDARD INSTITUTE | | |
| ASTM | AMERICAN SOCIETY FOR TESTING AND MATERIALS | MAX | MAXIMUM |
| APPROX | APPROXIMATE | MFR | MANUFACTURER |
| AUTO | AUTOMATIC DOOR | MO | MASONRY OPENING |
| AVAF | AUDIO VISUAL FIRE ALARM | MBDD | METAL BORING |
| | | MTL | METAL |
| | | MED | MEDIUM |
| | | MIN | MINIMUM |
| BD | BOARD | MISC | MISCELLANEOUS |
| BYOT | BY OTHERS | MAT | MATERIAL |
| BLDG | BUILDING | MUL | MULLION |
| C | CENTER LINE | N | NORTH |
| CONC | CONCRETE | NIC | NOT IN CONTRACT |
| CJG | CMU / SIMS | NEC | NATIONAL ELECTRIC CODE |
| CMI | CMU / METAL SIDING | NO | NUMBER |
| CMU | CONCRETE MASONRY UNIT | NOM | NOMINAL |
| C POL | CONCRETE POLYMER | | |
| CPT | CARPET | | |
| CT | CERAMIC TILE | | |
| CBK | COUNTERSINK | OC | ON CENTER |
| CLG | CEILING | OCEW | ON CENTER EACH WAY |
| CR | CARD READER | OPNG | OPENING |
| | | OPP | OPPOSITE |
| | | OT | OUTLET |
| DET | DETAIL | | |
| DIA | DIAMETER | | |
| DIM | DIMENSION | PF | PRE OR FACTORY FINISH |
| DIV | DIVIDED (DIVISION) | PH | PHONE |
| DN | DOWN | PTH | PRIMED METAL |
| DS | DOWNSPOUT | PR | PAIR |
| DSL | DOWNSPOUT LEADER | PSF | POUNDS PER SQUARE FOOT |
| DWG | DRAWING | PT | PAINT (SEE SPECS) |
| | | PW | PLYWOOD (FIRE RETARDANT) |
| | | PL | PLATE / PROPERTY LINE |
| | | PLYWD | PLYWOOD |
| | | PTD | PAINTED |
| EA | EACH | | |
| E | EAST | | |
| ELEC | ELECTRICAL | | |
| ELEV | ELEVATION | | |
| ENCL | ENCLOSURE | R | RADIUS |
| ENT | ENTRANCE | RBR | RUBBER |
| EP | EPOXY PAINT (SEE SPECS) | RUFD | ROLL-UP FIRE DOOR |
| EQ | EQUAL | RB | RUBBER BASE |
| EQUIP | EQUIPMENT | RD | ROAD |
| EXT | EXTERIOR | RECP | RECEPTACLE |
| | | REFR | REFRIGERATOR |
| | | REQD | REQUIRED |
| | | RH | RIGHT HAND |
| FAPS | FIRE ALARM PULL SYSTEM | RO | ROUGH OPENING |
| FCS | FLOOR COATING SPECIFICATION | | |
| FRP | FIBERGLASS REINFORCED PLASTIC | | |
| FIN | FINISH | | |
| FL | FLOOR | S | SOUTH |
| FLUOR | FLUORESCENT | SCH | SCHEDULE |
| FTG | FOOTING | SL | SEALANT / DUST PROOFER |
| FP | FIRE PROTECTION | STL | STEEL |
| | | SS | STAINLESS STEEL |
| | | SECT | SECTIONAL |
| | | SHT | SHEET |
| GL | GLASS | SIM | SIMILAR |
| GWB | GYPSUM WALL BOARD | SPEC | SPECIFICATION |
| GFCI | GROUND FAULT CIRCUIT INTERRUPTER | SQ FT | SQUARE FEET |
| GFRC | GLASS FIBER REINFORCED CONCRETE | ST | STREET |
| GA | GAUGE | STD | STANDARD |
| GI | GALVANIZED IRON | | |
| GYP | GYPSUM | | |
| | | TD | TELEPHONE |
| | | T&G | TONGUE AND GROOVE |
| HB | HOSE BIB | TEL | TELEPHONE |
| HOT | HOT | TEMP | TEMPERATURE |
| HP | HORSEPOWER | TR | TREAD |
| HM | HOLLOW METAL | TST | THERMOSTAT |
| H P | HIGH POINT | TYP | TYPICAL |
| HR | HOUR | | |
| HW | HARDENER / SEALANT | | |
| | | UON | UNLESS OTHERWISE NOTED |
| IC | INTERCOM | | |
| ID | INSIDE DIAMETER | | |
| IN | INCH | | |
| INSUL | INSULATED METAL SIDING | VAC | VINYL BASE (COVED) |
| INT | INTERIOR | VBR | VINYL BASE (STRAIGHT) |
| | | VCT | VINYL COMPOSITION TILE |
| JAC | JANITORS CLOSET | VENT | VENTILATION |
| JNTP | JANITORS POINT | VERT | VERTICAL |
| JT | JOINT | W | WEST |
| | | WP | WATERPROOFING |
| | | WD | WOOD |

## TYPICAL ANNOTATION :




## UNIT MIX :

### UNIT MIX - MASON SQUARE TWO

**MILL BUILDING**

| FLOOR | (1) BED | (2) BED | (3) BED | TOTAL |
|---|---|---|---|---|
| FIRST | 4 | 4 | 1 | 9 |
| SECOND | 4 | 4 | 1 | 9 |
| THIRD | 4 | 4 | 1 | 9 |
| FOURTH | 4 | 4 | 1 | 9 |
| FIFTH | 4 | 4 | 1 | 9 |
| TOTAL | 20 | 20 | 5 | 45 |

**FIRE HOUSE**

| FLOOR | (1) BED | (2) BED | (3) BED | TOTAL |
|---|---|---|---|---|
| FIRST | 4 | 1 | - | 5 |
| SECOND | 3 | 2 | - | 5 |
| THIRD | 3 | 2 | - | 5 |
| TOTAL | 10 | 5 | 0 | 15 |

| TOTAL: | 60 |
|---|---|

ADA AND SENSORY UNITS :

FIRE HOUSE BUILDING:
UNIT 1A = AV
UNIT 1B = AV + HCP
MILL BUILDING:
UNIT 148 = AV
UNIT 207 = AV + HCP
UNIT 347 = AV + HCP
UNIT 459 = AV + HCP

## BUILDING CODE DATA :

MASON SQUARE II

837 STATE ST, SPRINGFIELD, MA 01109

New Construction: R-2 - Residential Group (Multi-Family)
Existing Mill Conversion: R-2 - Residential Group (Multi-Family)
Type of Construction: Per IBC Table 601 Fire-resistance Ratings of Specific Elements for 3-5 Buildings:
Type IIIB
Structural Frame
Including columns, girders, trusses..... 0 Hour
Bearing Walls
Exterior..... 2 Hour
Interior..... 0 Hour
Non-Load-bearing Walls
Exterior..... 0 Hour (<30' sep)
Interior..... 0 Hour
Floor Construction including
Supporting beams and joists..... 0 Hour
Roof Construction including
Supporting beams and joists..... 0 Hour
Fire Walls/Party Walls..... 3 Hour
Fire Enclosures (Exits)..... 2 Hour (per CMR 1019.1)
Shafts..... 1 Hour
Exit Access Corridors..... 1 Hour (Not Applicable)
Smoke Barriers..... 0 Hour (Not Applicable)
Vertical Separation (Between Floors of Use Group):
R-2 - R-2 = 1 Hour

ACCESSIBLE UNITS:

521 CMR (MAAB), Section 9.2.1 - Applicability For Renovation and Reuse:
Any building previously occupied for any purpose, which is converted, renovated, reconstructed, altered or remodeled for residential use after September 1, 1996 is exempt from 521 CMR 9.3 - "Group 1" dwelling units.
521 CMR (MAAB), Section 9.4 - Group 2 Dwelling Units:
In multiple dwellings that are for rent, hire, or lease (but not for sale) and contain 20 or more units, at least 5% of the dwelling units must be Group 2A (Adaptable) units.

Code References:
MASSACHUSETTS STATE BUILDING CODE - 780 CMR EIGHTH EDITION
MASSACHUSETTS ARCHITECTURAL ACCESS BOARD - 521 CMR

IBC Chapter 5 - General Building Heights and Areas

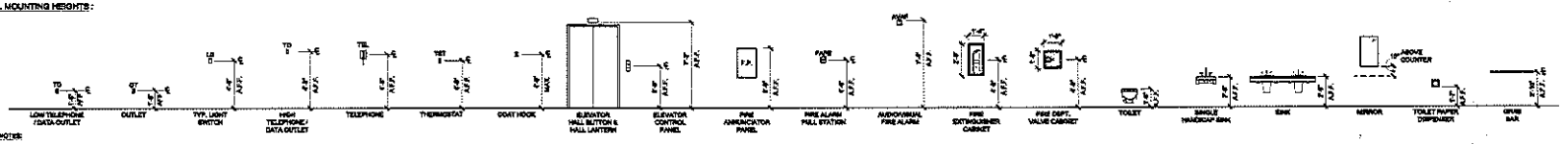
Table 503 - Allowable Height and Building Areas

| Use Group | Construction Type | Allowable # of stories | Allowable Height | Allowable SF/Floor |
|---|---|---|---|---|
| R-2 | IIIA | 4 | 66' | 24,000 |

504 Building Height Modifications:
504.2 Automatic Sprinkler System Increase: Automatic sprinklers allows height increase of one story and 20 feet
Increased Allowed Height, R-2 up to 5 stories, 85 feet

506 Building Area Modifications:

## TYPICAL MOUNTING HEIGHTS :




GENERAL NOTES:
1. THESE HEIGHTS ARE FOR GENERAL CONDITIONS ONLY; CERTAIN ITEMS MAY BE LOCATED OTHERWISE
2. ALIGN COMPONENTS VERTICALLY WHERE POSSIBLE

tat
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Consultant:

Revision:

Architect of Record:

Drawn: SCW
Checked: SHC
Scale:
Key Plan:

Project Name:
MASON SQUARE APARTMENTS II

837 STATE STREET
SPRINGFIELD, MA 01109

Sheet Name:
PROJECT INFORMATION

Project Number:
14148

Issue Date:
OCTOBER 23, 2018

Sheet Number:
T0.03

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Attachment: State_St_858_2019 (5025 : SS State Street, ET.AL.)



**GENERAL NOTES - ARCHITECTURAL PLANS**

**DIVISION 3 - CONCRETE WORK**

1. PROVIDE MISCELLANEOUS CONCRETE AS REQUIRED FOR COMPLETION OF THE PROJECT.

**DIVISION 4 - MASONRY WORK**

1. INFILL ALL EXISTING OPENINGS WHERE EXISTING EQUIPMENT THAT IS NO LONGER IN USE.

**DIVISION 5 - METALS**

1. PROVIDE STRUCTURAL STEEL, METAL RAILS, AND HANDRAILS AS REQUIRED FOR NEW EXTERIOR OPEN GRATE FIRE ESCAPES AS DETAILED ON DRAWINGS.
2. REFINISH STEEL LINTELS ABOVE ALL MASONRY OPENINGS

**DIVISION 6 - CARPENTRY**

1. PROVIDE NEW PLYWOOD CEMENTATIOUS UNDERLAYMENT.
2. PROVIDE ALLOWANCES FOR BISTKING EXISTING JOISTS AS REQUIRED
3. PROVIDE BLOCKING AT INTERIOR DOORS, KITCHENS, AND BATHROOMS AND WHEREVER REQUIRED FOR ATTACHMENT AND STRUCTURAL REINFORCING.
4. PROVIDE ALL FRAMING FOR CONVERSION OF FOUR (4) UNITS TO HANDICAP ACCESSIBLE UNITS.
5. PROVIDE NEW DOORS, FRAMES AND TRIM AS INDICATED ON THE DRAWINGS.

**DIVISION 7 - THERISAL AND MOISTURE PROTECTION**

1. PROVIDE NEW METAL FLASHING, BACKER ROD AND CAULKING AT ALL NEW WINDOWS AND AT EXTERIOR DOORS.
2. SEAL PENETRATIONS OF ALL COUNTERTOPS, SINKS, BATHTUBS, TOILETS, ETC.
3. PROVIDE INSULATION AT ALL EXISTING EXPOSED COPPER HEATING LINES.
4. REMOVE EXISTING BALLASTED ROOF, REPLACE WITH NEW RMR, EPDM ROOF.

**DIVISION 8 - DOORS AND WINDOWS**

STANDARD WOOD DOORS:

1. PROVIDE FIRE-RATED WOODEN (90 MIN.) MDF SOLID CORE WOOD DOORS AND HARDWARE, INCLUDING REOPHOLES AT 48" A.F.F. AT ALL EXTERIOR DWELLING UNIT ENTRY DOORS. DOORS TO BE PAINTED WITH PAINT GRADE AS INDICATED ON FINISH SCHEDULE (PAINTED BY OTHERS AS PART OF A MASTER KEY SYSTEM.
2. REFER TO DRAWINGS FOR DOOR LOCATIONS, FRAMING AND DOOR LAYOUT.

**DIVISION 9 - FINISHES**

1. PROVIDE PAINT/STAINING FOR ALL PENETRATIONS IN ASSEMBLIES REQUIRED TO BE FIRE RATED.
2. INSTALL WALK-OFF MAT AT GROUND FLOOR ENTRY VESTIBULE.
3. INSTALL VINYL COMPOSITION SHEET AT KITCHENS AND BATHROOMS.
4. INSTALL WALL AND BASE AT ALL BATHROOMS.
5. NEW TUBS TO RECEIVE 3 SIDE TUB SURROUNDS
6. REMOVE ALL EXISTING WALL TILE ON EXISTING WALLS, REPAIR AND REFINISH DAMAGED AREAS WITH GREEN BOARD.
7. PROVIDE AND INSTALL NEW KITCHEN COUNTERTOPS.
8. PROVIDE ASPITT FOR CONCEALMENT OF EXISTING EXPOSED COPPER HEATING LINES.

**DIVISION 10 - SPECIALTIES**

1. NEW SURFACE MOUNTED MEDICINE CABINETS WITH LIGHT AT ALL UNIT BATHROOMS.
2. PROVIDE NEW TOILET ACCESSORIES THROUGHOUT ALL UNIT BATHROOMS.
3. FURNISH AND INSTALL NEW FIRE EXTINGUISHERS AND CABINETS THROUGHOUT IN LOBBY AND CORRIDORS.
4. PROVIDE AND INSTALL NEW LOCKBOX.
5. PROVIDE NEW UNIT NUMBERS AT STAIRWELL, FIRE EXITS, AND WAY FINDING. SIGNAGE TO MEET ALL ACCESSIBILITY REQUIREMENTS.
6. PROVIDE NEW ROLLER SHADES WITH PULL CHAINS AT ALL WINDOWS.
7. NEW KNOX BOX LOCATION TO BE AS APPROVED BY FIRE DEPARTMENT.
8. PROVIDE VIBRATION ISOLATION FOR ALL ROOFTOP EQUIPMENT (HVAC)
9. PROVIDE & INSTALL TWO ROWS OF BIRD CONTROL ALONG THE ENTIRE LENGTH OF THE ROOFTOP PARAPETS

**DIVISION 11 - EQUIPMENT**

1. PROVIDE NEW KITCHEN APPLIANCES IN ALL UNITS.

**DIVISION 12 - FURNISHINGS**

1. PROVIDE IN ALL RESIDENTIAL UNITS, KITCHEN AND BATHROOM CABINETS CONSTRUCTED FORMED PLASTIC LAMINATE COUNTERTOPS WITH 4" BACKSPLASH.
2. PROVIDE NEW SHOWER CURTAIN AT BATHROOMS (WALL HUNG AT ADA BATHROOMS).
3. INSTALL NEW MIRRORS AT ALL CLOSETS. PROVIDE WIRE SHELVING WITH ROD AS INDICATED ON THE DRAWINGS.

**ARCHITECTURAL KEY NOTES**

A. PROVIDE NEW FLOOR DRAINS AT THE WINDOW WELLS AND STAIR WELLS. COORDINATE WITH PLUMBING.

B. REPAIR EXISTING MASONRY WALL AT EXTERIOR STAIR TO BASEMENT. PROVIDE NEW WALL CAP AT RETAINING WALL.

C. PROVIDE FENCE WITH LOCKABLE GATE AT EXTERIOR STAIRS.

D. PROVIDE & INSTALL NEW CODE COMPLIANT GUARDRAIL/HANDRAIL SYSTEM.

E. FILL LIGHT WELLS.

F. PROVIDE & INSTALL DRAIN AND FLOOR METAL PANS IN LAUNDRY ROOM.

G. -

H. INSTALL NEW WOOD FLOORING.

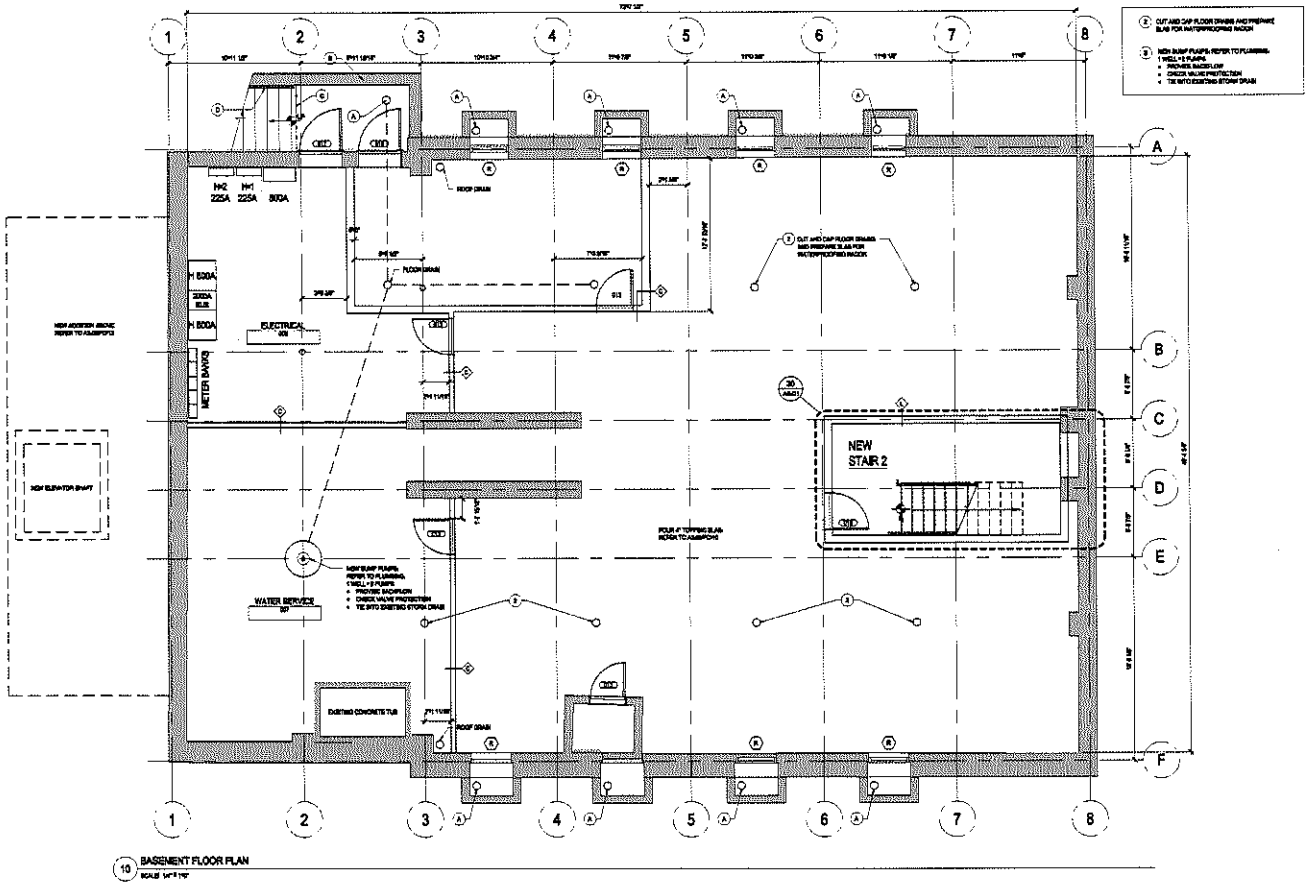
I. RESET EXISTING STONE CAP, CLEAN AND REFURBISH STONE CAP, RELAYOUT WITH FLOOR SEALANT (TYP.)

J. REPLACE EXISTING CAST PARAPET CAPS WITH NEW GROUT

K. PROVIDE LOCKABLE SECURITY GATE (FULL HEIGHT) THAT CONTROLS ACCESS TO THE ROOF.

TYPICAL INTERIOR COLUMN - SANDBLAST + COAT W/ APPROVED SEALER CODE BLOCK (RECON)

FLOOR AREA INFILL




10 BASEMENT FLOOR PLAN

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

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Consultant:

Revision:

Architect of Record:

Drawn: SCW

Checked: SHC

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

Key Plan:

Project Name:
MASON SQUARE APARTMENTS II

837 STATE STREET
SPRINGFIELD, MA 01109

Sheet Name:
FIRE HOUSE BASEMENT PLAN

Project Number:
14148

Issue Date:
OCTOBER 23, 2018

Sheet Number:
A2.00

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Attachment: State_St_858_2019 (5025 : SS State Street, ET.AL.)



## GENERAL NOTES - ARCHITECTURAL PLANS

### DIVISION 3 - CONCRETE WORK

1. PROVIDE MISCELLANEOUS CONCRETE AS REQUIRED FOR COMPLETION OF THE PROJECT.

### DIVISION 4 - MASONRY WORK

1. INFILL ALL EXISTING OPENINGS WHERE EXISTING EQUIPMENT THAT IS NO LONGER IN USE.

### DIVISION 5 - METALS

1. PROVIDE STRUCTURAL STEEL, METAL RAILS, AND HANDRAILS AS REQUIRED FOR NEW EXTERIOR OPEN GRATE FIRE ESCAPES AS DETAILED ON DRAWINGS.
2. REFINISH STEEL LINTELS ABOVE ALL MASONRY OPENINGS

### DIVISION 6 - CARPENTRY

1. PROVIDE NEW PLYWOOD CEMENTITIOUS UNDERLAYMENT.
2. PROVIDE ALLOWANCES FOR SISTERING EXISTING JOISTS AS REQUIRED
3. PROVIDE BLOCKING AT INTERIOR DOORS, KITCHENS, AND BATHROOMS AND WHEREVER REQUIRED FOR ATTACHMENT AND STRUCTURAL REINFORCING.
4. PROVIDE ALL FRAMING FOR CONVERSION OF FOUR (4) UNITS TO HANDICAP ACCESSIBLE UNITS.
5. PROVIDE NEW DOORS, FRAMES AND TRIM AS INDICATED ON THE DRAWINGS.

### DIVISION 7 - THERMAL AND MOISTURE PROTECTION

1. PROVIDE NEW METAL FLASHING, SHOWER ROD, AND CAULKING AT ALL NEW WINDOWS AND AT EXTERIOR DOORS.
2. SEAL PERIMETERS OF ALL COUNTERTOPS, SINKS, BATHTUBS, TOILETS, ETC.
3. PROVIDE INSULATION AT ALL EXISTING EXPOSED COPPER HEATING LINES.
4. REMOVE EXISTING BALLASTED ROOF, REPLACE WITH NEW 60MIL EPDM ROOF.

### DIVISION 8 - DOORS AND WINDOWS

STANDARD WOOD DOORS:

1. PROVIDE FIRE-RATED WOODEN (60 MIN.) MDF SOLID CORE WOOD DOORS AND HARDWARE, INCLUDING PEEPHOLES AT [illegible] OF A-F, AT A [illegible] DWELLING UNIT ENTRY DOORS. DOORS TO BE LABELED WITH APPLIED TYPE AS INDICATED ON THE DRAWINGS, THAT IS PART OF A MASTER KEY SYSTEM.
2. [illegible] FRAMING AND [illegible]

### DIVISION 9 - FINISHES

1. PROVIDE [illegible] FOR ALL PENETRATIONS IN [illegible] REQUIRED TO BE FIRE RATED.
2. INSTALL DRUM-OFF MAT AT GROUND FLOOR ENTRY VESTIBULE.
3. INSTALL VINYL COMPOSITION SHEET AT KITCHENS AND BATHROOMS.
4. INSTALL WALL AND BASE AT ALL BATHROOMS.
5. NEW TUBS TO RECEIVE 3 SIDE TILE SURROUNDS
6. REMOVE ALL EXISTING WALL TILE ON EXISTING WALLS, REPAIR AND REFINISH DAMAGED AREAS WITH GREEN BOARD.
7. PROVIDE AND INSTALL NEW KITCHEN COUNTERTOPS.
8. PROVIDE SOFFIT FOR CONCEALMENT OF EXISTING EXPOSED COPPER HEATING LINES.

### DIVISION 10 - SPECIALTIES

1. NEW SURFACE MOUNTED MEDICINE CABINETS WITH LIGHT AT ALL UNIT BATHROOMS
2. PROVIDE NEW TOILET ACCESSORIES THROUGHOUT ALL UNIT BATHROOMS.
3. FURNISH AND INSTALL NEW FIRE EXTINGUISHERS AND CABINETS THROUGHOUT IN LOBBY AND CORRIDORS.
4. PROVIDE AND INSTALL NEW MAIL BOXES.
5. PROVIDE NEW UNIT NUMBERS AT STAIRWELL, FIRE EXISTS, AND WAY FINDER SIGNAGE TO MEET ALL ACCESSIBILITY REQUIREMENTS.
6. PROVIDE NEW ROLLER SHADES WITH FULL CHAINS AT ALL WINDOWS.
7. NEW KNOX BOX LOCATION TO BE AS APPROVED BY FIRE DEPARTMENT.
8. PROVIDE VIBRATION ISOLATION FOR ALL ROOFTOP EQUIPMENT (HVAC)
9. PROVIDE & INSTALL TWO ROWS OF BIRD CONTROL ALONG THE ENTIRE LENGTH OF THE ROOFTOP PARAPETS

### DIVISION 11 - EQUIPMENT

1. PROVIDE NEW KITCHEN APPLIANCES IN ALL UNITS.

### DIVISION 12 - FURNISHINGS

1. PROVIDE IN ALL RESIDENTIAL UNITS, KITCHEN AND BATHROOM COUNTERTOPS OF LAMINATE OVER PARTICLE BOARD WITH [illegible] BACKSPLASH.
2. PROVIDE NEW [illegible] IN ALL UNIT BATHROOMS (WALL HUNG AT ADA BATHROOMS).
3. INSTALL NEW TOILET UNITS AT ALL CLOSETS. PROVIDE WIRE SHELVES WITH [illegible] AS SHOWN ON THE DRAWINGS.

## ARCHITECTURAL KEY NOTES

A. PROVIDE NEW FLOOR DRAINS AT THE WINDOW WELLS AND STAIR WELLS. COORDINATE WITH PLUMBING.

B. REPAIR EXISTING MASONRY WALL AT EXTERIOR STAIR TO BASEMENT. PROVIDE NEW WALL CAP AT RETAINING WALL.

C. PROVIDE FENCE WITH LOCKABLE GATE AT EXTERIOR STAIRS.

D. PROVIDE & INSTALL NEW CODE COMPLIANT GUARDRAIL/HANDRAIL SYSTEM.

E. FILL LIGHT WELLS.

F. PROVIDE & INSTALL DRAIN AND FLOOR METAL PANS IN LAUNDRY ROOM.

G. -

H. INSTALL NEW WOOD FLOORING.

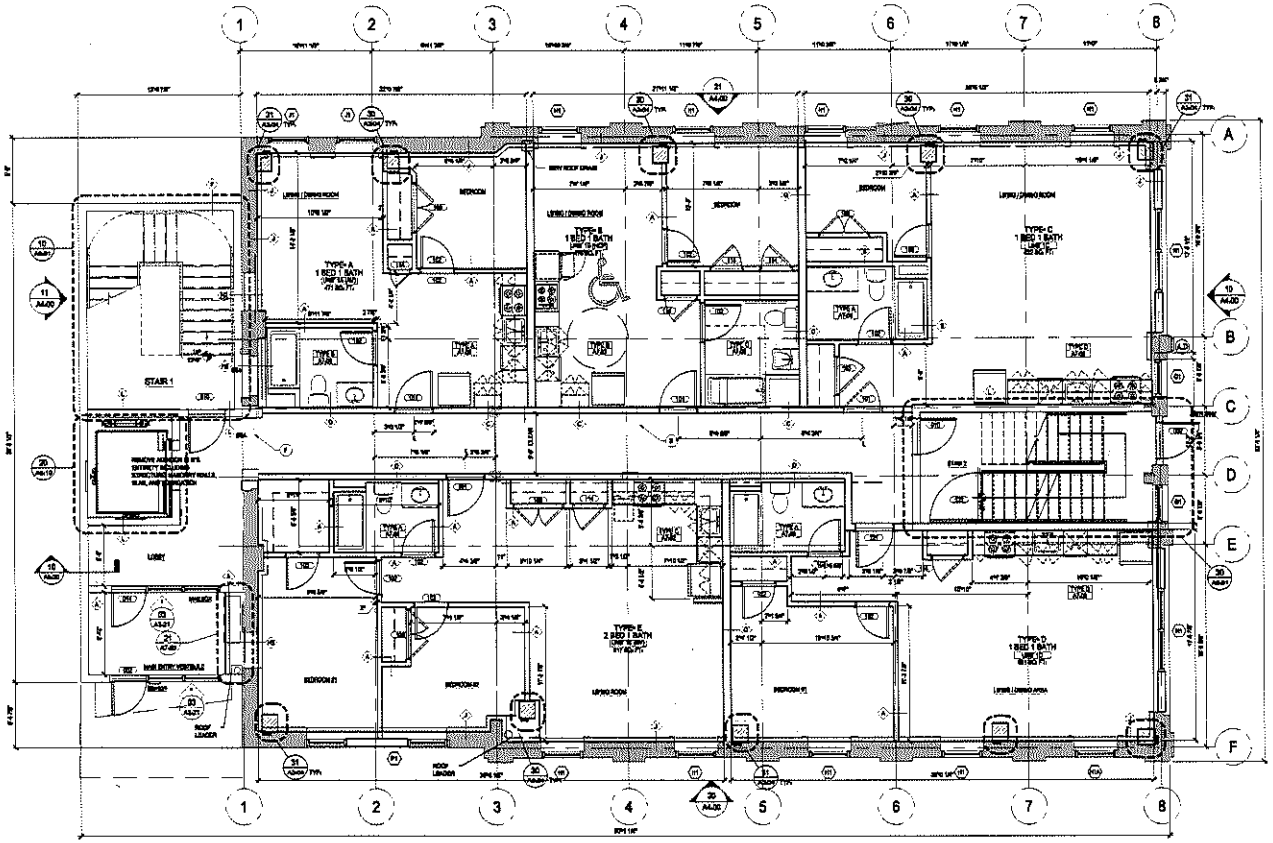
J. RESET EXISTING STONE CAP. CLEAN AND REFURBISH STONE CAP. RE-GROUT WITH FLEXIBLE SEALANT (TYP.)

K. REPLACE EXISTING CAST PARAPET CAPS WITH NEW GROUT [illegible]

L. PROVIDE LOCKABLE SECURITY GATE (FULL HEIGHT) THAT CONTROLS ACCESS TO THE ROOF.

TYPICAL INTERIOR COLUMN + SANDBLAST + COAT W/ APPROVED SEALER ODOR BLOCK (RECON)

FLOOR AREA INFILL




10 FIRST FLOOR PLAN

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

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Consultant:

Revision:
2018.05.14 - CONSTRUCTION REVIEW

Architect of Record:

Drawn: SCW
Checked: SHC
Scale: 1/4" = 1'-0"
Key Plan:

Project Name:
MASON SQUARE APARTMENTS II

837 STATE STREET
SPRINGFIELD, MA 01109

Sheet Name:
FIRE HOUSE
FIRST FLOOR PLAN

Project Number:
14148

Issue Date:
OCTOBER 23, 2018

Sheet Number:
A2.01

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Attachment: State_St_858_2019 (5025 : SS State Street, ET.AL.)



## GENERAL NOTES - ARCHITECTURAL PLANS

**DIVISION 3 - CONCRETE WORK**

1. PROVIDE MISCELLANEOUS CONCRETE AS REQUIRED FOR CONSTRUCTION OF THE PROJECT.

**DIVISION 4 - MASONRY WORK**

1. INFILL ALL EXISTING OPENINGS WHERE EXISTING EQUIPMENT THAT IS NO LONGER IN USE.

**DIVISION 5 - METALS**

1. PROVIDE STRUCTURAL STEEL, METAL RAILS, AND HANDRAILS AS REQUIRED FOR NEW EXTERIOR OPEN GRATE FIRE ESCAPES AS DETAILED ON DRAWINGS.
2. REPAINT STEEL LINTELS ABOVE ALL MASONRY OPENINGS

**DIVISION 6 - CARPENTRY**

1. PROVIDE NEW PLYWOOD CEMENTATIOUS UNDERLAYMENT.
2. PROVIDE ALLOWANCES FOR SISTERING EXISTING JOISTS AS REQUIRED
3. PROVIDE BLOCKING AT INTERIOR DOORS, KITCHENS, AND BATHROOMS AND WHEREVER REQUIRED FOR ATTACHMENT AND STRUCTURAL REINFORCING.
4. PROVIDE ALL FRAMING FOR CONVERSION OF FOUR (4) UNITS TO HANDICAP ACCESSIBLE UNITS.
5. PROVIDE NEW DOORS, FRAMES AND TRIM AS INDICATED ON THE DRAWINGS.

**DIVISION 7 - THERMAL AND MOISTURE PROTECTION**

1. PROVIDE NEW METAL FLASHING, BACKER ROD AND CAULKING AT ALL NEW WINDOWS AND AT EXTERIOR DOORS.
2. SEAL PERIMETERS OF ALL COUNTERTOPS, SINKS, BATHTUBS, TOILETS, ETC.
3. PROVIDE INSULATION AT ALL EXISTING EXPOSED COPPER HEATING LINES.
4. REMOVE EXISTING BALLASTED ROOF, REPLACE WITH NEW SMBS, EPDM ROOF.

**DIVISION 8 - DOORS AND WINDOWS**

STANDARD WOOD DOORS:

1. PROVIDE FIRE-RATED WOODEN (90 MIN.) MDF SOLID CORE WOOD DOORS AND HARDWARE, INCLUDING PEEP HOLES AT 48" A.F.F. IN ALL DWELLING UNIT ENTRY DOORS.
2. DOORS TO BE PAINTED WITH STAINED TRIM AS INDICATED ON THE DRAWINGS.
3. REFER TO DRAWINGS FOR LOCATIONS, FRAMING AND UNIT LAYOUT.

**DIVISION 9 - FINISHES**

1. TYPICAL FIRE-RATING FOR ALL PENETRATIONS IN ASSEMBLIES TO BE FIRE RATED.
2. INSTALL ALUMINUM MAT AT GROUND FLOOR ENTRY VESTIBULE.
3. INSTALL VINYL COMPOSITION SHEET AT KITCHENS AND BATHROOMS.
4. INSTALL WALL AND BASE AT ALL BATHROOMS.
5. NEW TUBS TO RECEIVE 3 SIDE TUB SURROUNDS
6. REMOVE ALL EXISTING WALL TILE ON EXISTING WALLS. REPAIR AND REFINISH DAMAGED AREAS WITH GREEN BOARD.
7. PROVIDE AND INSTALL NEW KITCHEN COUNTERTOPS.
8. PROVIDE SOFFIT FOR CONCEALMENT OF EXISTING EXPOSED COPPER HEATING LINES.

**DIVISION 10 - SPECIALTIES**

1. NEW SURFACE MOUNTED MEDICINE CABINETS WITH LIGHT AT ALL UNIT BATHROOMS.
2. PROVIDE NEW TOILET ACCESSORIES THROUGHOUT ALL UNIT BATHROOMS.
3. FURNISH AND INSTALL NEW FIRE EXTINGUISHERS AND CABINETS THROUGHOUT IN LOBBY AND CORRIDORS.
4. PROVIDE AND INSTALL NEW LOCKBOX MAILBANK.
5. PROVIDE NEW UNIT NUMBERS AT STAIRWELL FIRE EGRESS, AND WAY FINDING SIGNAGE TO MEET ALL ACCESSIBILITY REQUIREMENTS.
6. PROVIDE NEW ROLLER SHADES WITH FULL CHAINS AT ALL WINDOWS.
7. NEW KNOX BOX LOCATION TO BE AS APPROVED BY FIRE DEPARTMENT.
8. PROVIDE VIBRATION ISOLATION FOR ALL ROOFTOP EQUIPMENT (HVAC)
9. PROVIDE 4 INSTALL TWO ROWS OF BIRD CONTROL ALONG THE ENTIRE LENGTH OF THE ROOFTOP PARAPETS

**DIVISION 11 - EQUIPMENT**

1. PROVIDE NEW KITCHEN APPLIANCES AT ALL UNITS.

**DIVISION 12 - FURNISHINGS**

1. PROVIDE IN ALL RESIDENTIAL UNITS, KITCHEN AND BATHROOM CABINETS WITH POST-FORMED PLASTIC LAMINATE COUNTERTOPS WITH 4" BACKSPLASH.
2. PROVIDE NEW SHOWER CURTAIN AT BATHROOMS (WALL MUNG AT ADA BATHROOMS).
3. INSTALL NEW BATHROOM ACCESSORIES AT ALL CLOSETS. PROVIDE CLOTHES SHELVING WITH ROD AS NOTED ON THE DRAWINGS.

## ARCHITECTURAL KEY NOTES

A. PROVIDE NEW FLOOR DRAINS AT THE WINDOW WELLS AND STAIR WELLS. COORDINATE WITH PLUMBING.

B. REPAIR EXISTING MASONRY WALL AT EXTERIOR STAIR TO BASEMENT. PROVIDE NEW WALL CAP AT RETAINING WALL.

C. PROVIDE FENCE WITH LOCKABLE GATE AT EXTERIOR STAIRS.

D. PROVIDE & INSTALL NEW CODE COMPLIANT GUARDRAIL/HANDRAIL SYSTEM.

E. FILL LIGHT WELLS.

F. PROVIDE & INSTALL DRAIN AND FLOOR METAL PANS IN LAUNDRY ROOM.

G. -

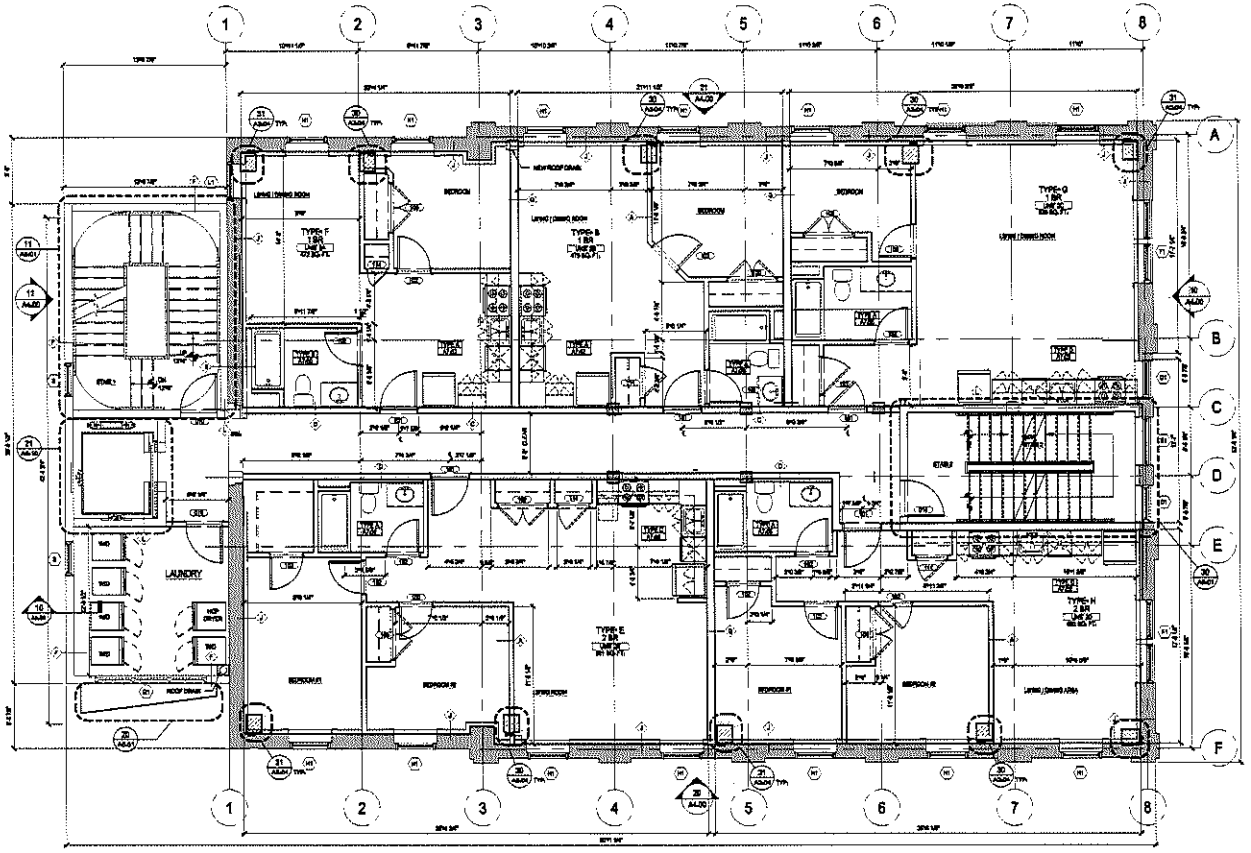
H. INSTALL NEW WOOD FLOORING.

J. REMOVE EXISTING CAST PARAPET CAPS WITH NEW GROUT. TYP.

K. PROVIDE LOCKABLE SECURITY GATE (FULL HEIGHT) THAT CONTROLS ACCESS TO THE ROOF.

TYPICAL INTERIOR COLUMN = SANDBLAST = COAT W/ APPROVED SEALER/ DOOR BLOCK (RECOM)

FLOOR AREA INFILL




10 SECOND FLOOR PLAN

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

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Consultant:

Revision:

Architect of Record:

Drawn: SCW

Checked: SHC

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

Key Plan:

Project Name:

MASON SQUARE APARTMENTS II

837 STATE STREET
SPRINGFIELD, MA 01109

Sheet Name:

FIRE HOUSE
SECOND FLOOR PLAN

Project Number:

14148

Issue Date:

OCTOBER 23, 2018

Sheet Number:

A2.02

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Attachment: State_St_858_2019 (5025 : SS State Street, Et.Al.)

## GENERAL NOTES – ARCHITECTURAL PLANS

**DIVISION 3 - CONCRETE WORK**

1. PROVIDE MISCELLANEOUS CONCRETE AS REQUIRED FOR COMPLETION OF THE PROJECT.

**DIVISION 4 - MASONRY WORK**

1. INFILL ALL EXISTING OPENINGS WHERE EXISTING EQUIPMENT THAT IS NO LONGER IN USE.

**DIVISION 5 - METALS**

1. PROVIDE STRUCTURAL STEEL, METAL RAILS, AND HANDRAILS AS REQUIRED FOR NEW EXTERIOR OPEN GRATE FIRE ESCAPES AS DETAILED ON DRAWINGS.
2. REFINISH STEEL LINTELS ABOVE ALL MASONRY OPENINGS

**DIVISION 6 - CARPENTRY**

1. PROVIDE NEW PLYWOOD CEMENTITIOUS UNDERLAYMENT.
2. PROVIDE ALLOWANCES FOR SISTERING EXISTING JOISTS AS REQUIRED
3. PROVIDE BLOCKING AT INTERIOR DOORS, KITCHENS, AND BATHROOMS AND WHEREVER REQUIRED FOR ATTACHMENT AND STRUCTURAL REINFORCING.
4. PROVIDE ALL FRAMING FOR CONVERSION OF FOUR (4) UNITS TO HANDICAP ACCESSIBLE UNITS.
5. PROVIDE NEW DOORS, FRAMES AND TRIM AS INDICATED ON THE DRAWINGS.

**DIVISION 7 - THERMAL AND MOISTURE PROTECTION**

1. PROVIDE NEW METAL FLASHING, BACKER ROD AND CAULKING AT ALL NEW WINDOWS AND AT EXTERIOR DOORS.
2. SEAL PERIMETERS OF ALL COUNTERTOPS, SINKS, BATHTUBS, TOILETS, ETC.
3. PROVIDE INSULATION AT ALL EXISTING EXPOSED COPPER HEATING LINES.
4. REMOVE EXISTING BALLASTED ROOF. REPLACE WITH NEW EPDM ROOF.

**DIVISION 8 - DOORS AND WINDOWS**

STANDARD WOOD DOORS:

1. PROVIDE FIRE-RATED WOODEN (20 MIN) MDF SOLID CORE WOOD DOORS AND HARDWARE, INCLUDING PEEPHOLES AT ALL [illegible] UNIT ENTRY DOORS [illegible] DOORS TO [illegible] AS INDICATED ON [illegible] PART OF A MASTER [illegible]
2. [illegible] FRAMING AND [illegible]

**DIVISION 9 - FINISHES**

1. PROVIDE FIRESTOP [illegible] ALL PENETRATIONS IN ASSEMBLIES [illegible] FIRE RATED.
2. INSTALL [illegible] AT GROUND FLOOR ENTRY VESTIBULE.
3. INSTALL VINYL COMPOSITION SHEET AT KITCHENS AND BATHROOMS.
4. INSTALL WALL AND BASE AT ALL BATHROOMS.
5. NEW TUBS TO RECEIVE 3 SIDE TUB SURROUNDS
6. REMOVE ALL EXISTING WALL TILE ON EXISTING WALLS. REPAIR AND REFINISH DAMAGED AREAS WITH GREEN BOARD.
7. PROVIDE AND INSTALL NEW KITCHEN COUNTERTOPS.
8. PROVIDE SOFFIT FOR CONCEALMENT OF EXISTING EXPOSED COPPER HEATING LINES.

**DIVISION 10 - SPECIALTIES**

1. NEW SURFACE MOUNTED MEDICINE CABINETS WITH LIGHT AT ALL UNIT BATHROOMS
2. PROVIDE NEW TOILET ACCESSORIES THROUGHOUT ALL UNIT BATHROOMS.
3. FURNISH AND INSTALL NEW FIRE EXTINGUISHERS AND CABINETS THROUGHOUT IN LOBBY AND CORRIDORS.
4. PROVIDE AND INSTALL NEW [illegible]
5. PROVIDE NEW UNIT NUMBERS AT STAIRWELL, FIRE EGRESS, AND WAY FINDING, SIGNAGE TO MEET ALL ACCESSIBILITY REQUIREMENTS.
6. PROVIDE NEW ROLLER SHADES WITH PULL CHAINS AT ALL WINDOWS.
7. NEW KNOX BOX LOCATION TO BE AS APPROVED BY FIRE DEPARTMENT.
8. PROVIDE VIBRATION ISOLATION FOR ALL ROOFTOP EQUIPMENT (HVAC)
9. PROVIDE & INSTALL TWO ROWS OF BIRD CONTROL ALONG THE ENTIRE LENGTH OF THE ROOFTOP PARAPETS

**DIVISION 11 - EQUIPMENT**

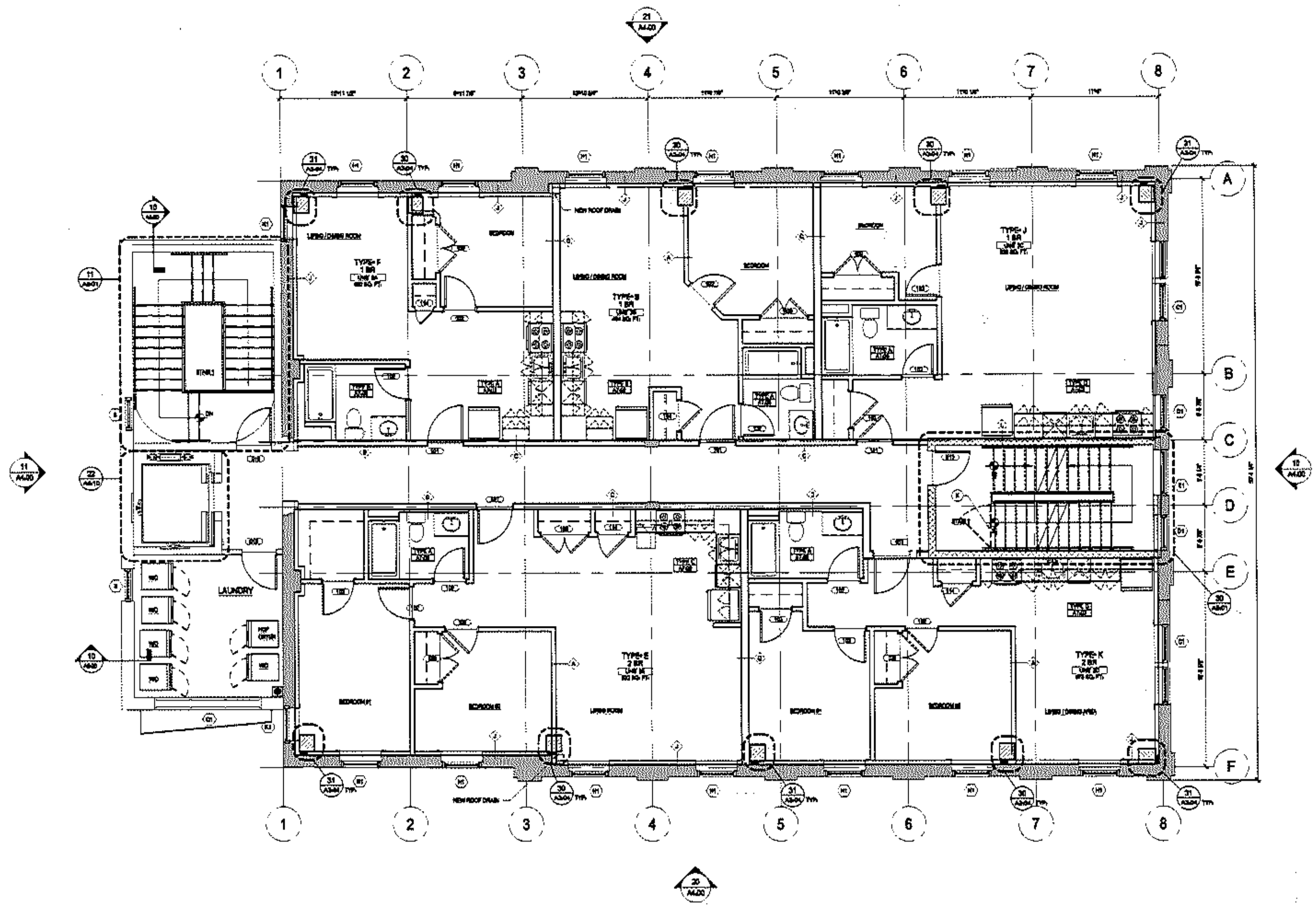
1. PROVIDE NEW KITCHEN APPLIANCES IN ALL UNITS.

**DIVISION 12 - FURNISHINGS**

1. PROVIDE IN ALL [illegible] UNITS, KITCHEN AND BATHROOM C[illegible] POST-FORMED PLASTIC LAMINATE CO[illegible] BACKSPLASH.
2. PROVIDE NEW [illegible] BATHROOMS (WALL HUNG) AT ADA BATH[illegible]
3. INSTALL NEW SHELVING [illegible] ALL CLOSETS. PROVIDE WIRE SHELVING WITH ROD AT [illegible] ON THE DRAWINGS.

## ARCHITECTURAL KEY NOTES

- (A) PROVIDE NEW FLOOR DRAINS AT THE WINDOW WELLS AND STAIR WELLS. COORDINATE WITH PLUMBING.
- (B) REPAIR EXISTING MASONRY WALL AT EXTERIOR STAIR TO BASEMENT. PROVIDE NEW WALL CAP AT RETAINING WALL.
- (C) PROVIDE FENCE WITH LOCKABLE GATE AT EXTERIOR STAIRS.
- (D) PROVIDE & INSTALL NEW CODE COMPLIANT GUARDRAIL/HANDRAIL SYSTEM.
- (E) FILL LIGHT WELLS.
- (F) PROVIDE & INSTALL DRAIN AND FLOOR METAL PANS IN LAUNDRY ROOM.
- (G) —
- (H) INSTALL NEW WOOD FLOORING.
- (I) RESET EXISTING STONE CAP. CLEAN AND REFURBISH STONE CAP. RE-GROUT WITH FLEXIBLE SEALANT (TYP.)
- (J) REPLACE EXISTING CAST PARAPET CAPS WITH NEW GROUT [illegible]
- (K) PROVIDE LOCKABLE SECURITY GATE (FULL HEIGHT) THAT CONTROLS ACCESS TO THE ROOF.
- TYPICAL INTERIOR COLUMN
  - SANDBLAST
  - COAT W/ APPROVED SEALER/ ODOR BLOCK (RECON)
- FLOOR AREA INFILL



10 THIRD FLOOR PLAN

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

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Consultant:

Revision:
2018.05.14 - CONSTRUCTION REVIEW

Architect of Record:

Drawn: SCW
Checked: SHC
Scale: 1/4" = 1'-0"
Key Plan:

Project Name:
MASON SQUARE APARTMENTS II

837 STATE STREET
SPRINGFIELD, MA 01109

Sheet Name:
FIRE HOUSE
THIRD FLOOR PLAN

Project Number:
14148

Issue Date:
OCTOBER 23, 2018

Sheet Number:
A2.03

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Attachment: State_St_858_2019 (5025 : SS State Street, ET.AL.)



**GENERAL NOTES - ARCHITECTURAL PLANS**

**DIVISION 3 - CONCRETE WORK**
1. PROVIDE NEW CONCRETE AS REQUIRED FOR COMPLETION OF THE PROJECT.

**DIVISION 4 - MASONRY WORK**
1. INFILL ALL EXISTING OPENINGS WHERE EXISTING EQUIPMENT THAT IS NO LONGER IN USE.

**DIVISION 5 - METALS**
1. PROVIDE STRUCTURAL STEEL, METAL RAILS, AND HANDRAILS AS REQUIRED FOR NEW EXTERIOR OPEN GRATE FIRE ESCAPES AS DETAILED ON DRAWINGS.
2. REPAINT STEEL LINTELS ABOVE ALL MASONRY OPENINGS

**DIVISION 6 - CARPENTRY**
1. PROVIDE NEW PLYWOOD CEMENTATIOUS UNDERLAYMENT.
2. PROVIDE ALLOWANCES FOR SISTERING EXISTING JOISTS AS REQUIRED.
3. PROVIDE BLOCKING AT INTERIOR DOORS, KITCHENS, AND BATHROOMS AND WHEREVER REQUIRED FOR ATTACHMENT AND STRUCTURAL REINFORCING.
4. PROVIDE ALL FRAMING FOR CONVERSION OF FOUR (4) UNITS TO HANDICAP ACCESSIBLE UNITS.
5. PROVIDE NEW DOORS, FRAMES AND TRIM AS INDICATED ON THE DRAWINGS.

**DIVISION 7 - THERMAL AND MOISTURE PROTECTION**
1. PREPARE NEW METAL FLASHING, BACKER ROD AND CAULKING AT ALL NEW WINDOWS AND AT EXTERIOR DOORS.
2. SEAL PERIMETERS OF ALL COUNTERTOPS, SINKS, BATHTUBS, TOILETS, ETC.
3. PROVIDE INSULATION AT ALL EXISTING EXPOSED COPPER HEATING LINES.
4. REMOVE EXISTING BALLASTED ROOF. REPLACE WITH NEW 60MIL EPDM ROOF.

**DIVISION 8 - DOORS AND WINDOWS**
STANDARD WOOD DOORS:
1. PROVIDE FIRE-RATED WOODEN (20 MIN.) MOF SOLID CORE WOOD DOORS AND HARDWARE, INCLUDING PEEPHOLES AT [illegible] AT F.F. AT ALL INTERIOR UNIT ENTRY DOORS. DOORS TO BE [illegible] AS INDICATED ON THE DRAWINGS. REFER TO PART OF A MASTER KEY SYSTEM.
2. PAINT TO MATCH EXISTING UNITS. FINISHING WITH LIGHT LEVEL LAYOUT.

**DIVISION 9 - [illegible]**
1. PROVIDE FIRE-STOPPING TO ALL PENETRATIONS IN ASSEMBLIES [illegible] FIRE RATED.
2. INSTALL WALL [illegible] AT GROUND FLOOR ENTRY VESTIBULE.
3. INSTALL VINYL COMPOSITION SHEET AT KITCHENS AND BATHROOMS.
4. INSTALL WALL AND BASE AT ALL BATHROOMS.
5. NEW TUBS TO RECEIVE 3 SIDE TUB SURROUNDS.
6. REMOVE ALL EXISTING WALL TILE ON EXISTING WALLS. REPAIR AND REFINISH DAMAGED AREAS WITH GREEN BOARD.
7. PROVIDE AND INSTALL NEW KITCHEN COUNTERTOPS.
8. PROVIDE SOFFIT FOR CONCEALMENT OF EXISTING EXPOSED COPPER HEATING LINES.

**DIVISION 10 - SPECIALTIES**
1. NEW SURFACE MOUNTED MEDICINE CABINETS WITH LIGHT AT ALL UNIT BATHROOMS.
2. PROVIDE NEW TOILET ACCESSORIES THROUGHOUT ALL UNIT BATHROOMS.
3. FURNISH AND INSTALL NEW FIRE EXTINGUISHERS AND CABINETS THROUGHOUT IN LOBBY AND CORRIDORS.
4. PROVIDE AND INSTALL NEW MAIL BOXES.
5. PROVIDE NEW UNIT NUMBERS AT STAIRWELL, FIRE EXRESS, AND WAY FINDING. SIGNAGE TO MEET ALL ACCESSIBILITY REQUIREMENTS.
6. PROVIDE NEW ROLLER SHADES WITH PULL CHAINS AT ALL WINDOWS.
7. NEW KNOX BOX LOCATION TO BE AS APPROVED BY FIRE DEPARTMENT.
8. PROVIDE VIBRATION ISOLATION FOR ALL ROOFTOP EQUIPMENT (HVAC)
9. PROVIDE & INSTALL TWO ROWS OF BIRD CONTROL ALONG THE ENTIRE LENGTH OF THE ROOFTOP PARAPETS

**DIVISION 11 - EQUIPMENT**
1. PROVIDE NEW KITCHEN APPLIANCES IN ALL UNITS.

**DIVISION 12 - FURNISHINGS**
1. PROVIDE IN ALL [illegible] UNITS, KITCHEN AND BATHROOM CABINETS WITH HOT-FORMED PLASTIC LAMINATE COUNTERTOPS WITH 4" BACKSPLASH.
2. PROVIDE NEW [illegible] UNIT BATHROOMS (WALL HUNG AT ADA BATHROOM).
3. INSTALL NEW SHELVING [illegible] CLOSETS. PROVIDE WIRE SHELVING WITH [illegible] AS INDICATED ON THE DRAWINGS.

**ARCHITECTURAL KEY NOTES**

A. PROVIDE NEW FLOOR DRAINS AT THE WINDOW WELLS AND STAIR WELLS. COORDINATE WITH PLUMBING.

B. REPAIR EXISTING MASONRY WALL AT EXTERIOR STAIR TO BASEMENT. PROVIDE NEW WALL CAP AT RETAINING WALL.

C. PROVIDE FENCE WITH LOCKABLE GATE AT EXTERIOR STAIRS.

D. PROVIDE & INSTALL NEW CODE COMPLIANT GUARDRAIL/HANDRAIL SYSTEM.

E. FILL LIGHT WELLS.

F. PROVIDE & INSTALL DRAIN AND FLOOR METAL PANS IN LAUNDRY ROOM.

G. -

H. INSTALL NEW WOOD FLOORING.

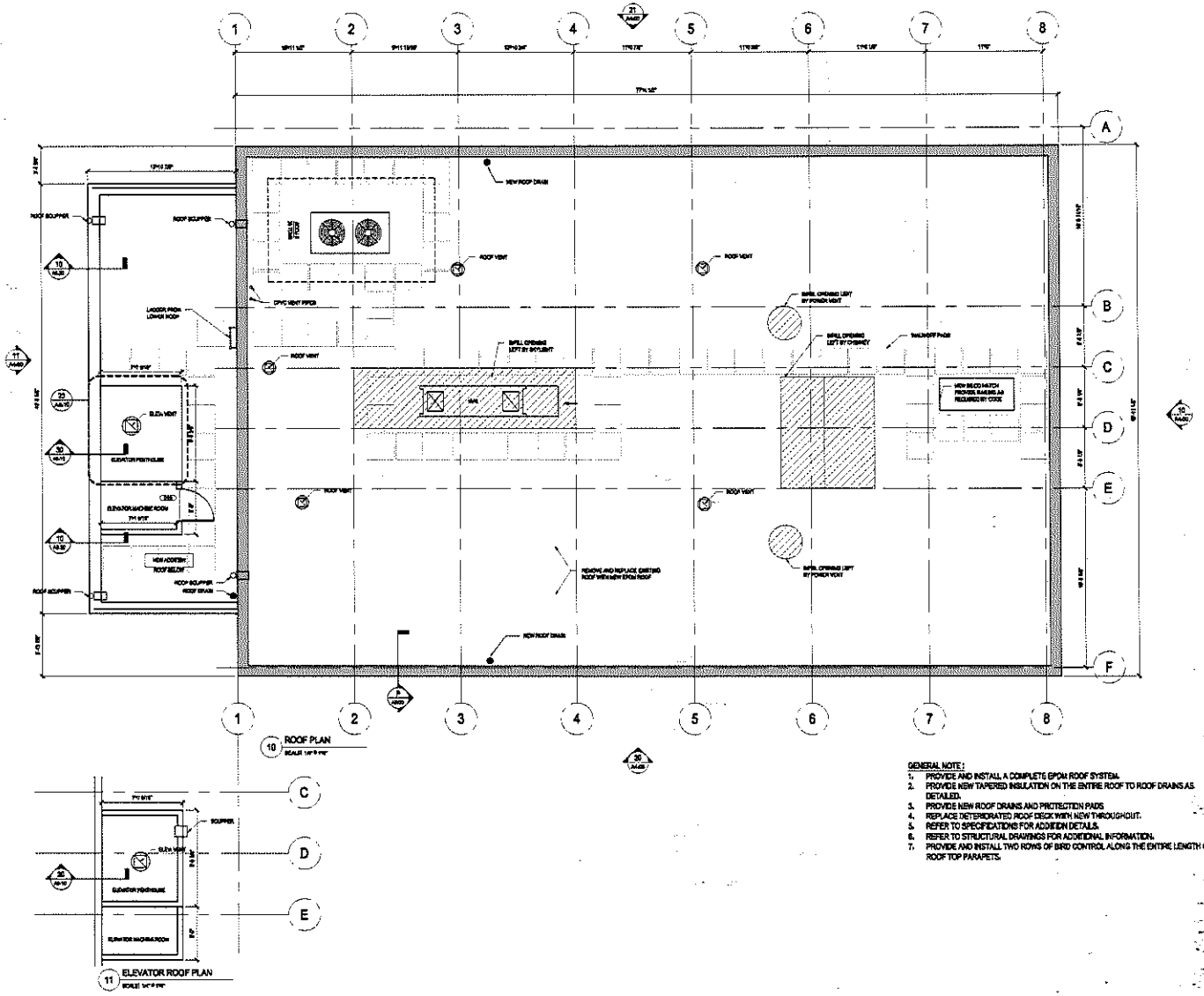
I. REMOVE EXISTING STONE CAP, CLEAN AND REFURBISH STONE CAP AND CAULK WITH FLEXIBLE SEALANT (TYP.)

J. REPLACE EXISTING CAST PARAPET CAPS WITH NEW CAPS.

K. PROVIDE LOCKABLE SECURITY GATE (FULL HEIGHT) THAT CONTROLS ACCESS TO THE ROOF.

TYPICAL INTERIOR COLUMN
- SANDBLAST
- COAT W/ APPROVED SEALER/ DOOR BLOCK (RECON)

FLOOR AREA INFILL




10 ROOF PLAN




11 ELEVATOR ROOF PLAN

**GENERAL NOTE:**
1. PROVIDE AND INSTALL A COMPLETE EPDM ROOF SYSTEM.
2. PROVIDE NEW TAPERED INSULATION ON THE ENTIRE ROOF TO ROOF DRAINS AS DETAILED.
3. PROVIDE NEW ROOF DRAINS AND PROTECTION PADS.
4. REPLACE DETERIORATED ROOF DECK WITH NEW THROUGHOUT.
5. REFER TO SPECIFICATIONS FOR ADDEDUM DETAILS.
6. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
7. PROVIDE AND INSTALL TWO ROWS OF BIRD CONTROL ALONG THE ENTIRE LENGTH OF THE ROOF TOP PARAPETS.

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Consultant:

Revision:

Architect of Record:

Drawn: SCW
Checked: SHC
Scale: 1/4" = 1'-0"
Key Plan:

Project Name:
MASON SQUARE APARTMENTS II

837 STATE STREET
SPRINGFIELD, MA 01109

Sheet Name:
FIRE HOUSE ROOF PLAN

Project Number:
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Issue Date:
OCTOBER 23, 2018

Sheet Number:
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Attachment: State_St_858_2019 (5025 : SS State Street, ET.AL.)



## GENERAL NOTES - ARCHITECTURAL PLANS

**DIVISION 3 - CONCRETE WORK**

1. PROVIDE NEW SLAB TO 3" CONCRETE AS REQUIRED FOR CONSTRUCTION OF THE NEW ADDITION.

**DIVISION 4 - MASONRY WORK**

1. INFILL ALL EXISTING OPENINGS WHERE EXISTING EQUIPMENT THAT IS NO LONGER IN USE.

**DIVISION 5 - METALS**

1. PROVIDE STRUCTURAL STEEL, METAL RAILS, AND HANDRAILS AS REQUIRED FOR NEW EXTERIOR OPEN GRATE FIRE ESCAPES AS DETAILED ON DRAWINGS.
2. REFINISH STEEL LINTELS ABOVE ALL MASONRY OPENINGS

**DIVISION 6 - CARPENTRY**

1. PROVIDE NEW PLYWOOD CEMENTATIOUS UNDERLAYMENT.
2. PROVIDE ALLOWANCES FOR SISTERING EXISTING JOISTS AS REQUIRED
3. PROVIDE BLOCKING AT INTERIOR DOORS, KITCHENS, AND BATHROOMS AND WHEREVER REQUIRED FOR ATTACHMENT AND STRUCTURAL REINFORCING.
4. PROVIDE ALL FRAMING FOR CONVERSION OF FOUR (4) UFITS TO HANDICAP ACCESSIBLE UNITS.
5. PROVIDE NEW DOORS, FRAMES AND TRIM AS INDICATED ON THE DRAWINGS.

**DIVISION 7 - THERMAL AND MOISTURE PROTECTION**

1. PROVIDE NEW METAL FLASHING, BACKER ROD AND CAULKING AT ALL NEW WINDOWS AND AT EXTERIOR DOORS.
2. SEAL PERIMETERS OF ALL COUNTERTOPS, SINKS, BATHTUBS, TOILETS, ETC.
3. PROVIDE INSULATION AT ALL EXISTING EXPOSED COPPER HEATING LINES.
4. REMOVE EXISTING BALLASTED ROOF. REPLACE WITH NEW MBL EPDM ROOF.

**DIVISION 8 - DOORS AND WINDOWS**

STANDARD WOOD DOORS:

1. PROVIDE FIRE-RATED WOODEN (90 MIN.) 48X7 SOLID CORE WOOD DOORS AND HARDWARE, INCLUDING PEEPHOLES AT 48" A.F.F. AT ALL INTERIOR [illegible] ENTRY DOORS. DOORS TO BE PAINTED [illegible] AS INDICATED ON THE DRAWINGS.
2. REFER TO DOOR SCHEDULE FOR [illegible] AND FRAMING SIZES.

**DIVISION 9 - FINISHES**

1. PROVIDE PAINT FINISHING FOR ALL INSTALLATIONS IN APARTMENTS AS INDICATED.
2. INSTALL WALK-OFF MATTING AT GROUND FLOOR ENTRY VESTIBULE.
3. INSTALL VINYL COMPOSITION SHEET AT KITCHENS AND BATHROOMS.
4. INSTALL WALL AND BASE AT ALL BATHROOMS.
5. NEW TUBS TO RECEIVE 3 SIDE TUB SURROUNDS
6. REMOVE ALL EXISTING WALL TILE ON EXISTING WALLS, REPAIR AND REFINISH DAMAGED AREAS WITH GREEN BOARD.
7. PROVIDE AND INSTALL NEW KITCHEN COUNTERTOPS.
8. PROVIDE SOFFIT FOR CONCEALMENT OF EXISTING EXPOSED COPPER HEATING LINES.

**DIVISION 10 - SPECIALTIES**

1. NEW SURFACE MOUNTED MEDICINE CABINETS WITH LIGHT AT ALL UNIT BATHROOMS.
2. PROVIDE NEW TOILET ACCESSORIES THROUGHOUT ALL UNIT BATHROOMS.
3. REFRESH AND INSTALL NEW FIRE EXTINGUISHERS AND CABINETS THROUGHOUT IN LOBBY AND CORRIDORS.
4. PROVIDE AND INSTALL [illegible] DISPENSERS.
5. PROVIDE NEW UNIT NUMBERS AT STAIRWELL, FIRE EXITS, AND WAY FINDING SIGNAGE TO MEET ALL ACCESSIBILITY REQUIREMENTS.
6. PROVIDE NEW ROLLER SHADES WITH FULL CHAINS AT ALL WINDOWS.
7. NEW KNOX BOX LOCATION TO BE AS APPROVED BY FIRE DEPARTMENT.
8. PROVIDE VIBRATION ISOLATION FOR ALL ROOFTOP EQUIPMENT (HVAC)
9. PROVIDE & INSTALL TWO ROWS OF BIRD CONTROL ALONG THE ENTIRE LENGTH OF THE ROOFTOP PARAPETS

**DIVISION 11 - EQUIPMENT**

1. PROVIDE NEW [illegible] PLUMBING IN ALL UNITS.

**DIVISION 12 - FURNISHINGS**

1. PROVIDE [illegible] PAINTED, KITCHEN AND BATHROOM CABINETS WITH [illegible] LAMINATE COUNTERTOPS AT BATHROOMS.
2. PROVIDE NEW [illegible] AT BATHROOMS (WALL HUNG AT ADAPTABLE).
3. INSTALL NEW SHELVING AT ALL CLOSETS. PROVIDE WIRE SHELVING WITH ROD AS INDICATED ON THE DRAWINGS.

## ARCHITECTURAL KEY NOTES

A. PROVIDE NEW FLOOR DRAINS AT THE WINDOW WELLS AND STAIR WELLS. COORDINATE WITH PLUMBING.

B. REPAIR EXISTING MASONRY WALL AT EXTERIOR STAIR TO BASEMENT. PROVIDE NEW WALL CAP AT RETAINING WALL.

C. PROVIDE FENCE WITH LOCKABLE GATE AT EXTERIOR STAIRS.

D. PROVIDE & INSTALL NEW CODE COMPLIANT GUARDRAIL/HANDRAIL SYSTEM.

E. FILL LIGHT WELLS.

F. PROVIDE & INSTALL DRAIN AND FLOOR METAL PANS IN LAUNDRY ROOM.

G. --

H. INSTALL NEW WOOD FLOORING.

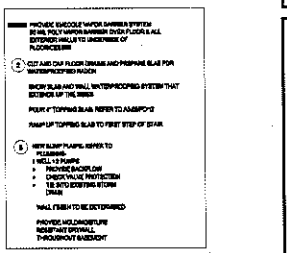
I. REMOVE EXISTING STONE CAP, CLEAN AND REFURBISH STONE CAP. RE-GROUT WITH FLOORS SEALANT (TYP.)

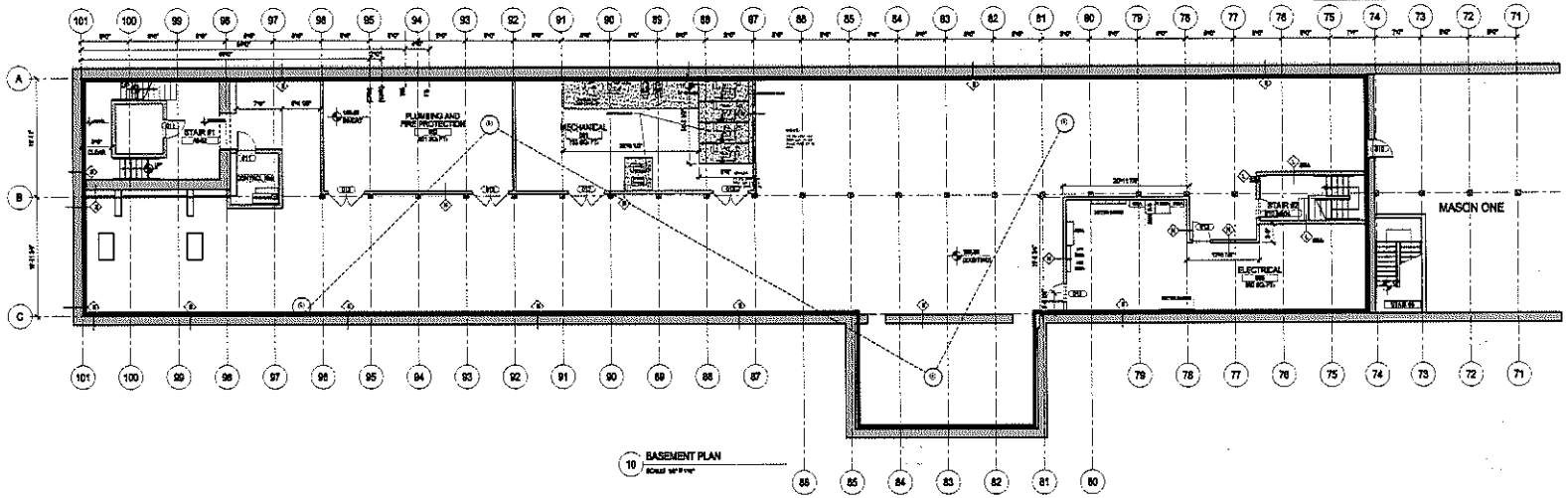
J. REPLACE EXISTING CAST PARAPET CAPS WITH NEW GROUT.

K. PROVIDE LOCKABLE ESCURITY GATE (FULL HEIGHT) THAT CONTROLS ACCESS TO THE ROOF.

TYPICAL INTERIOR COLUMN
- SANDBLAST
- COAT W/ APPROVED SEALER/ DOOR BLOCK (RECON)

FLOOR AREA INFILL




10 BASEMENT PLAN

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Consultant:

Revision:

Architect of Record:

Drawn: SCW

Checked: SHC

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

Key Plan:

Project Name:
MASON SQUARE APARTMENTS II

837 STATE STREET
SPRINGFIELD, MA 01109

Sheet Name:
MILL BUILDING BASEMENT PLAN

Project Number:
14148

Issue Date:
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Sheet Number:
A2.10

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Attachment: State_St_858_2019 (5025 : SS State Street, ET.AL.)



**GENERAL NOTES - ARCHITECTURAL PLANS**

**DIVISION 3 - CONCRETE WORK**

1. PROVIDE MISCELLANEOUS CONCRETE AS REQUIRED FOR COMPLETION OF THE WORK.

**DIVISION 4 - MASONRY WORK**

1. INFILL ALL EXISTING OPENINGS WHERE EXISTING EQUIPMENT THAT IS NO LONGER IN USE.

**DIVISION 5 - METALS**

1. PROVIDE STRUCTURAL STEEL, METAL RAILS, AND HANDRAILS AS REQUIRED FOR NEW EXTERIOR OPEN GRATE FIRE ESCAPES AS DETAILED ON DRAWINGS.
2. REFINISH STEEL LINTELS ABOVE ALL MASONRY OPENINGS

**DIVISION 6 - CARPENTRY**

1. PROVIDE NEW PLYWOOD CEMENTATIOUS UNDERLAYMENT.
2. PROVIDE ALLOWANCES FOR SISTERING EXISTING JOISTS AS REQUIRED.
3. PROVIDE BLOCKING AT INTERIOR DOORS, KITCHENS, AND BATHROOMS AND WHEREVER REQUIRED FOR ATTACHMENT AND STRUCTURAL REINFORCING.
4. PROVIDE ALL FRAMING FOR CONVERSION OF FOUR (4) UNITS TO HANDICAP ACCESSIBLE UNITS.
5. PROVIDE NEW DOORS, FRAMES AND TRIM AS INDICATED ON THE DRAWINGS.

**DIVISION 7 - THERMAL AND MOISTURE PROTECTION**

1. PROVIDE NEW METAL FLASHING, BACKER ROD AND CAULKING AT ALL NEW WINDOWS AND AT EXTERIOR DOORS.
2. SEAL PERIMETERS OF ALL COUNTERTOPS, SINKS, BATHTUBS, TOILETS, ETC.
3. PROVIDE INSULATION AT ALL EXISTING EXPOSED COPPER HEATING LINES.
4. REMOVE EXISTING BALLASTED ROOF. REPLACE WITH NEW SBS, EPDM ROOF.

**DIVISION 8 - DOORS AND WINDOWS**

STANDARD WOOD DOORS:

1. PROVIDE FIRE-RATED WOODEN (90 MIN.) HOT BOLID CORE WOOD DOORS AND HARDWARE, INCLUDING PEEPHOLES AT 48" A.F.F. AT ALL INTERIOR UNIT ENTRY DOORS. ALL DOORS TO BE PAINTED. SEE DRAWINGS FOR ADDITIONAL DOOR SCHEDULE.

**DIVISION 9 - FINISHES**

1. PROVIDE FURRING FOR ALL PENETRATIONS IN ASSEMBLY AS INDICATED.
2. INSTALL PULP-OFF [illegible] GROUND FLOOR ENTRY VESTIBULE.
3. INSTALL VINYL COMPOSITION SHEET AT KITCHENS AND BATHROOMS.
4. INSTALL WALL AND BASE AT ALL BATHROOMS.
5. NEW TUBS TO RECEIVE 3 SIDE TUB SURROUNDS
6. REMOVE ALL EXISTING WALL TILE ON EXISTING WALLS. REPAIR AND REFINISH DAMAGED AREAS WITH GREEN BOARD.
7. PROVIDE AND INSTALL NEW KITCHEN COUNTERTOPS.
8. PROVIDE SOFFIT FOR CONCEALMENT OF EXISTING EXPOSED COPPER HEATING LINES.

**DIVISION 10 - SPECIALTIES**

1. NEW SURFACE MOUNTED MEDICINE CABINETS WITH LIGHT AT ALL UNIT BATHROOMS.
2. PROVIDE NEW TOILET ACCESSORIES THROUGHOUT ALL UNIT BATHROOMS.
3. REFRESH AND INSTALL NEW FIRE EXTINGUISHERS AND CABINETS THROUGHOUT IN LOBBY AND CORRIDORS.
4. PROVIDE AND INSTALL [illegible] USPS MAILBOXES.
5. PROVIDE NEW UNIT NUMBERS AT STAIRWELL FIRE EGRESS AND WAY FINDING SIGNAGE TO MEET ALL ACCESSIBILITY REQUIREMENTS.
6. PROVIDE NEW ROLLER SHADES WITH FULL CHAINS AT ALL WINDOWS.
7. NEW KNOX BOX LOCATION TO BE AS APPROVED BY FIRE DEPARTMENT.
8. PROVIDE VIBRATION ISOLATION FOR ALL ROOFTOP EQUIPMENT (HVAC)
9. PROVIDE & INSTALL TWO ROWS OF BIRD CONTROL ALONG THE ENTIRE LENGTH OF THE ROOFTOP PARAPETS

**DIVISION 11 - EQUIPMENT**

1. PROVIDE NEW REFRIGERATOR/FREEZER IN ALL UNITS.

**DIVISION 12 - FURNISHINGS**

1. PROVIDE IN ALL [illegible] UNITS, KITCHEN AND BATHROOM COUNTERTOPS OF SOLID SURFACE FORMED PLASTIC LAMINATE QUARTZ [illegible] BACKSPLASH.
2. PROVIDE NEW [illegible] BATHROOMS (WALL HUNG AT ADA BATHROOMS).
3. INSTALL NEW SHELVING AT ALL CLOSETS. PROVIDE WIRE SHELVING WITH ROD [illegible] AS NOTED ON THE DRAWINGS.

**ARCHITECTURAL KEY NOTES**

(A) PROVIDE NEW FLOOR DRAINS AT THE WINDOW WELLS AND STAIR WELLS. COORDINATE WITH PLUMBING.

(B) REPAIR EXISTING MASONRY WALL AT EXTERIOR STAIR TO BASEMENT. PROVIDE NEW WALL CAP AT RETAINING WALL.

(C) PROVIDE FENCE WITH LOCKABLE GATE AT EXTERIOR STAIRS.

(D) PROVIDE & INSTALL NEW CODE COMPLIANT GUARDRAIL/HANDRAIL SYSTEM.

(E) FILL LIGHT WELLS.

(F) PROVIDE & INSTALL DRAIN AND FLOOR METAL PANS IN LAUNDRY ROOM.

(G) –

(H) INSTALL NEW WOOD FLOORING.

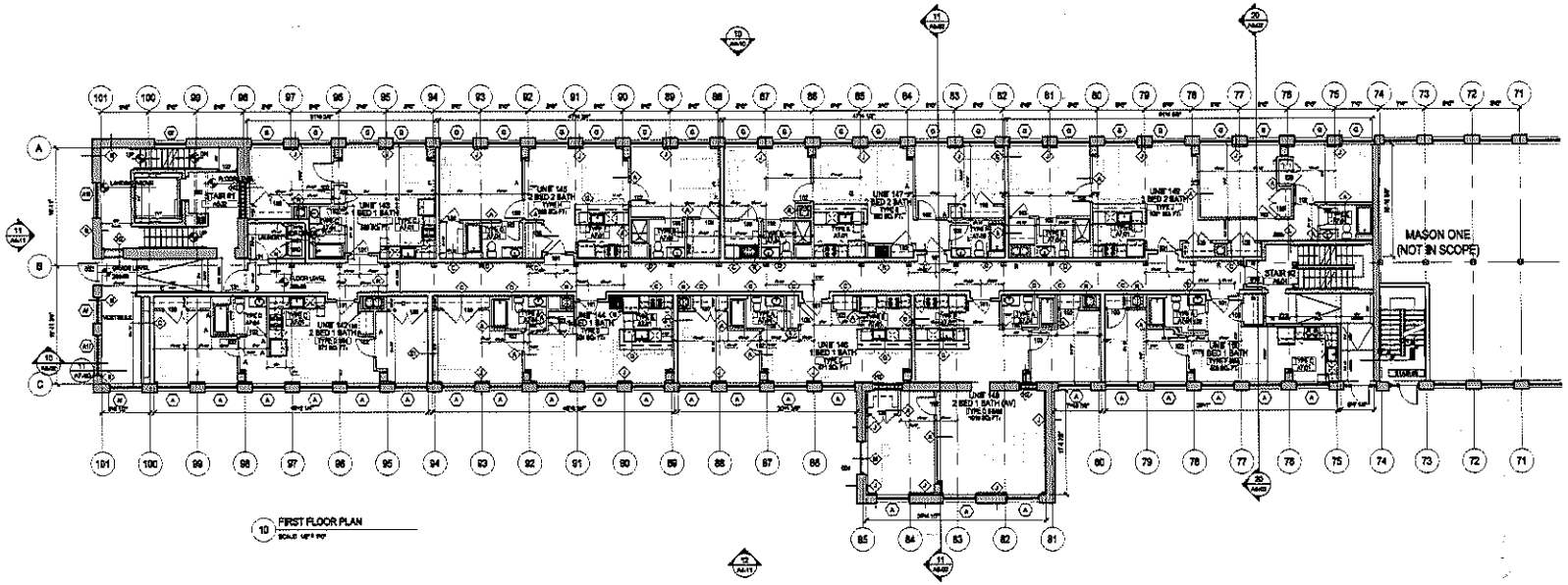
(I) RESET EXISTING STONE CAP. CLEAN AND REPURBISH STONE CAP. RE-GROUT WITH FLEXIBLE SEALANT (TYP.)

(J) REPAIR EXISTING CAST PARAPET CAPS WITH NEW GROUT

(K) PROVIDE LOCKABLE SECURITY GATE (FULL HEIGHT) THAT CONTROLS ACCESS TO THE ROOF.

TYPICAL INTERIOR COLUMN
- SANDBLAST
- COAT W/ APPROVED SEALER/ ODOR BLOCK (RECOM)

FLOOR AREA INFILL




10 FIRST FLOOR PLAN

the architectural team

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[illegible] THE Architectural Team, Inc.

Consultant:

Revision:

Architect of Record:

Drawn: SCW

Checked: SHC

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

Key Plan:

Project Name:
MASON SQUARE APARTMENTS II

837 STATE STREET
SPRINGFIELD, MA 01109

Sheet Name:
MILL BUILDING
FIRST FLOOR PLAN

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Attachment: State_St_858_2019 (5025 : SS State Street, ET.AL.)



**GENERAL NOTES - ARCHITECTURAL PLANS**

**DIVISION 3 - CONCRETE WORK**

1. PATCH/REPAIR/CUT OUT CONCRETE AS REQUIRED FOR COMPLETION OF THE PROJECT.

**DIVISION 4 - MASONRY WORK**

1. REPOINT ALL EXISTING OPENINGS WHERE EXISTING EQUIPMENT THAT IS NO LONGER IN USE.

**DIVISION 5 - METALS**

1. PROVIDE STRUCTURAL STEEL, METAL RAILS, AND HANDRAILS AS REQUIRED FOR NEW EXTERIOR DECK GRATE FIRE ESCAPES AS DETAILED ON DRAWINGS.
2. REFINISH STEEL LINTELS ABOVE ALL MASONRY OPENINGS

**DIVISION 6 - CARPENTRY**

1. PROVIDE NEW PLYWOOD ORIENTATIONOUS UNDERLAYMENT.
2. PROVIDE ALLOWANCES FOR SISTERING EXISTING JOISTS AS REQUIRED.
3. PROVIDE BLOCKING AT INTERIOR DOORS, KITCHENS, AND BATHROOMS AND WHEREVER REQUIRED FOR ATTACHMENT AND STRUCTURAL MODIFICATIONS.
4. PROVIDE ALL FRAMING FOR CONVERSION OF FOUR (4) UNITS TO HANDICAP ACCESSIBLE UNITS.
5. PROVIDE NEW DOORS, FRAMES AND TRIM AS INDICATED ON THE DRAWINGS.

**DIVISION 7 - THERMAL AND MOISTURE PROTECTION**

1. PROVIDE NEW FULL PURPOSE BACKER ROD AND CAULKING AT ALL NEW WINDOWS AND AT EXTERIOR DOORS.
2. SEAL PERIMETERS OF ALL COUNTERTOPS, SINKS, BATHTUBS, TOILETS, ETC.
3. PROVIDE INSULATION AT ALL EXISTING EXPOSED COPPER HEATING LINES.
4. REMOVE EXISTING BALLASTED ROOF, REPLACE WITH NEW SBS, EPDM ROOF.

**DIVISION 8 - DOORS AND WINDOWS**

STANDARD WOOD DOORS:

1. PROVIDE FIRE-RATED WOODEN (90 MIN.) MDF SOLID CORE WOOD DOORS AND HARDWARE, INCLUDING PEEPHOLES AT 48" A.F.F. AT ALL ENTRY / HOUSELINE UNIT ENTRY DOORS. DOORS TO BE PAINTED ... AS INDICATED ON THE DRAWINGS AND ... AT OF A MASTER KEY SYSTEM.

... AND CATCHES, PRIMING AND ...

**DIVISION 9 - FINISHES**

1. ... AT/ON ALL PENETRATIONS IN ... TO BE FIRE RATED.
2. ... GRADE 'A' CDX ENTRY VERTICALS.
3. INSTALL VEFCL COMPOSITION SHEET AT KITCHENS AND BATHROOMS.
4. INSTALL WALL AND BASE AT ALL BATHROOMS.
5. NEW TUBS TO RECEIVE 3 SIDE TUB SURROUNDS
6. REMOVE ALL EXISTING WALL TILE ON EXISTING WALLS. REPAIR AND REPRIMH DAMAGED AREAS WITH GREEN BOARD.
7. PROVIDE AND INSTALL NEW KITCHEN COUNTERTOPS.
8. PROVIDE SOFFIT FOR CONCEALMENT OF EXISTING EXPOSED COPPER HEATING LINES.

**DIVISION 10 - SPECIALTIES**

1. MIRR SURFACE MOUNTED MEDICINE CABINETS WITH MIRROR AT ALL UNIT BATHROOMS.
2. PROVIDE NEW TOILET ACCESSORIES THROUGHOUT ALL UNIT BATHROOMS.
3. FURNISH AND INSTALL NEW FIRE EXTINGUISHERS AND CABINETS THROUGHOUT IN LOBBY AND CORRIDORS.
4. PROVIDE AND INSTALL NEW LOBBY MAILBOX.
5. PROVIDE NEW UNIT NUMBERS AT 6"H VINYL, NAIL-ON TYPE AND WAY FINDING SIGNAGE TO MEET ALL ACCESSIBILITY REQUIREMENTS.
6. PROVIDE NEW ROLLER SHADES WITH FULL CHAIN AT ALL WINDOWS.
7. NEW KNOX BOX LOCATION TO BE AS APPROVED BY FIRE DEPARTMENT.
8. PROVIDE VIBRATION ISOLATION FOR ALL ROOFTOP EQUIPMENT (HVAC)
9. PROVIDE & INSTALL TWO ROWS OF BIRD CONTROL ALONG THE ENTIRE LENGTH OF THE ROOFTOP PARAPETS

**DIVISION 11 - EQUIPMENT**

1. PROVIDE NEW ... CLEANER TO ALL UNITS.

**DIVISION 12 - FURNISHINGS**

1. PROVIDE IN ALL ... UNITS, KITCHEN AND BATHROOM ... WOOD FORMED PLASTIC LAMINATE ... WITH 4" BACKSPLASH.
2. PROVIDE, INSTALL ... SHOWER RODS (WALL HUNG AT ADA BATHROOMS).
3. INSTALL NEW ... AT ALL CLOSETS. PROVIDE WIRE SHELVING (12" ... ) AS INDICATED ON THE DRAWINGS.

**ARCHITECTURAL KEY NOTES**

(A) PROVIDE NEW FLOOR DRAINS AT THE WINDOW WELLS AND STAIR WELLS. COORDINATE WITH PLUMBING.

(B) REPAIR EXISTING MASONRY WALL AT EXTERIOR STAIR TO BASEMENT, PROVIDE NEW WALL CAP AT RETAINING WALL.

(C) PROVIDE NEW ... WITH LOCKABLE GATE AT EXTERIOR STAIRS.

(D) PROVIDE & INSTALL NEW CODE COMPLIANT GUARDRAIL/HANDRAIL SYSTEM.

(E) FILL LIGHT WELLS.

(F) PROVIDE & INSTALL DRAIN AND FLOOR METAL PANS IN LAUNDRY ROOM.

(G) –

(H) INSTALL NEW WOOD FLOORING.

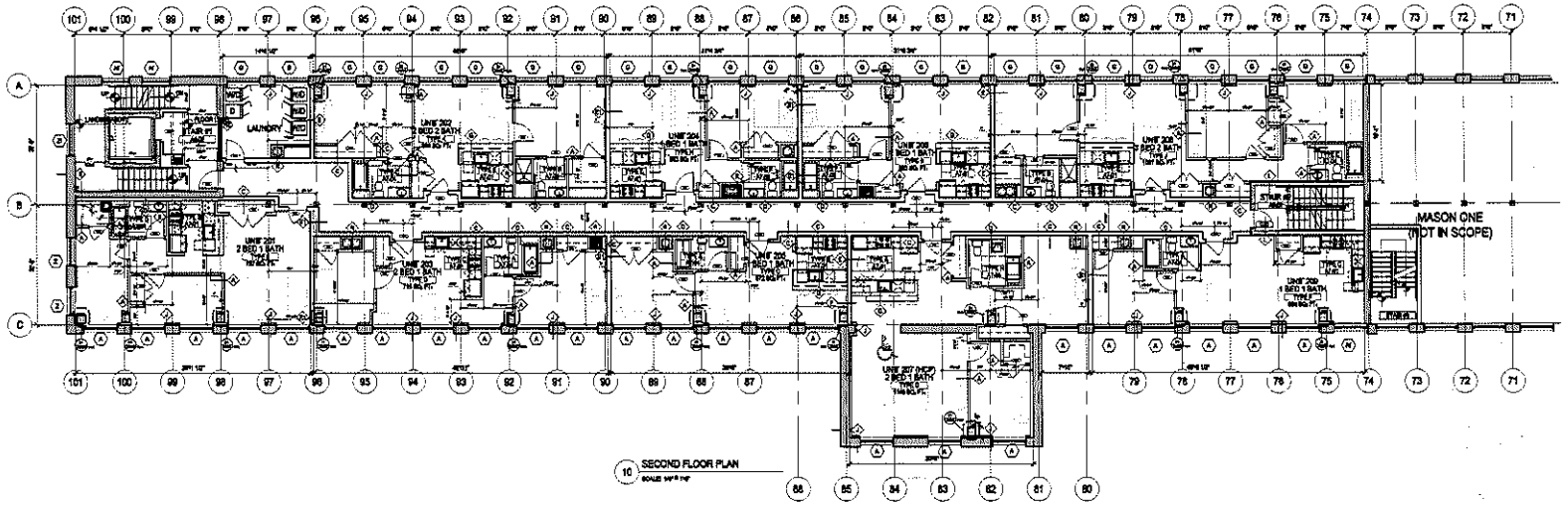
(I) REMOVE EXISTING STONE CAP, CLEAN AND REINSTALL WITH NEW CAP, RE-GROUT WITH FLO SEAL/GROUT (TYP.)

(J) REPLACE EXISTING CAST PARAPET CAPS WITH NEW CIRCUIT.

(K) PROVIDE LOCKABLE SECURITY GATE (FULL HEIGHT) TO ACT CONTROLS ACCESS TO THE ROOF.

TYPICAL INTERIOR COLUMN
- SANDBLAST
- COAT W/ APPROVED SEALER/ DOOR BLOCK (RECON)

FLOOR AREA INFILL




10 SECOND FLOOR PLAN

tat
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Consultant:

Revision:

Architect of Record:

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Attachment: State_St_858_2019 (5025 : SS State Street, ET.AL.)



**GENERAL NOTES - ARCHITECTURAL PLANS**

**DIVISION 3 - CONCRETE WORK**

1. PROVIDE MISCELLANEOUS CONCRETE AS REQUIRED FOR CONSTRUCTION OF UNITS.

**DIVISION 4 - MASONRY WORK**

1. INFILL ALL EXISTING OPENINGS WHERE EXISTING EQUIPMENT THAT IS NO LONGER IN USE.

**DIVISION 5 - METALS**

1. PROVIDE STRUCTURAL STEEL, METAL RAILS, AND HANDRAILS AS REQUIRED FOR NEW EXTERIOR OPEN GRATE FIRE ESCAPES AS DETAILED ON DRAWINGS.
2. REFINISH STEEL LINTELS ABOVE ALL MASONRY OPENINGS

**DIVISION 6 - CARPENTRY**

1. PROVIDE NEW PLYWOOD CEMENTATIOUS UNDERLAYMENT.
2. PROVIDE ALLOWANCES FOR SISTERING EXISTING JOISTS AS REQUIRED
3. PROVIDE BLOCKING AT INTERIOR DOORS, KITCHENS, AND BATHROOMS AND WHEREVER REQUIRED FOR ATTACHMENT AND STRUCTURAL REINFORCING.
4. PROVIDE ALL FRAMING FOR CONVERSION OF FOUR (4) UNITS TO HANDICAP ACCESSIBLE UNITS.
5. PROVIDE NEW DOORS, FRAMES AND TRIM AS INDICATED ON THE DRAWINGS.

**DIVISION 7 - THERMAL AND MOISTURE PROTECTION**

1. PROVIDE NEW METAL FLASHING, SCREEN MOD AND CAULKING AT ALL NEW WINDOWS AND AT EXTERIOR DOORS.
2. SEAL PERIMETERS OF ALL COUNTERTOPS, SINKS, BATHTUBS, TOILETS, ETC.
3. PROVIDE INSULATION AT ALL EXISTING EXPOSED COPPER HEATING LINES.
4. REMOVE EXISTING BALLASTED ROOF, REPLACE WITH NEW 60MIL EPDM ROOF.

**DIVISION 8 - DOORS AND WINDOWS**

STANDARD WOOD DOORS:

1. PROVIDE FIRE-RATED WOODEN (90 MIN.) MDF SOLID CORE, WOOD DOORS AND HARDWARE, INCLUDING PEEPHOLES AT [illegible] OF ALL AT ALL INTERIOR DWELLING UNIT ENTRY DOORS. DOOR TO BE PAINTED WITH [illegible] TRIM AS INDICATED ON THE DRAWINGS. [illegible] PART OF A MASTER KEY SYSTEM.
2. [illegible] DOORS [illegible] LOCATIONS, FRAMING AND LOCK LAYOUT.

DIVISION 9 - FINISHES

1. PROVIDE [illegible] AT ALL BATHROOMS AND KITCHENS AS INDICATED ON THE DRAWINGS.
2. PROVIDE NEW TOILET ACCESSORIES THROUGHOUT ALL UNIT BATHROOMS.
3. FURNISH AND INSTALL NEW FIRE EXTINGUISHERS AND CABINETS THROUGHOUT IN LOBBY AND CORRIDORS.
4. PROVIDE AND INSTALL NEW USPS MAILBOX.
5. PROVIDE NEW UNIT NUMBERS AT STAIRWELL, FIRE EGRESS AND WAY FINDING. SIGNAGE TO MEET ALL ACCESSIBILITY REQUIREMENTS.
6. PROVIDE NEW ROLLER SHADES WITH PULL CHAINS AT ALL WINDOWS.
7. NEW KNOX BOX LOCATION TO BE AS APPROVED BY FIRE DEPARTMENT.
8. PROVIDE VIBRATION ISOLATION FOR ALL ROOFTOP EQUIPMENT (HVAC)
9. PROVIDE & INSTALL TWO ROWS OF BIRD CONTROL ALONG THE ENTIRE LENGTH OF THE ROOFTOP PARAPETS

**DIVISION 11 - EQUIPMENT**

1. PROVIDE NEW KITCHEN APPLIANCES IN ALL UNITS.

**DIVISION 12 - [illegible]**

1. PROVIDE IN ALL [illegible] UNITS, KITCHEN AND BATHROOM [illegible] PLASTIC LAMINATE [illegible] BACKSPLASH.
2. PROVIDE NEW [illegible] BATHROOMS SHALL HUNG AT ADA BATH.
3. INSTALL NEW SHELVING AT ALL CLOSETS. PROVIDE WIRE SHELVING WITH ROD AS INDICATED ON THE DRAWINGS.

**ARCHITECTURAL KEY NOTES**

(A) PROVIDE NEW FLOOR DRAINS AT THE WINDOW WELLS AND STAIR WELLS. COORDINATE WITH PLUMBING.

(B) REPAIR EXISTING MASONRY WALL AT EXTERIOR STAIR TO BASEMENT. PROVIDE NEW WALL CAP AT RETAINING WALL

(C) PROVIDE FENCE WITH LOCKABLE GATE AT EXTERIOR STAIRS.

(D) PROVIDE & INSTALL NEW CODE COMPLIANT GUARDRAIL/HANDRAIL SYSTEM.

(E) FILL LIGHT WELLS.

(F) PROVIDE & INSTALL DRAIN AND FLOOR METAL PANS IN LAUNDRY ROOM.

(G) [illegible]

(H) INSTALL NEW WOOD FLOORING.

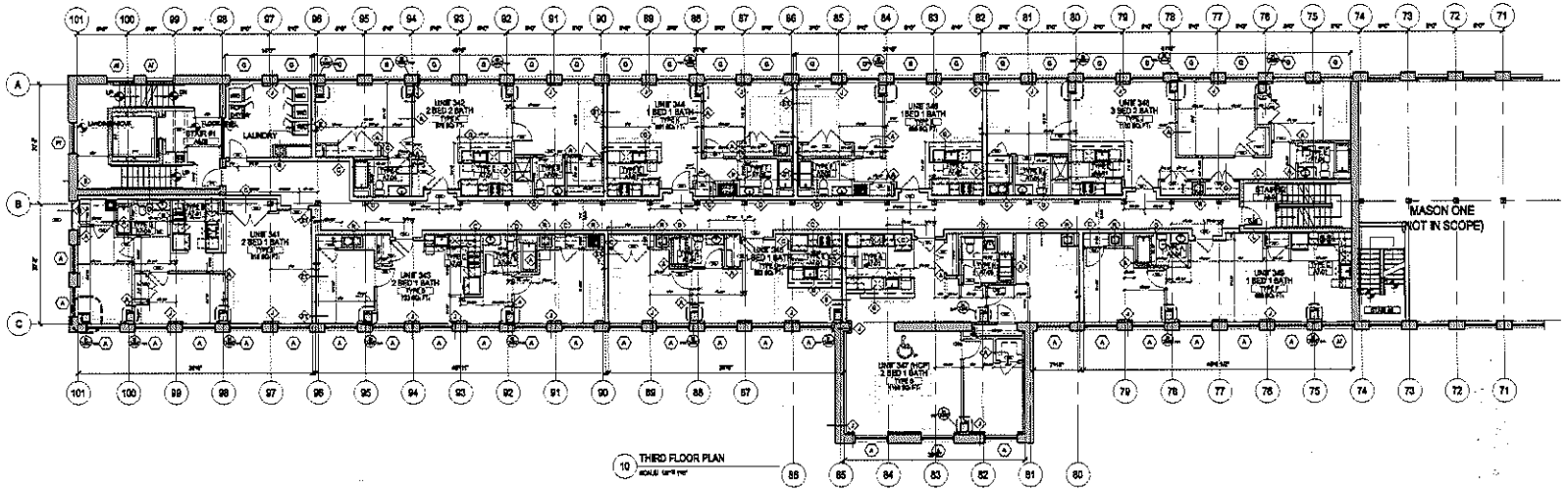
(I) RESET EXISTING STONE CAP. CLEAN AND REFURBISH STONE CAP. RECUT WITH FLOOR SLOPE. (TYP.)

(J) INSTALL SLOPING CAST PARAPET, 0-2% WITH NEW GROUT

(K) PROVIDE LOCKABLE SECURITY GATE (FULL HEIGHT) THAT CONTROLS ACCESS TO THE ROOF.

TYPICAL INTERIOR COLUMN = SANDBLAST + COAT W/ APPROVED SEALER/ DOOR BLOCK (RECON)

FLOOR AREA INFILL




10 THIRD FLOOR PLAN

the architectural team

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Consultant:

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Architect of Record:

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837 STATE STREET
SPRINGFIELD, MA 01109

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Attachment: State_St_858_2019 (5025 : SS State Street, ET.AL.)



**GENERAL NOTES - ARCHITECTURAL PLANS**

**DIVISION 5 - CONCRETE WORK**
1. PROVIDE MISCELLANEOUS CONCRETE AS REQUIRED FOR COMPLETION OF THE WORK.

**DIVISION 6 - MASONRY WORK**
1. INFILL ALL EXISTING OPENINGS WHERE EXISTING EQUIPMENT THAT IS NO LONGER IN USE.

**DIVISION 5 - METALS**
1. PROVIDE STRUCTURAL STEEL, METAL RAILS, AND HANDRAILS AS REQUIRED FOR NEW EXTERIOR OPEN GRATE FIRE ESCAPES AS DETAILED ON DRAWINGS.
2. REFINISH STEEL LINTELS ABOVE ALL MASONRY OPENINGS

**DIVISION 6 - CARPENTRY**
1. PROVIDE NEW PLYWOOD CEMENTATIOUS UNDERLAYMENT.
2. PROVIDE ALLOWANCES FOR SISTERING EXISTING JOISTS AS REQUIRED
3. PROVIDE BLOCKING AT INTERIOR DOORS, KITCHENS, AND BATHROOMS AND WHEREVER REQUIRED FOR ATTACHMENT AND STRUCTURAL REINFORCING.
4. PROVIDE ALL FRAMING FOR CONVERSION OF FOUR (4) UNITS TO HANDICAP ACCESSIBLE UNITS.
5. PROVIDE NEW DOORS, FRAMES AND TRIM AS INDICATED ON THE DRAWINGS.

**DIVISION 7 - THERMAL AND MOISTURE PROTECTION**
1. PROVIDE NEW METAL FLASHING, COPPER ROD AND CAULKING AT ALL NEW WINDOWS AND AT EXTERIOR DOORS.
2. SEAL PERIMETERS OF ALL COUNTERTOPS, SINKS, BATHTUBS, TOILETS, ETC.
3. PROVIDE INSULATION AT ALL EXISTING EXPOSED COPPER HEATING LINES.
4. REMOVE EXISTING BALLASTED ROOF. REPLACE WITH NEW 60MIL EPDM ROOF.

**DIVISION 8 - DOORS AND WINDOWS**

STANDARD WOOD DOORS:
1. PROVIDE FIRE-RATED WOODEN 90 MIN.) MDF SOLID CORE WOOD DOORS AND HARDWARE, INCLUDING PEEPHOLES AT [illegible] AND WHEREVER OTHER DWELLING UNIT ENTRY DOORS [illegible] WITH SWEEPS. TRIM AS INDICATED ON THE DRAWINGS. [illegible] OF A LIMITED [illegible] SYSTEM.
2. REFER TO [illegible] UNIT LISTING.

DIVISION [illegible] FINISH

1. PROVIDE [illegible] COMMON PC. ALL PENETRATIONS IN ASSEMBLY [illegible] TO BE FIRE RATED.
2. INSTALL MULTI-GRAY MAT AT GROUND FLOOR ENTRY VESTIBULE.
3. INSTALL VINYL COMPOSITION SHEET AT KITCHENS AND BATHROOMS.
4. INSTALL WALL AND BASE AT ALL BATHROOMS.
5. NEW TUBS TO RECEIVE 3 SIDE TUB SURROUNDS
6. REMOVE ALL EXISTING WALL TILE ON EXISTING WALLS. REPAIR AND REFINISH DAMAGED AREAS WITH GREEN BOARD.
7. PROVIDE AND INSTALL NEW KITCHEN COUNTERTOPS.
8. PROVIDE SOFFIT FOR CONCEALMENT OF EXISTING EXPOSED COPPER HEATING LINES.

**DIVISION 10 - SPECIALTIES**
1. NEW SURFACE MOUNTED [illegible] WITH LIGHT AT ALL UNIT BATHROOMS.
2. PROVIDE NEW TOILET ACCESSORIES THROUGHOUT ALL UNIT BATHROOMS.
3. FURNISH AND INSTALL NEW FIRE EXTINGUISHERS AND CABINETS THROUGHOUT IN LOBBY AND CORRIDORS.
4. PROVIDE AND INSTALL NEW USPS MAILBOX.
5. PROVIDE NEW UNIT NUMBERS AT STAIRWELL, FIRE DOORS, AND WAY FINDING. SIGNAGE TO MEET ALL ACCESSIBILITY REQUIREMENTS.
6. PROVIDE NEW ROLLER SHADES WITH PULL CHAINS AT ALL WINDOWS.
7. NEW DOOR BOX LOCATION TO BE AS APPROVED BY FIRE DEPARTMENT.
8. PROVIDE VIBRATION ISOLATION FOR ALL ROOFTOP EQUIPMENT (HVAC)
9. PROVIDE & INSTALL TWO ROWS OF BIRD CONTROL ALONG THE ENTIRE LENGTH OF THE ROOFTOP PARAPETS

**DIVISION 11 - EQUIPMENT**

1. [illegible] IN ALL [illegible] UNITS, KITCHEN AND BATHROOM COUNTERTOPS TO BE POST-FORMED PLASTIC LAMINATE COUNTERTOPS WITH 4" BACKSPLASH.
2. PROVIDE NEW [illegible] UNIT BATHROOMS (WALL HUNG AT ADA BATHROOMS).
3. INSTALL NEW MOUNTING AT ALL CHILLERS. PROVIDE WIRE SCREENING WITH ROD SIZE AS INDICATED ON THE DRAWINGS.

**ARCHITECTURAL KEY NOTES**

(A) PROVIDE NEW FLOOR DRAINS AT THE WINDOW WELLS AND STAIR WELLS. COORDINATE WITH PLUMBING.

(B) REPAIR EXISTING MASONRY WALL AT EXTERIOR STAIR TO BASEMENT. PROVIDE NEW WALL CAP AT RETAINING WALL.

(C) PROVIDE FENCE WITH LOCKABLE GATE AT EXTERIOR STAIRS.

(D) PROVIDE & INSTALL NEW CODE COMPLIANT GUARDRAIL/HANDRAIL SYSTEM.

(E) FULL LIGHT WELLS.

(F) PROVIDE & INSTALL DRAIN AND FLOOR METAL PANS IN LAUNDRY ROOM.

(G) –

(H) INSTALL NEW WOOD FLOORING.

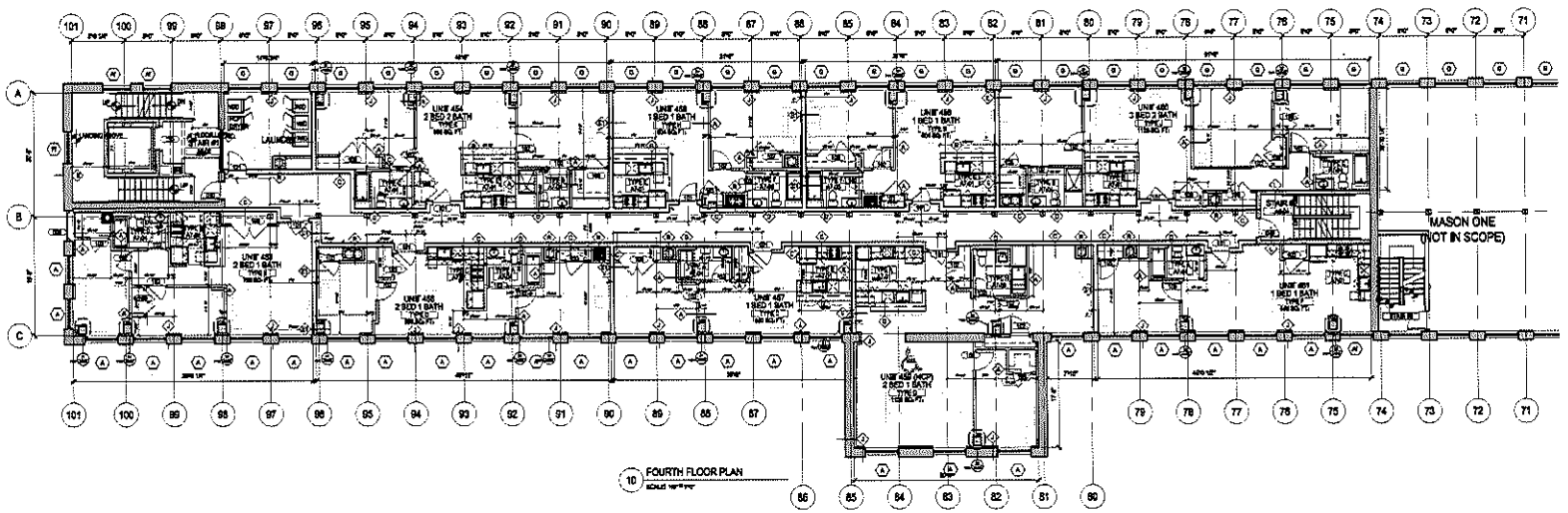
(J) REMOVE EXISTING STONE CAP, CLEAN AND REFURBISH (61) STONE CAPS AT ROOFOUT WITH FLUID SEAL (TYP.)

(K) REPLACE EXISTING CAST PARAPET CAPS WITH NEW CAPS

(L) PROVIDE LOCKABLE SECURITY GATE (FULL HEIGHT) THAT CONTROLS ACCESS TO THE ROOF.

TYPICAL INTERIOR COLUMN - SANDBLAST - COAT W/ APPROVED SEALER/ ODOR BLOCK (RECON)

FLOOR AREA INFILL




10 FOURTH FLOOR PLAN

cat
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Consultant:

Revision:

Architect of Record:

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Checked: SHC
Scale: 1/8" = 1'-0"
Key Plan:

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837 STATE STREET
SPRINGFIELD, MA 01109

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Attachment: State_St_858_2019 (5025 : SS State Street, ET.AL.)



GENERAL NOTES - ARCHITECTURAL PLANS

DIVISION 3 - CONCRETE WORK

1. PROVIDE MISCELLANEOUS CONCRETE AS REQUIRED FOR COMPLETION OF THE PROJECT.

DIVISION 4 - MASONRY WORK

1. INFILL ALL EXISTING OPENINGS WHERE EXISTING EQUIPMENT THAT IS NO LONGER IN USE.

DIVISION 5 - METALS

1. PROVIDE STRUCTURAL STEEL, METAL RAILS, AND HANDRAILS AS REQUIRED FOR NEW EXTERIOR OPEN GRATE FIRE ESCAPES AS DETAILED ON DRAWINGS.
2. REFINISH STEEL UNITS & ABOVE ALL MASONRY OPENINGS

DIVISION 6 - CARPENTRY

1. PROVIDE NEW PLYWOOD CEMENTATIOUS UNDERLAYMENT.
2. PROVIDE ALLOWANCES FOR SISTERING EXISTING JOISTS AS REQUIRED
3. PROVIDE BLOCKING AT INTERIOR DOORS, KITCHENS, AND BATHROOMS AND PASSIVER REQUIRED FOR ATTACHMENT AND STRUCTURAL REINFORCING.
4. PROVIDE ALL FRAMING FOR CONVERSION OF FOUR (1) UNITS TO HANDICAP ACCESSIBLE UNITS.
5. PROVIDE NEW DOORS, FRAMES AND TRIM AS INDICATED ON THE DRAWINGS.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

1. PROVIDE NEW METAL FLASHING, BACKERBOARD AND CAULKING AT ALL NEW WINDOWS, AND AT EXTERIOR DOORS.
2. SEAL PERIMETERS OF ALL COUNTERTOPS, SINKS, BATHTUBS, TOILETS, ETC.
3. PROVIDE INSULATION AT ALL EXISTING EXPOSED COPPER HEATING LINES.
4. REMOVE EXISTING BALLASTED ROOF. REPLACE WITH NEW 60MIL EPDM ROOF.

DIVISION 8 - DOORS AND WINDOWS

STANDARD WOOD DOORS:

1. PROVIDE FIRE-RATED WOODEN (90 MIN.) MDF SOLID CORE WOOD DOORS AND HARDWARE, INCLUDING PEEPHOLES AT [illegible] INCLUDING UNIT ID TINY DOORS, [illegible] AS INDICATED ON THE DRAWINGS.

DIVISION 9 - FINISHES

1. TOXIC FIRE [illegible] FOR ALL APARTMENTS IN [illegible] FIRE RATED.
2. INSTALL NEW [illegible] MAT AT GROUND FLOOR ENTRY VESTIBULES.
3. INSTALL VINYL COMPOSITION SHEET AT KITCHENS AND BATHROOMS.
4. INSTALL WALL AND BASE AT ALL BATHROOMS.
5. NEW TUBS TO RESEMBLE 3 SIDE TUB SURROUNDS
6. REMOVE ALL EXISTING WALL TILE ON EXISTING WALLS. REPAIR AND REFINISH DAMAGED AREAS WITH GREEN BOARD.
7. PROVIDE AND INSTALL NEW KITCHEN COUNTERTOPS.
8. PROVIDE SOFFIT FOR CONCEALMENT OF EXISTING EXPOSED COPPER HEATING LINES.

DIVISION 10 - SPECIALTIES

1. NEW SURFACE MOUNTED MEDICINE CABINETS WITH LIGHT AT ALL UNIT BATHROOMS.
2. PROVIDE NEW TOILET ACCESSORIES THROUGHOUT ALL UNIT BATHROOMS.
3. FURNISH AND INSTALL NEW FIRE EXTINGUISHERS AND CABINETS THROUGHOUT IN LOBBY AND CORRIDORS.
4. PROVIDE AND INSTALL NEW MEPS MAILBOX.
5. PROVIDE NEW UNIT NUMBERS AT STAIRWELL, FIRE RATED, AND WAY FINDING SIGNAGE TO MEET ALL ACCESSIBILITY REQUIREMENTS.
6. PROVIDE NEW ROLLER SHADES WITH PULL CHAINS AT ALL WINDOWS.
7. NEW KNOX BOX LOCATION TO BE AS APPROVED BY FIRE DEPARTMENT.
8. PROVIDE VIBRATION ISOLATION FOR ALL ROOFTOP EQUIPMENT (HVAC)
9. PROVIDE & INSTALL TWO ROWS OF BIRD CONTROL ALONG THE ENTIRE LENGTH OF THE ROOFTOP PARAPETS

DIVISION 11 - EQUIPMENT

1. [illegible] AT ALL UNIT BATHROOMS AND KITCHEN AND BATHROOM [illegible] AS NOTED PT. ASTIC LAMINATE [illegible] AT BACKSPLASH.
2. PROVIDE NEW [illegible] BATHROOMS (WALL HUNG AT ADA BATH)
3. INSTALL [illegible] AT A [illegible] PROVIDE WIRE SHELVES WITH ROD AS INDICATED ON THE DRAWINGS.

ARCHITECTURAL KEY NOTES

A. PROVIDE NEW FLOOR DRAINS AT THE WINDOW WELLS AND STAIR WELLS. COORDINATE WITH PLUMBING.

B. REPAIR EXISTING MASONRY WALL AT EXTERIOR STAIR TO BASEMENT, PROVIDE NEW WALL CAP AT RETAINING WALL

C. PROVIDE FENCE WITH LOCKABLE GATE AT EXTERIOR STAIRS.

D. PROVIDE & INSTALL NEW CODE COMPLIANT GUARDRAIL/HANDRAIL SYSTEM.

E. TILE LIGHT WELLS.

F. PROVIDE & INSTALL DRAIN AND FLOOR METAL PANS IN LAUNDRY ROOM.

G. [illegible]

H. INSTALL NEW WOOD FLOORING.

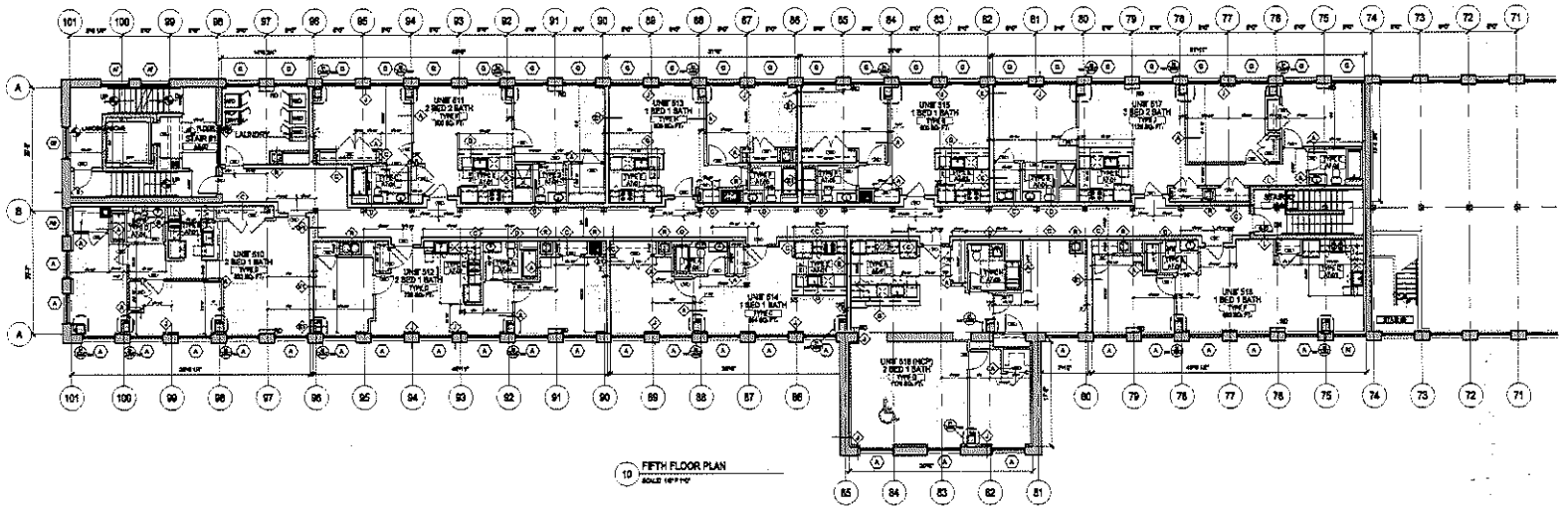
I. REMOVE EXISTING STONE CAP, CLEAN AND REFURBISH STONE CAP THROUGHOUT WITH FLEXIBLE SEALANT (TYP.)

J. REPLACE EXISTING CAST COPING CAPS WITH NEW GROUT

K. PROVIDE LOCKABLE SECURITY GATE (FULL HEIGHT) THAT CONTROLS ACCESS TO THE ROOF.

TYPICAL INTERIOR COLUMN + SANDBLAST + COAT W/ APPROVED SEALER/ DOOR BLOCK (RECON)

FLOOR AREA INFILL




10 FIFTH FLOOR PLAN

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Revision:
APRIL 14, 2017 - HISTORIC CHANGES

Architect of Record:

Drawn: SCW
Checked: SHC
Scale: 1/8" = 1'-0"
Key Plan:

Project Name:
MASON SQUARE APARTMENTS II

837 STATE STREET
SPRINGFIELD, MA 01109

Sheet Name:
MILL BUILDING
FIFTH FLOOR PLAN

Project Number:
14148

Issue Date:
OCTOBER 23, 2018

Sheet Number:
A2.15

Monday, October 22, 2018 10:55:41 AM
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Attachment: State_St_858_2019 (5025 : SS State Street, ET.AL.)



**GENERAL NOTES - ARCHITECTURAL PLANS**

**DIVISION 3 - CONCRETE WORK**
1. PROVIDE MINIMUM 4" CONCRETE AS REQUIRED FOR OCCUPANCY.

**DIVISION 4 - MASONRY WORK**
1. INFILL ALL EXISTING OPENINGS WHERE EXISTING EQUIPMENT THAT IS NO LONGER IN USE.

**DIVISION 5 - METALS**
1. PROVIDE STRUCTURAL STEEL, METAL RAILS, AND HANDRAILS AS REQUIRED FOR NEW EXTERIOR OPEN GRATE FIRE ESCAPES AS DETAILED ON DRAWINGS.
2. REFINISH STEEL LINTELS ABOVE ALL MASONRY OPENINGS.

**DIVISION 6 - CARPENTRY**
1. PROVIDE NEW PLYWOOD CEMENTATIOUS UNDERLAYMENT.
2. PROVIDE ALLOWANCES FOR SISTERING EXISTING JOISTS AS REQUIRED.
3. PROVIDE BLOCKING AT INTERIOR DOORS, KITCHENS, AND BATHROOMS AND WHERE ANY CABINETS ARE MOUNTED.
4. PROVIDE ALL FRAMING FOR CONVERSION OF FOUR (4) UNITS TO HANDICAP ACCESSIBLE UNITS.
5. PROVIDE NEW DOORS, FRAMES AND TRIM AS INDICATED ON THE DRAWINGS.

**DIVISION 7 - THERMAL AND MOISTURE PROTECTION**
1. PROVIDE NEW METAL FLASHING, SEALANTS AND CAULKING AT ALL NEW WINDOWS AND AT EXTERIOR DOORS.
2. SEAL PERIMETERS OF ALL COUNTERTOPS, SINKS, BATHTUBS, TOILETS, ETC.
3. PROVIDE INSULATION AT ALL EXISTING EXPOSED COPPER HEATING LINES.
4. REMOVE EXISTING BALLASTED ROOF, REPLACE WITH NEW 60MIL EPDM ROOF.

**DIVISION 8 - DOORS AND WINDOWS**
STANDARD WOOD DOORS:
1. PROVIDE FIRE-RATED WOODEN (90 MIN.) MDF SOLID CORE WOOD DOORS AND HARDWARE, INCLUDING PEEPHOLES AT [illegible] DWELLING UNIT ENTRY DOORS.

**DIVISION 9 - FINISHES**
1. NEW SURFACE MOUNTED KITCHEN CABINETS WITH LUCITE AT ALL UNIT BATHROOMS.
2. PROVIDE NEW TOILET ACCESSORIES THROUGHOUT ALL UNIT BATHROOMS.
3. FURNISH AND INSTALL NEW FIRE EXTINGUISHERS AND CABINETS THROUGHOUT IN LOBBY AND CORRIDORS.
4. PROVIDE AND INSTALL NEW UNPS MAILBOX.
5. PROVIDE NEW UNIT NUMBERS AT STAIRWELL, FIRE EGRESS AND WAY FINDING SIGNAGE TO MEET ALL ACCESSIBILITY REQUIREMENTS.
6. PROVIDE NEW ROLLER SHADES WITH FULL CHAINS AT ALL WINDOWS.
7. NEW MAILBOX LOCATION TO BE AS APPROVED BY FIRE DEPARTMENT.
8. PROVIDE VIBRATION ISOLATION FOR ALL ROOFTOP EQUIPMENT (HVAC)
9. PROVIDE & INSTALL TWO ROWS OF BIRD CONTROL ALONG THE ENTIRE LENGTH OF THE ROOFTOP PARAPETS

**DIVISION 10 - SPECIALTIES**
1. PROVIDE NEW [illegible] UNITS, KITCHEN AND BATHROOM [illegible] WITH VINYL-FORMED PLASTIC LAMINATE [illegible] AT TUB/SHOWER.
2. PROVIDE NEW [illegible] AT BATHROOMS (WALL HUNG AT ADA BATH).
3. INSTALL NEW SIGNAGE AT ALL DOORS, PROVIDE WIRE SHELVING WITH ROD AS INDICATED ON THE DRAWINGS.

**DIVISION 11 - EQUIPMENT**

**ARCHITECTURAL KEY NOTES**

A. PROVIDE NEW FLOOR DRAINS AT THE WINDOW WELLS AND STAIR WELLS. COORDINATE WITH PLUMBING.

B. REPAIR EXISTING MASONRY WALL AT EXTERIOR STAIR TO BASEMENT. PROVIDE NEW WALL CAP AT RETAINING WALL.

C. PROVIDE FENCE WITH LOCKABLE GATE AT EXTERIOR STAIR.

D. PROVIDE & INSTALL NEW CODE COMPLIANT GUARDRAIL/HANDRAIL SYSTEM.

E. [illegible] LIGHT WELLS.

F. PROVIDE & INSTALL DRAIN AND FLOOR METAL PANS IN LAUNDRY ROOM.

G. [illegible]

H. INSTALL NEW WOOD FLOORING.

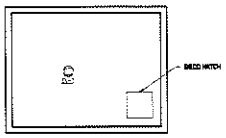
I. REMOVE EXISTING STONE CAP, CLEAN AND REFURBISH ETC. CAP W/ CUT-OUT WITH FLEX SEAL (TYP.)

J. REPLACE EXISTING GRAT, UNAPPROVED CAPS WITH NEW, CIRCUIT

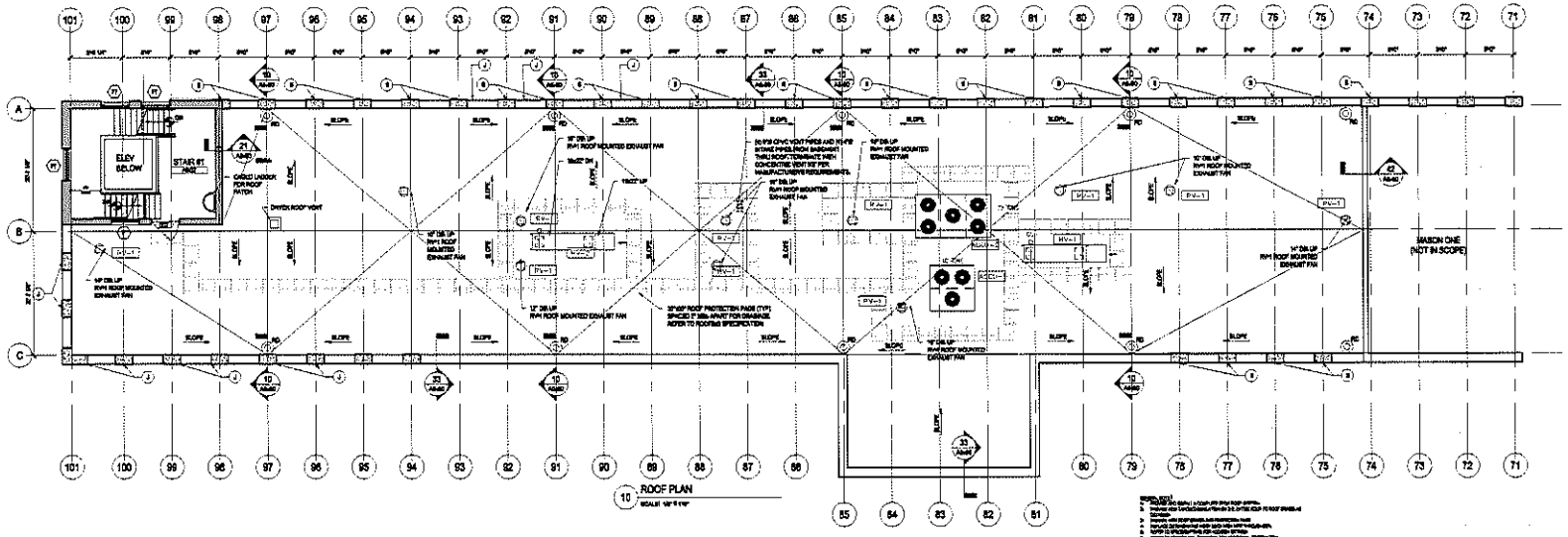
K. PROVIDE LOCKABLE SECURITY GATE (FULL HEIGHT) THAT CONTROLS ACCESS TO THE ROOF.

TYPICAL INTERIOR COLUMN
- SANDBLAST
- COAT W/ APPROVED SEALER/ DOOR BLOCK (RECON)

FLOOR AREA INFILL




11 STAIR TOWER ROOF PLAN




10 ROOF PLAN

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Consultant:

Revision:

Architect of Record:

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Scale: 1/8" = 1'-0"
Key Plan:

Project Name:
MASON SQUARE APARTMENTS II

837 STATE STREET
SPRINGFIELD, MA 01109

Sheet Name:
MILL BUILDING ROOF PLAN

Project Number:
14148

Issue Date:
OCTOBER 23, 2018

Sheet Number:
A2.16

Monday, October 22, 2018 10:53:53 AM
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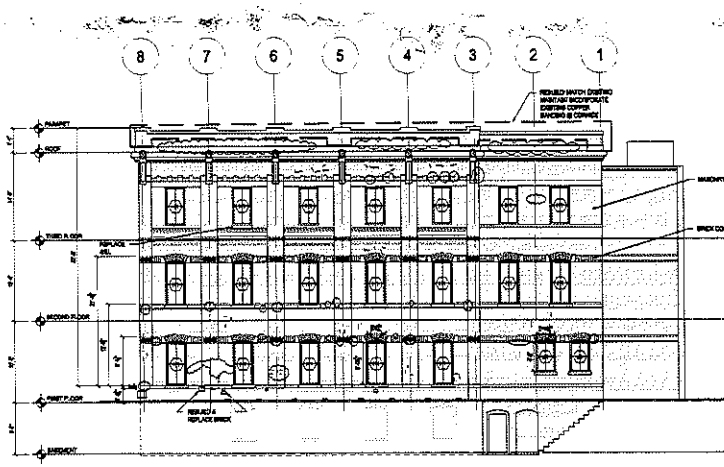
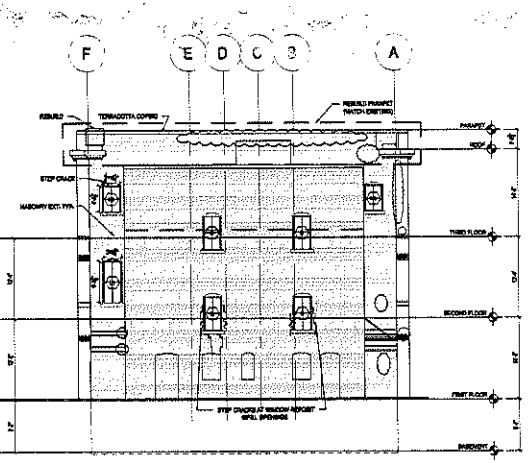
Attachment: State_St_858_2019 (5025 : SS State Street, Et.Al.)

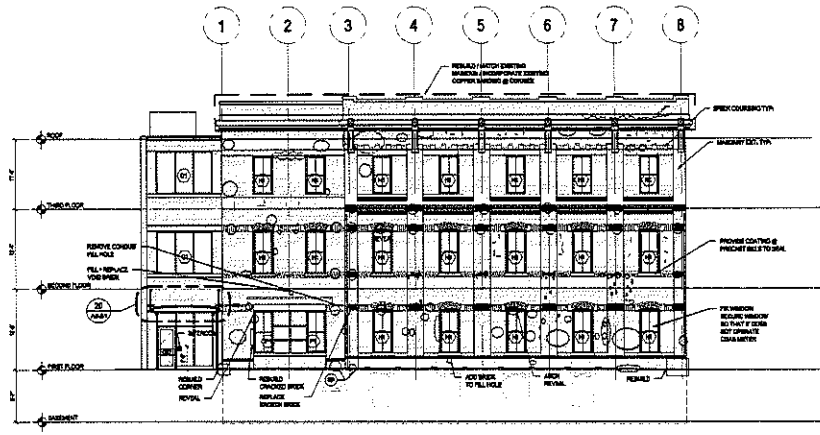





21 SIDE ELEVATION




11 REAR ELEVATION

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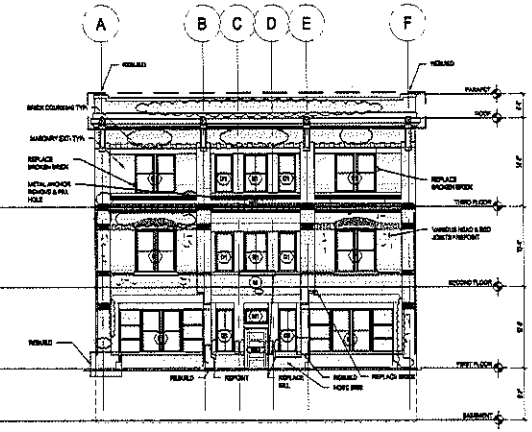
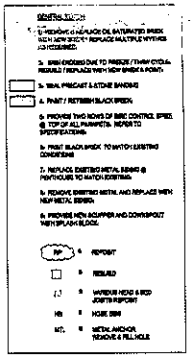



10 FRONT ELEVATION



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Consultant:

Revision:

Architect of Record:

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Checked: SHC
Scale: 1/8" = 1'-0"
Key Plan:

Project Name:
MASON SQUARE APARTMENTS II

837 STATE STREET
SPRINGFIELD, MA 01109

Sheet Name:
FIRE HOUSE EXTERIOR ELEVATIONS

Project Number:
14148

Issue Date:
OCTOBER 23, 2018

Sheet Number:
A4.00

Monday, October 22, 2018 10:55:56 AM
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Monday, October 22, 2018 10:57:08 AM
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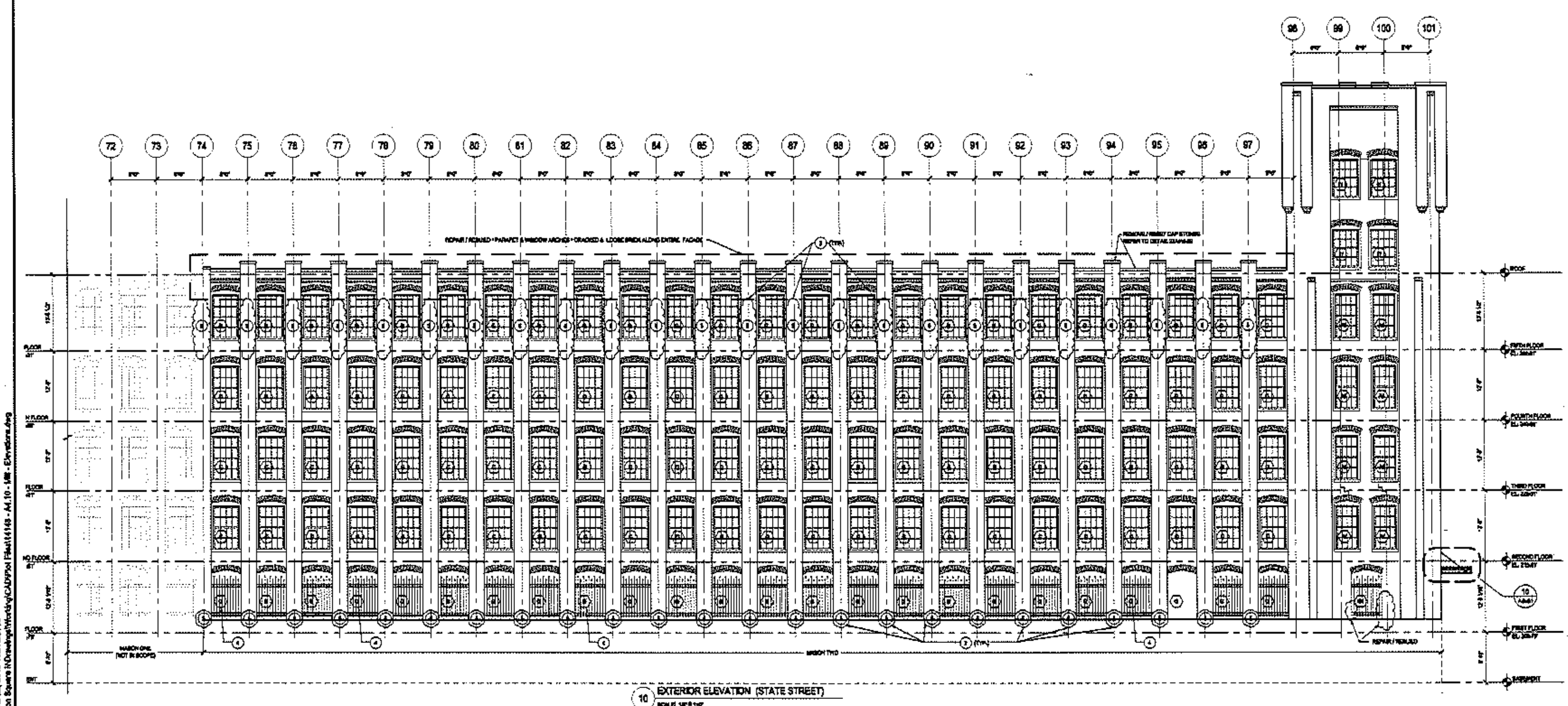
**KEY NOTES:**

1. [illegible] & REPLACE OIL SATURATED BRICK WITH NEW BRICK - REPLACE MULTIPLE WYTHES AS REQUIRED.
2. [illegible] THE BRICK SKIN IS ERODED DUE TO FREEZE / THAW CYCLE, REBUILD / REPLACE WITH NEW BRICK & REPOINT.
3. [illegible] FLOOR WINDOWS ON THE STATE STREET ELEVATION, REMOVE WROUGHT IRON SECURITY GRATES PROVE NEW BRACKETS, SANDBLAST AND REFINISH (POWDER COAT). REPAIR MASONRY BEFORE REINSTALLATION.
4. [illegible] 4 MISSING GRATES COVERING FIRST FLOOR WINDOWS
5. RE-POINT MASONRY IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL PARK SERVICE STANDARDS OF REHABILITATION.

**GENERAL NOTES:**

1. ALL MASONRY WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE NATIONAL PARKS SERVICE GUIDELINES INCLUDING ALL GUIDELINES & RECOMMENDATIONS.
2. REMOVE & REPLACE OIL SATURATED BRICK WITH NEW BRICK - REPLACE MULTIPLE WYTHES AS REQUIRED.
3. SKIN ERODED DUE TO FREEZE / THAW CYCLE. REBUILD / REPLACE WITH NEW BRICK & POINT.
4. SEAL PRECAST & STONE BANDING
5. PAINT / REFINISH BLACK BRICK.
6. PROVIDE TWO ROWS OF BIRD CONTROL SPIKE @ TOP OF ALL PARAPETS. REFER TO SPECIFICATIONS.
7. PAINT BLACK BRICK TO MATCH EXISTING CONDITIONS
8. REPLACE EXISTING METAL SIDING @ PENTHOUSE TO MATCH EXISTING.
9. REMOVE EXISTING METAL AND REPLACE WITH NEW METAL SIDING.
10. PROVIDE NEW SCUPPER AND DOWNSPOUT WITH SPLASH BLOCK.

RP = REPOINT
☐ = REBUILD
⌐ = VARIOUS HEAD & BED JOINTS REPOINT
HB = HOSE BIBB
MTL = METAL ANCHOR REMOVE & FILL HOLE




10 EXTERIOR ELEVATION (STATE STREET)
SCALE: 1/8" = 1'-0"

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Consultant:

Revision:

Architect of Record:

Drawn: SCW
Checked: SHC
Scale: 1/8" = 1'-0"
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Project Name:
MASON SQUARE APARTMENTS II

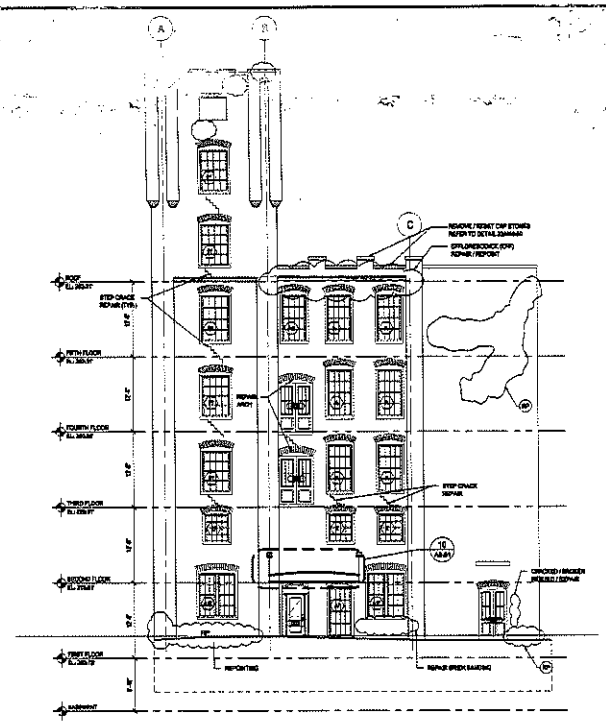
837 STATE STREET
SPRINGFIELD, MA 01109

Sheet Name:
MILL BUILDING EXTERIOR ELEVATIONS

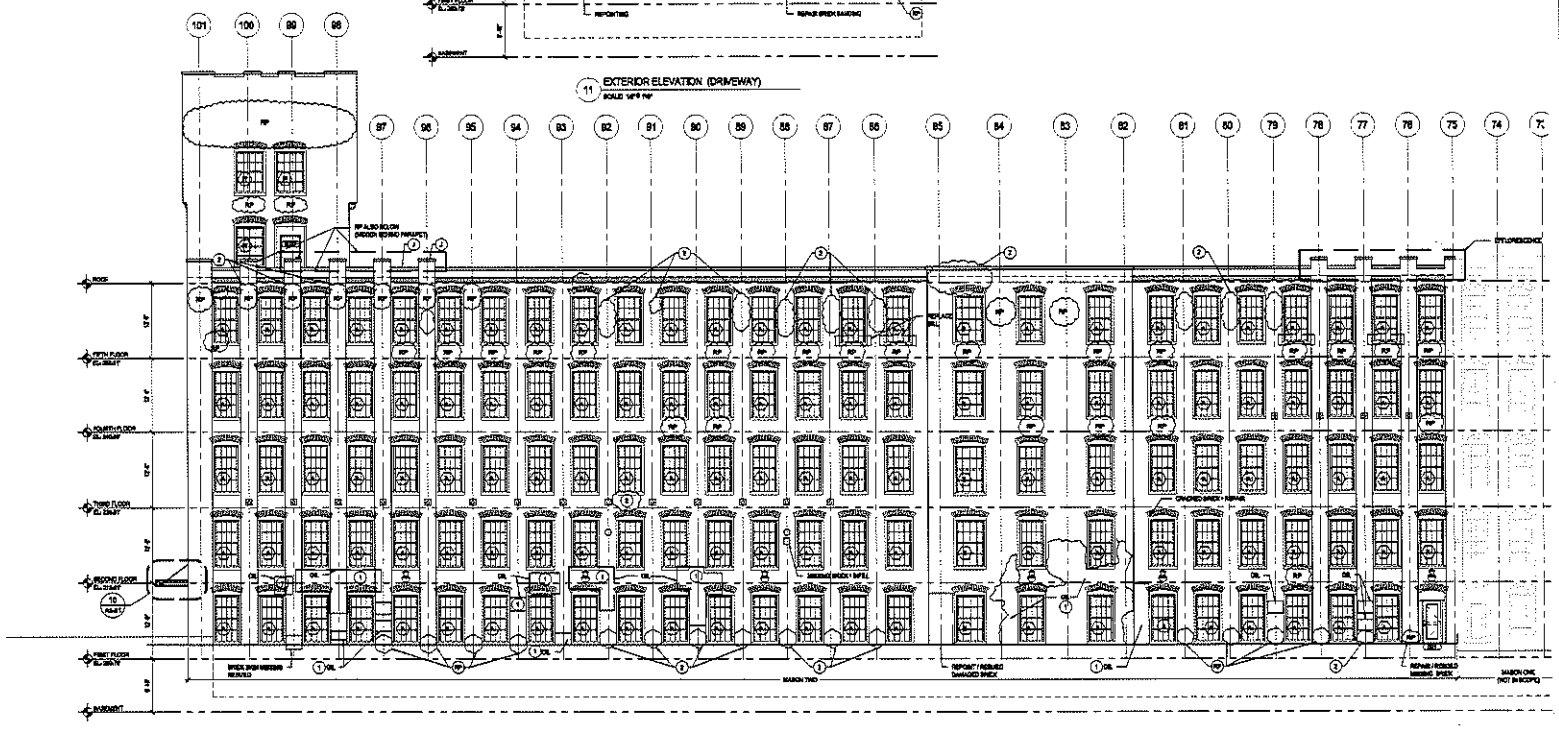
Project Number:
14148

Issue Date:
OCTOBER 23, 2018

Sheet Number:
A4.10



11 EXTERIOR ELEVATION (DRIVEWAY)



12 EXTERIOR ELEVATION (COURTYARD)

**KEY NOTES:**

1. REMOVE & REPLACE OIL SATURATED BRICK WITH NEW BRICK - REPLACE MULTIPLE WYTHES AS REQUIRED.
2. REPLACE THE BRICK SKIN IS ERODED DUE TO FREEZE / THAW CYCLE. REBUILD / REPLACE WITH NEW BRICK & REPOINT.
3. FIRST FLOOR WINDOWS ON THE STATE STREET ELEVATION, REMOVE WROUGHT IRON SECURITY GRATES PROVIDE NEW BRACKETS, SANDBLAST AND REFINISH (POWDER COAT). REPAIR MASONRY BEFORE REINSTALLATION.
4. REPLACE 4 MISSING GRATES COVERING FIRST FLOOR WINDOWS
5. RE-POINT MASONRY IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL PARK SERVICE STANDARDS OF REHABILITATION.

**GENERAL NOTES:**

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| | | |
|---|---|---|
| RP | = | REPOINT |
| □ | = | REBUILD |
| ⌇ | = | VARIOUS HEAD & BED JOINTS REPOINT |
| HB | = | HOSE BIBB |
| MTL | = | METAL ANCHOR REMOVE & FILL HOLE |

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Key Plan:

Project Name:
MASON SQUARE APARTMENTS II

837 STATE STREET
SPRINGFIELD, MA 01109

Sheet Name:
MILL BUILDING EXTERIOR ELEVATIONS

Project Number:
14148

Issue Date:
OCTOBER 23, 2018

Sheet Number:
A4.11

Monday, October 22, 2018 10:57:18 AM
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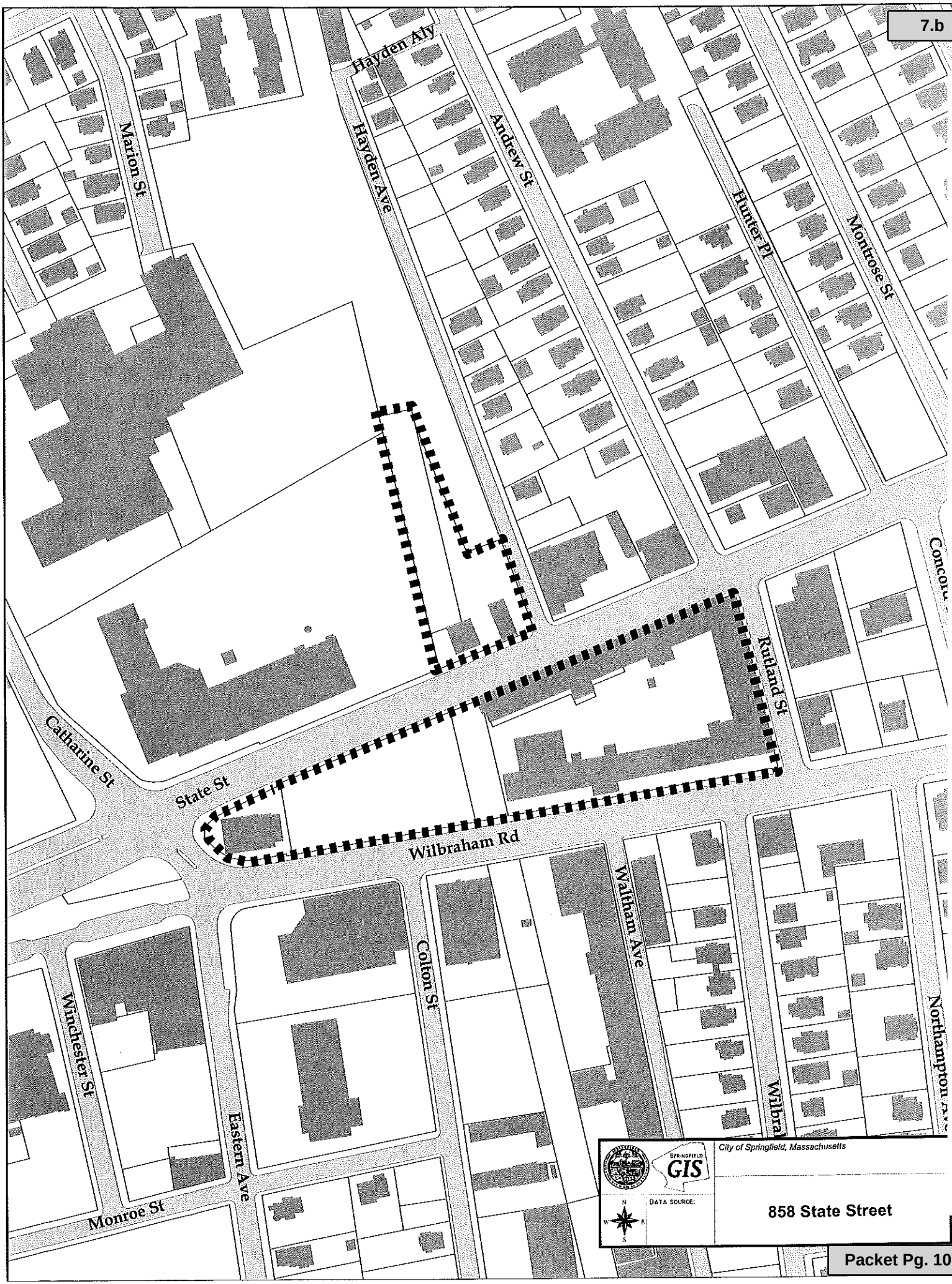



Attachment: State_St_858_2019 (5025 : SS State Street, Et.Al.)

**City Council**
36 Court Street
Springfield, MA 01103

**SCHEDULED**

**PETITION (ID # 5046)**

Meeting: 03/25/19 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 5046

# To Allow for the Re-Use of an Existing Structure for the Development of a Multi-Family Dwellings, Containing More Than Twenty Six (26) Units (60 Units), at the Property Known as 151 Chestnut Street (02750-0523) (Book#22006/Page#242), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2.

| | |
|---|---|
| Request: | See Above |
| Owner: | Chestnut Acquisitions, LLC |
| By: | Juan Prieto, Manager |
| Petitioner: | Davenport Advisors, LLC |
| By: | Juan Prieto, Manager |

# To The City Council of the City of Springfield:

*The undersigned respectfully petition your honorable body*

to allow for the re-use of an existing structure for the development of a multi-family dwellings, containing more than twenty six (26) units (60 units), at the property known as 151 Chestnut Street (02750-0523) (Book#22006/Page#242), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2.

**Mailing Address:**

667 Boylston Street, 2nd Floor
Boston, MA 02116

**Owner:**

**Chestnut Acquisitions, LLC**

I hereby certify that I am the owner or acting on behalf of the owner.

**BY:** _____
**Juan Prieto, Manager**

**Mailing Address:**

667 Boylston Street, 2nd Floor
Boston, MA 02116

**Petitioner:**

**Davenport Advisors, LLC**

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

**BY:** _____
**Juan Prieto, Manager**

Attachment: Chestnut_St_151_Tax_Formal (5046 : 151 Chesnut Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

2/4/2019

# Special Permit
# Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 151 Chestnut Street & ES Chestnut Street
Petitioner : Davenport Advisors LLC-Juan Prieto
Landlord : Chestnut Acquisitions LLC

Stephen J. Lonergan: Treasurer/Collector



Attachment: Chestnut_St_151_Tax_Formal (5046 : 151 Chesnut Street)

# OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
# ANALYSIS FOR A SPECIAL PERMIT

## 151 CHESTNUT STREET (02750-0523)
## RE-USE OF AN EXISTING STRUCTURE(S) (MORE THAN 26 DWELLING UNITS)

*General Information*

| | |
|---|---|
| **Petitioner:** | Davenport Advisors, LLC |
| **Request:** | Re-use of an existing structure(s) for the creation of new residential units and accessory parking. |
| **Proposed use of the property:** | Residential units and accessory parking. |
| **Parcel Size:** | 32,451 s.f. |
| **Compatibility with current planning documents:** | The Downtown Master Plan shows no changes to this area. |
| **Neighborhood council notification:** | Armoury Quadrangle Civic Association: 2-25-19 |
| **Tax Status:** | **SEE ATTACHED** |
| **Site Visit:** | 3-8-19 |
| **Hearing Date:** | 3-25-19 |

*Staff Analysis*

**Neighborhood characteristics:**

The parcels are currently zoned Business C and is located within an area with a mix of commercial and residential uses. The surrounding land uses include:

To the north is an automotive repair facility zoned Business C.
To the south are a commercial parking lot and automotive repair facility zoned Business C and Business A.
To the east is a commercial parking lot zoned Industrial A.
To the west are the Macintosh Condominiums zoned Business C.

**Site plan review:**

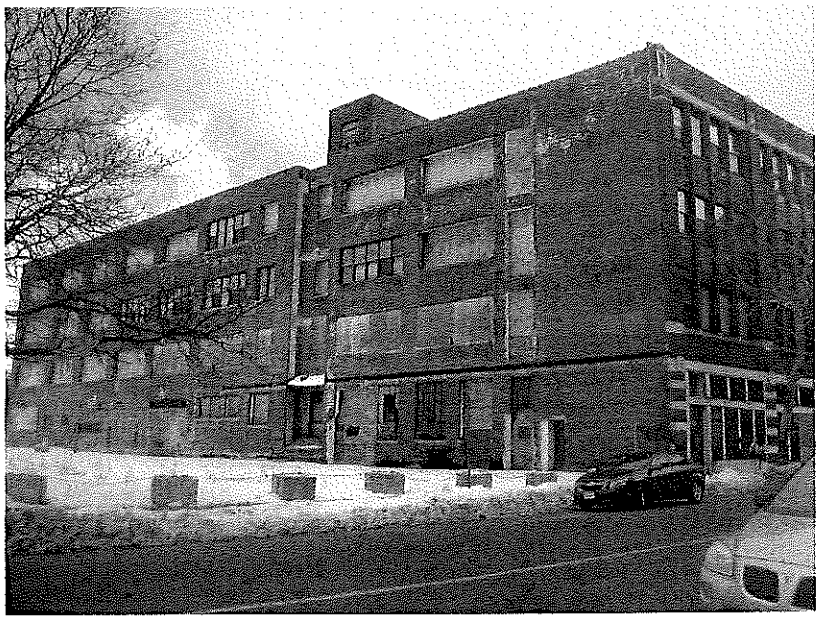
The petitioner has requested a special permit for the re-use of an existing structure and the construction of accessory parking at the properties known as 151 Chestnut Street and ES Chestnut Street. This is the current location of a vacant lot and the former Willy's-Overland building. The petitioner is proposing to renovate the building into sixty (60), new, market rate housing units and accessory parking. It should also be noted that in addition to the residential units, the petitioner is also proposing to create commercial store fronts facing Chestnut Street.

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)

After reviewing the submitted plans and visiting the site, the staff does not oppose the proposed request. As the Council is aware, this building has been vacant for a number of years and was extensively damaged by a gas explosion in an adjacent building back in 2012. The area for the propose parking lot was also the location of a building which had to be demolished as a result of the blast.

As noted above, there will be a total of sixty (60) new housing units located in the building. These will be a combination of studio, one (1) and two (2) bedroom units. Commercial store fronts will also be located along Chestnut Street. The petitioner is also proposing a common area on the roof of the building.

As per the attached plans, a new forty two (42) surface parking lot will also be created on the adjacent parcel. This parking lot will be able to be accessed from Chestnut Street and Worthington Street. Additionally, there will also be twenty (20) interior parking spaces located on the first floor of the building. It should be noted that while a landscape plan was submitted, this was only a conceptual plan. If approved, a full detailed landscape plan should be required identifying the number and type of all the proposed plantings. It should also be noted that in addition to this new parking lot, the petitioner is also in the process of purchasing the adjacent City owned property. This site is currently a paved parking lot with approximately sixty (60) spaces.



Overall, the staff is very pleased with the proposed development. As noted above, this building was severely damaged by the gas blast and has been vacant for a number of years. Further, this is a very historic building, having been constructed in 1916 and was the former regional offices and showroom for the Willy's-Overland Motor Company that became known as Jeep. Lastly, it due to the historic nature of this building, a new local historic district was created by the Springfield Historical Commission (SHC) back in August 2015. As such, any changes to the exterior of the building will require review and approval by the SHC.

## *Recommendation*

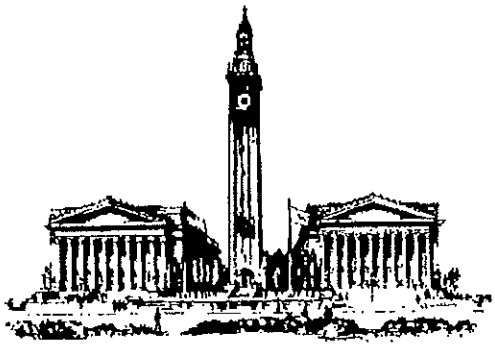
Approve, with conditions.

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)

*Recommended Conditions:*

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the re-use of an existing structure(s) and accessory parking, for sixty (60) residential units, at the properties known as
3. The use shall be developed as per that attached site plans and elevations, with the addition of conditions #4 through #9.
4. A detailed landscaping plan, showing location, type and number of all proposed landscaping, shall be submitted to the Office of Planning & Economic Development, for review and approval.
5. All landscaped areas shall be irrigated.
6. All landscaped areas shall be maintained and kept free of all overgrown vegetation, litter and debris.
7. The public treebelt and sidewalks shall be maintained by the petitioner, including snow removal.
8. All exterior renovation plans shall be reviewed and approved by the Springfield Historical Commission as per the Willy's-Overland Local Historic District.
9. In addition to the special permit approval, a full review by the Department of Public Works (DPW), as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit.
10. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to $200 per day for each day a violation exists.

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

2/4/2019

# Special Permit
# Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

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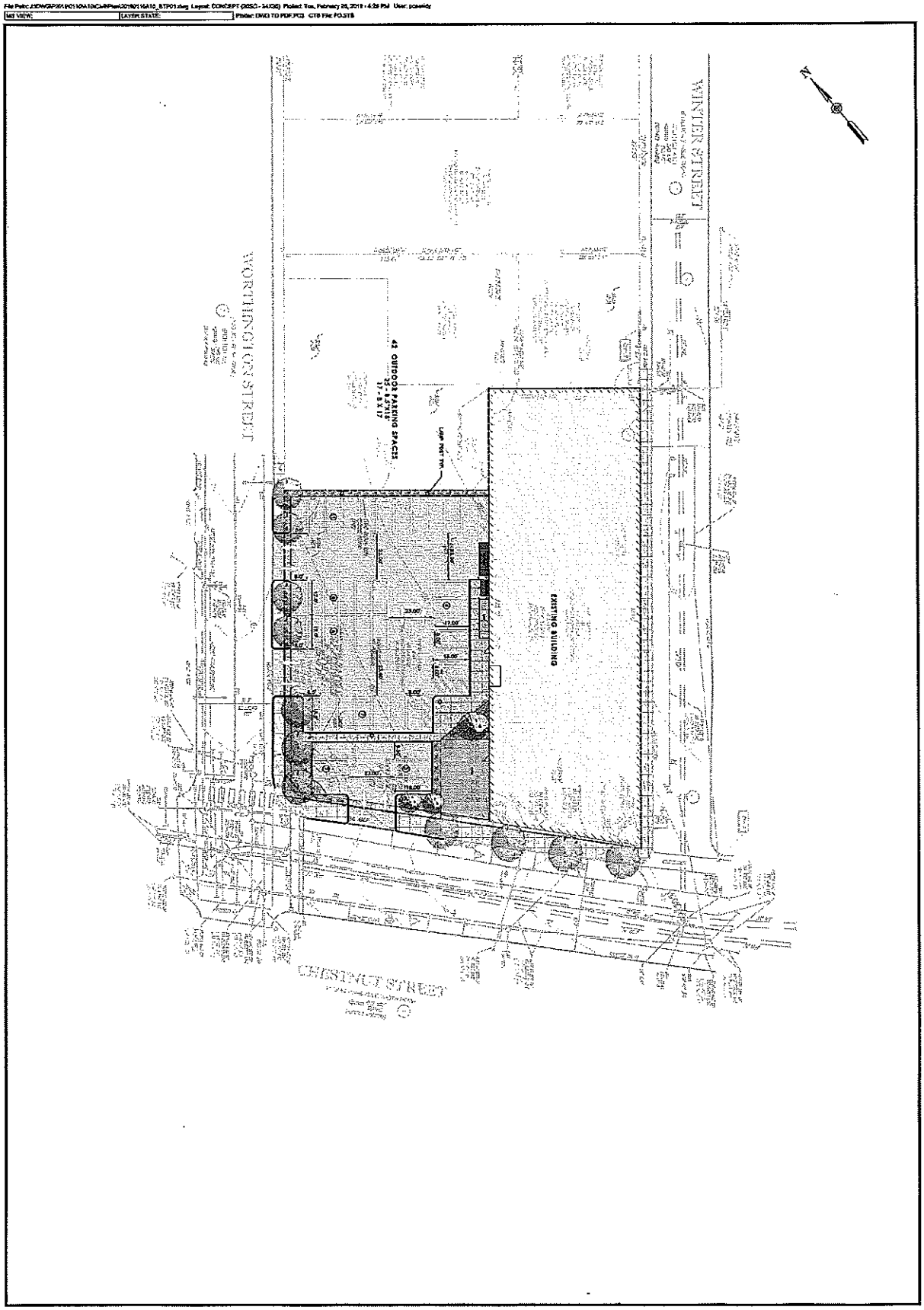
Landlord : Chestnut Acquisitions LLC

Stephen J. Lonergan, Treasurer/Collector



Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)




SITE PLAN

CHESTNUT ACQUISITIONS LLC.

SCHEMATIC SITE PLAN

151 CHESTNUT STREET

SPRINGFIELD MASSACHUSETTS

FUSS & O'NEILL

1550 MAIN STREET, SUITE 400
SPRINGFIELD, MA 01103
413-452-0445
www.fando.com

SCALE:
HORIZ.: 1" = 30'
VERT.:
DATUM:
HORIZ.:
VERT.:
30 15 0 30
GRAPHIC SCALE

| NO. | DATE | DESCRIPTION | XX/XX DESIGNER | XX REVIEWER |
|---|---|---|---|---|

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)

DAVENPORT
COMPANIES

# 151 Chestnut Street Existing Elevations

Conner Design







151 Chestnut

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)

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DAVENPORT
COMPANIES

# 151 Chestnut Street Existing Elevations

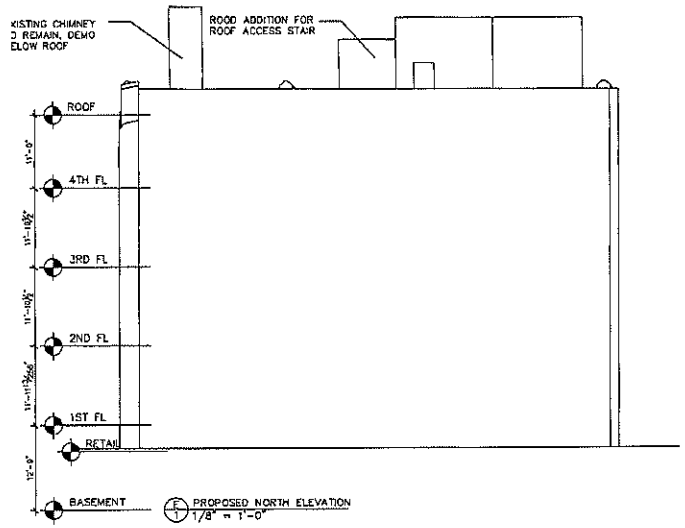
Conner Design

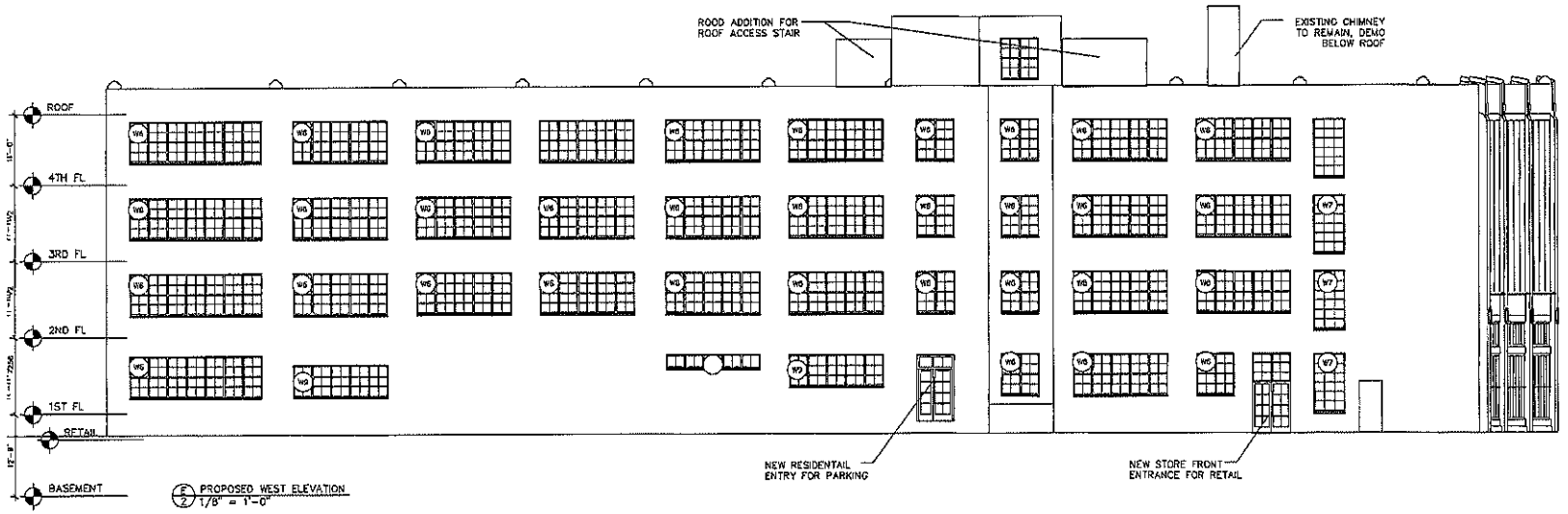
151 Chestnut

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)



151 Chestnut




DAVENPORT
COMPANIES

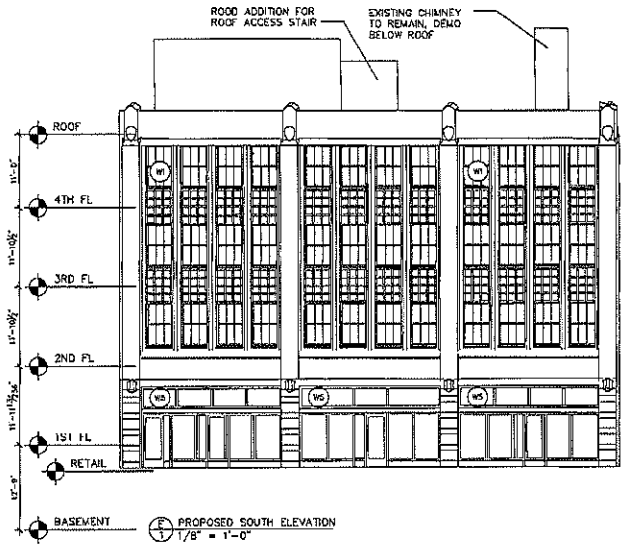
## 151 Chestnut Street Proposed Elevations

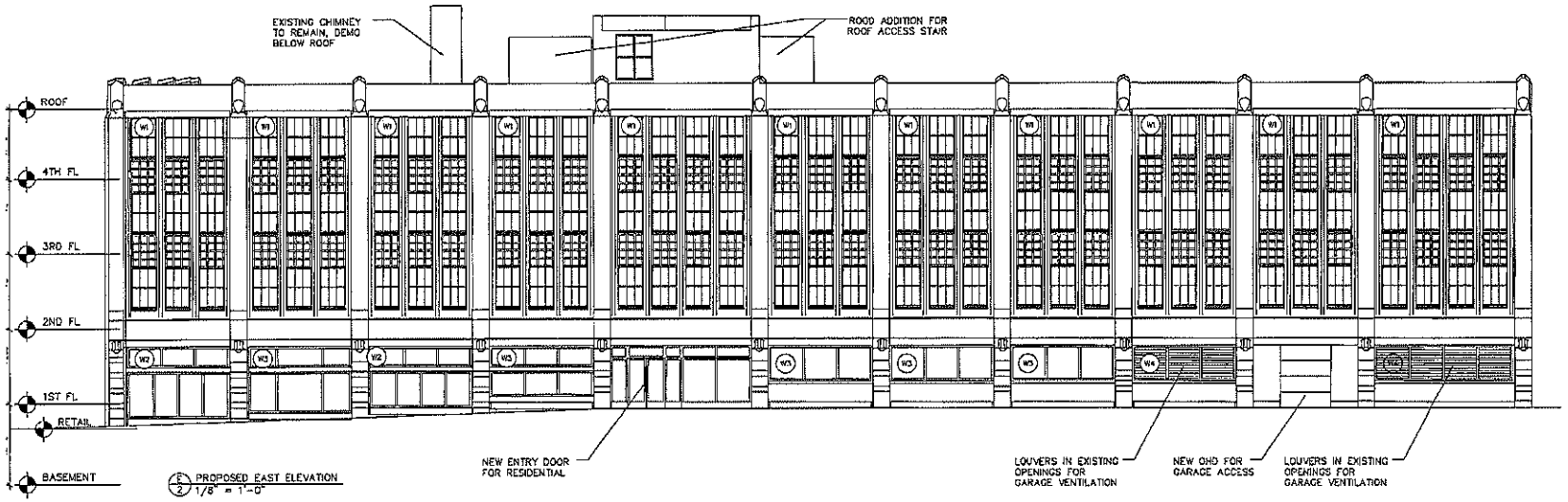
Conner Design

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)



151 Chestnut




DAVENPORT COMPANIES

# 151 Chestnut Street Proposed Elevations

Conner Design

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)



# RESIDENTIAL APARTMENT BUILDING CONVERSION

**151 CHESTNUT STREET**

**SPRINGFIELD, MA**

## PROJECT TEAM

**BUILDING OWNER**
Chestnut Acquisitions LLC
667 Boylston Street, 2nd Floor
Boston, MA 02116
(617) 986-0000

**ARCHITECT**
Conner Design
39 Norman Street, Suite #301
Salem, MA 01970
(617) 241-8300

**MEP-FP/FA**
Wozny Barbar & Associates, Inc.
1076 Washington Street
Hanover, MA 02339
(781) 826-4144

**STRUCTURAL**
Goldstein-Milano, LLC
125 Main Street
Reading, MA 01867
(781) 670-9990

**TIER 3 REVIEW SUBMITTAL**

FEBRUARY 27, 2019

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)

## 00700 GENERAL CONDITIONS

1. GENERAL REQUIREMENTS:

A. THE CONTRACTOR IS TO GIVE HIS PERSONAL SUPERINTENDENCE AND DIRECTION TO THE WORK AND IS TO FURNISH ALL TRANSPORTATION, LABOR, MATERIALS, APPARATUS, SCAFFOLDING AND ALL UTENSILS NEEDED FOR THE PERFORMANCE MEANING OF THE SPECIFICATIONS AND PLANS.

2. PERMITS, LICENSES AND LIABILITIES: THE CONTRACTOR SHALL GIVE TO THE PROPER AUTHORITIES ALL NOTICES RELATING TO HIS WORK, OBTAIN PERMITS AS REQUIRED AND ALL LICENSES, CARRY SATISFACTORY COMPENSATION AND PUBLIC LIABILITY SOCIAL SECURITY INSURANCE AND PROPERTY DAMAGE AND BE LIABLE FOR ANY ACCIDENTS FROM EITHER CONTRACTS, HIS SUBCONTRACTORS, OR EXTRA WORK DONE UNDER HIS CHARGE.

3. EXTRAS: CHARGES FOR EXTRA WORK DONE BY THE CONTRACTOR WILL NOT BE HONORED UNLESS THE WORK AND THE AMOUNT ARE AGREED TO BY THE TENANT IN WRITING BEFORE THE WORK IS DONE, BASED UPON UNIT PRICING. ALL CORRESPONDENTS INCLUDING BUT NOT LIMITED TO REQUEST FOR SUBSTITUTION AND CHANGE ORDERS MUST BE DIRECTED TO THE ARCHITECT FOR REVIEW AND DISTRIBUTION.

4. INSPECTIONS: AS REQUIRED BY CODE, EACH CONTRACTOR AND EACH SUBCONTRACTOR SHALL OBTAIN REQUIRED INSPECTION OF THAT PORTION OF THE WORK.

5. RELEASE OFF LIENS: THE CONTRACTOR SHALL PROVIDE CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS IN FORM OF RELEASE OF LIENS AFFIDAVIT WITH EACH REQUISITION REPRESENTING WITH CONTRACTOR'S COMPANY, MATERIALS SUPPLIERS AND SUBCONTRACTORS ALONG WITH AFFIDAVITS OF WARRANTY.

6. INSURANCE AND IDENTIFICATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL PROVIDE, AS A MINIMUM, THE INSURANCE COVERAGE'S DESCRIBED BELOW AND SHALL DELIVER TO THE CLIENT CERTIFICATES OF INSURANCE BEFORE COMMENCING WORK. THE REQUIRED INSURANCE WILL BE MAINTAINED THROUGH THE DURATION OF THE WORK.

A. WORKER'S COMPENSATION WITH STATUTORY LIMITS. AND EMPLOYERS LIABILITY INSURANCE WITH LIMITS OF NOT LESS THAN $100,000.

B. GENERAL LIABILITY INSURANCE WITH LIMITS OF NOT LESS THAN $1 MILLION COMBINED SINGLE LIMIT FOR BODILY INJURY AND PROPERTY DAMAGE, INCLUDING PERSONAL INJURY, CONTRACTUAL LIABILITY COVERAGE SPECIFICALLY ENDORSED TO COVER THE INDEMNITY PROVISIONS CONTAINED HEREIN, AND THE CONTRACTOR'S PROTECTIVE LIABILITY COVERAGE.

C. MOTOR VEHICLE LIABILITY INSURANCE WITH LIMITS OF NOT LESS THAN $250,000 PER PERSON $500,000 PER ACCIDENT FOR BODILY INJURY AND $100,000 FOR PROPERTY DAMAGE.

D. THESE INSURANCE CERTIFICATES SHALL NAME THE LANDLORD AND TENANT AS ADDITIONAL INSUREDS FOR THE FULL AMOUNT OF INSURANCE, HOLD HARMLESS AGREEMENT; THE CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS THE LANDLORD, THE MANAGEMENT COMPANY, THE TENANT AND THE ARCHITECT, THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL LIABILITY OR DAMAGE ARISING FROM INJURIES TO PERSONS OR DAMAGE TO PROPERTY OCCASIONED BY ANY ACT OR OMISSION OF THE CONTRACTOR, HIS SUBCONTRACTORS, AGENTS, OR EMPLOYEES, INCLUDING ANY AND ALL EXPENSE, LEGAL OR OTHERWISE, WHICH MAY BE INCURRED IN THE DEFENSE OF ANY CLAIM, SETTLEMENT OR SUIT.

## 01010 GENERAL

1. DEFINITIONS:

A. LANDLORD / BUILDING OWNER / CLIENT: DAVENPORT COMPANIES
B. PROJECT MANAGER:
C. ARCHITECT: CONNER DESIGN

2. BUILDING OCCUPANCY: THE BUILDING IN WHICH THIS PROJECT IS TO BE CONSTRUCTED IS OCCUPIED AND WILL REMAIN OCCUPIED FOR THE DURATION OF THE WORK. TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OFT THE OCCUPANTS. GIVE ADEQUATE PRIOR NOTICE TO THE LANDLORD AND TENANT PRIOR TO DISCONNECTING OR INTERRUPTING ANY BUILDING SERVICES.

3. COORDINATION WITH WORK BY OTHERS: COORDINATE THE WORK OF THIS CONTRACT WITH WORK TO BE PERFORMED SEPARATELY BY THE LANDLORD AND TENANT IN ORDER TO FACILITATE TIMELY COMPLETION OF THE ENTIRE PROJECT.

4. EXISTING UTILITIES: DO NOT SHUT OFF SERVICES TO THE BUILDING OR OTHER TENANTS, INCLUDING BUT NOT LIMITED TO HVAC, WATER, FIRE SAFETY SYSTEMS, AND ELECTRICAL SERVICE, WITHOUT OBTAINING PRIOR PERMISSION AND GIVING ADEQUATE NOTICE TO THE LANDLORD AND TENANT. OBTAIN PERMISSION FROM LANDLORD, TENANT AND, IF NECESSARY, FROM UTILITY COMPANY.

5. SCHEDULE OF VALUES: COORDINATE WITH TENANT.

6. APPLICATIONS FOR PAYMENT: SUBMIT APPLICATION'S MONTHLY ON AIA FORM G702/G703. PROVIDE ALL SUPPORTING DOCUMENTATION INCLUDING, WITHOUT LIMITATION, WAIVERS OF LIEN OR OTHER EVIDENCE THAT PAYMENTS TO SUBCONTRACTORS AND SUPPLIERS ARE CURRENT.

7. CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING, PAINTING, AND REPAIR OFF ALL EXISTING PARTITIONS, FLOORS, AND CEILING UNLESS OTHERWISE INDICATED IN THE SPECIFICATIONS OR CONSTRUCTION DOCUMENTS.

## 01045 CUTTING AND PATCHING

1. PERFORM CUTTING, FITTING AND PATCHING REQUIRED TO COMPLETE THE WORK AND MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY; TO UNCOVER PORTIONS OF THE WORK TO PROVIDE FOR INSTALLATION OFF ILL-TIMED WORK; TO REMOVE AND REPLACE DEFECTIVE WORK; TO REMOVE AND REPLACE WORK AND NOT CONFORMING TO REQUIREMENTS OF CONTRACT DOCUMENTS; OR TO PENETRATE CONSTRUCTION FOR INSTALLATION OF PIPING AND ELECTRICAL CONDUIT.

2. DO NOT CUT STRUCTURAL MEMBERS FOR ANY REASON.

3. DO NOT DAMAGE OTHER WORK. LEAVE SURFACES IN PROPER CONDITION TO RECEIVE REPAIRS.

4. AFTER UNCOVERING WORK, INSPECT EXISTING CONDITIONS AND IMMEDIATELY REPORT TO CONNER DESIGN AND THE CLIENT, IN WRITING, UNSATISFACTORY OR QUESTIONABLE CONDITIONS, WHICH MAY AFFECT THE INSTALLATION OF PRODUCTS OR THE PERFORMANCE OF THE WORK. DO NOT PROCEED WITH THE WORK UNTIL CONNER DESIGN HAS PROVIDED FURTHER INSTRUCTION.

5. REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE AN EVEN FINISH TO MATCH ADJACENT FINISHES. FOR CONTINUOUS SURFACES, REFINISH TO NEAREST INTERSECTION; FOR AN ASSEMBLY, REFINISH THE ENTIRE UNIT.

6. REPAIR OR REPLACE ALL MATERIALS OR FINISHES, WHETHER EXISTING OR INSTALLED UNDER THIS CONTRACT, WHICH ARE DAMAGED BY THE WORK OF THIS CONTRACT. EACH TRADE OR SUBCONTRACTOR SHALL PAY FOR REPAIR OR REPLACEMENT OF ITEMS DAMAGED BY THAT TRADE.

## 01060 REGULATORY REQUIREMENTS

1. CODES AND STANDARDS:

A. WHERE REFERENCES ARE MADE ON DRAWINGS OR IN SPECIFICATIONS TO CODES, THEY SHALL BE CONSIDERED AN INTEGRAL PART OF CONTRACT DOCUMENTS AS THOUGH REPRODUCED THERE IN. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL BE SO CONSTRUED AS TO BE IN CONFLICT WITH ANY LAW, BY LAW, OR REGULATION OFF THE MUNICIPAL, STATE, FEDERAL OR OTHER AUTHORITIES HAVING JURISDICTION.

PERFORM WORK IN COMPLIANCE WITH ALL STATE, LOCAL OR FEDERAL REGULATIONS GOVERNING THE WORK OF THIS CONTRACT. STATE BUILDING CODE IS MINIMUM REQUIREMENT. WHERE SPECIFICATIONS AND DRAWINGS EXCEED CODE REQUIREMENTS, SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.

## 01300 SUBMITTALS

1. PRODUCT DATA, SHOP DRAWINGS, AND SAMPLES TO BE SUBMITTED FOR ARCHITECT REVIEW ARE REQUIRED FOR, BUT NOT LIMITED, TO THE FOLLOWING: FINISHES, DOORS, FRAMES, HARDWARE, MILLWORK, APPLIANCES, M/E/P, ETC. ARCHITECT AND THE PROJECT ENGINEER WILL REVIEW REQUIRED SUBMITTALS FOR CONFORMANCE WITH THE DESIGN CONCEPT AND WITH OTHER INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF ARCHITECT AND OWNER.

2. IF THE CONTRACTOR AND SUBCONTRACTOR'S HAVE IDEAS AS TO A MORE COST EFFECTIVE APPROACH FOR THE CONSTRUCTION OF ANY OFF THE PARTS OF THIS PROJECT, THAT MAINTAIN THE INTEGRITY OFF THE DESIGN, THEY SHOULD SUBMIT THEM TO ARCHITECT AND THE CLIENT FOR CONSIDERATION.

3. NOTIFY THE ARCHITECT AND THE CLIENT, IN WRITING, AT THE TIME OF SUBMISSION, OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS.

## 01500 TEMPORARY FACILITIES AND CONTROLS

1. ENCLOSURES: DURING CONSTRUCTION, ENCLOSE THE WORK AREA WITH SUITABLE BARRIERS TO CONTAIN DUST AND CONSTRUCTION DEBRIS, AND TO PREVENT UNAUTHORIZED ENTRY. COORDINATE TEMPORARY BARRIER WITH THE BUILDING MANAGEMENT.

2. ELECTRICAL SERVICE AND LIGHTING: PROVIDE TEMPORARY DISTRIBUTION CIRCUITS AND WIRING; PROVIDE TEMPORARY LIGHTING AS NECESSARY FOR CONSTRUCTION AND ADEQUATE TO PERMIT ARCHITECT OR THE TENANT/CLIENT TO JUDGE THE QUALITY OF THE FINISHED WORK.

3. HVAC: IF BUILDING VENTILATION SYSTEM IS IN OPERATION DURING CONSTRUCTION, PROVIDE TEMPORARY FILTERS IN FRONT OF EACH EXHAUST REGISTER. REPLACE FILTERS WHEN WORK IS FINISHED.

4. SECURITY: TAKE RESPONSIBILITY FOR SECURITY OF THE WORK AREA. LOCK UP THE WORK AREA AT THE END OF EACH DAYS OF WORK.

5. BARRICADES AND SIGNS: PLACE SUITABLE BARRICADES AND POST SIGNS AS REQUIRED TO DIRECT PEOPLE AROUND THE WORK AREA AND TO WARN THEM OFF HAZARDS.

6. CLEANING: CLEAN THE WORK DAILY TO KEEP THE WORK, AND ADJACENT AREAS FREE FROM ACCUMULATION OF WASTE MATERIALS, RUBBISH AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS. COMPLY WITH APPLICABLE CODES, ORDINANCES, REGULATIONS AND ANTIPOLLUTION LAWS. DISPOSAL CAN NOT BE PERFORMED AFTER 6 AM AND BEFORE 6 PM UNLESS OTHERWISE INDICATED. COORDINATE DISPOSAL WITH THE LANDLORD AND THE CLIENT.

## 01630 PRODUCTS

1. FURNISH ONLY PRODUCTS THAT ARE INTENDED AND RECOMMENDED BY THE MANUFACTURER FOR USE UNDER THE PROJECT CONDITIONS.

2. FOR PRODUCTS SPECIFIED BY NAME AND MANUFACTURER, FURNISH NAMED PRODUCT, OR SUBMIT A WRITTEN REQUEST FOR SUBSTITUTION.

3. WHEN PROPOSING A SUBSTITUTION FOR A NAMED PRODUCT, PROVIDE SUFFICIENT INFORMATION TO ENABLE ARCHITECT TO MAKE A COMPARISON OF THE PROPOSED PRODUCT WITH THE PRODUCT SPECIFIED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION REQUIRED TO INTEGRATE THE SUBSTITUTED PRODUCT WITH THE REST OF THE WORK, AND SHALL BEAR ANY INCIDENTAL COSTS (SUCH AS ADDITIONAL CUTTING, PATCHING, FITTING, OR MATCHING, OR MODIFICATIONS TO ADJACENT WORK) ARISING FROM THE SUBSTITUTION.

## 01700 PROJECT CLOSE-OUT

1. SUBSTANTIAL COMPLETION:

A. WHEN CONTRACTOR CONSIDERS WORK SUBSTANTIALLY COMPLETE, HE SHALL NOTIFY THE ARCHITECT, AND THE CLIENT.

B. CONTRACTOR SHALL LIST ITEMS TO BE COMPLETED OR CORRECTED.

C. WITHIN FIVE BUSINESS DAYS OF NOTIFICATION OF SUBSTANTIAL COMPLETION, THE CLIENTS AND ARCHITECT SHALL INSPECT WORK TO DETERMINE STATUS OF COMPLETION AND SUBMIT A PUNCH LIST REPORTING ANY INCOMPLETE OR UNACCEPTABLE ITEMS TO CONTRACTOR.

D. CONTRACTOR SHALL REMEDY DEFICIENCIES IN WORK AND RE-NOTIFY ALL WITHIN 10 BUSINESS DAYS OF RECEIPT OF PUNCH-LIST.

2. INSPECTIONS: CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN CERTIFICATES OF INSPECTION INCLUDING PLUMBING, MECHANICAL, AND ELECTRICAL AND OBTAIN A CERTIFICATE OF OCCUPANCY.

3. FINAL INSPECTION: THE CLIENT SHALL INSPECT WORK AND REPORT STATUS TO CONTRACTOR.

4. RE-INSPECTION FEES: SHOULD THE TENANT/CLIENT AND/OR THE ARCHITECT BE REQUIRED TO PERFORM REINSPECTION DUE TO FAILURE OF WORK TO COMPLY WITH CLAIMS OF STATUS OF COMPLETION MADE BY A CONTRACTOR, CLIENT WILL DEDUCT AMOUNT OF SUCH COMPENSATION FROM FINAL PAYMENTS TO CONTRACTOR.

5. PRIOR TO SUBMITTING FINAL APPLICATION FOR PAYMENT, COMPLETE THE FOLLOWING:

A. DISMANTLE AND REMOVE TEMPORARY FACILITIES FROM THE SITE, INCLUDING TEMPORARY LIGHTING IN THE CEILINGS.

B. PLACE MAINTENANCE STOCK AND SALVAGE MATERIALS INTO STORAGE AS DIRECTED BY TENANT. REMOVE THE SURPLUS MATERIALS AND DEBRIS AND LEGALLY DISPOSE OF THEM.

C. ASSEMBLE IN A LOOSE-LEAF BINDER MAINTENANCE AND OPERATING INFORMATION FOR NEW EQUIPMENT AND FINISHES INSTALLED, AND TURN IT OVER TO THE CLIENT. INCLUDE ALL ENGINEERING AS-BUILT PLANS FOR PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS.

D. ASSEMBLE WARRANTIES FOR NEW EQUIPMENT AND PRODUCTS AND GIVE THESE TO ARCHITECT FOR TRANSMITTAL TO THE CLIENT.

## 01710 CLEANING

01710 CLEANING

1. FINAL CLEANING

A. PRIOR TO FINAL CLEANING, REMOVE ALL TOOLS, SURPLUS MATERIALS, EQUIPMENT, SCRAPS, DEBRIS AND WASTE.

B. REMOVE ALL TRACES OR SPLASHED MATERIAL FROM ADJACENT SERVICES.

C. REMOVE ALL PAINT DROPPINGS, SPOTS, STAINS AND DIRT FROM FINISHED SURFACES.

D. CLEAN BOTH SIDES OFF INTERIOR GLASS.

E. VACUUM CARPETS.

F. CLEAN GLASS AND FRAMES AT EXTERIOR WALL.

G. FOR SURFACES REQUIRING ROUTINE APPLICATION OF BUFFED POLISH, APPLY THE POLISH RECOMMENDED BY THE MANUFACTURER OF THE MATERIAL BEING POLISHED.

H. IF CLIENT MUST BRING IN ANOTHER CLEANER TO CLEAN PREMISES PRIOR TO OCCUPANCY, CONTRACTOR SHALL PAY FOR THE CLEANING AS A DEDUCTION FROM THE FINAL PAYMENT.

## 02070 SELECTIVE DEMOLITION

1. THE EXTENT OF DEMOLITION WORK IS, IN GENERAL, INDICATED ON THE DRAWINGS, BUT NOT EVERY ITEM TO BE REMOVED OR DEMOLISHED CAN BE SHOWN. COORDINATE DEMOLITION WITH THE CONSTRUCTION WORK SO THAT ALL INTERFERENCE WITH THE NEW WORK IS REMOVED AND SO THAT CONSTRUCTION, STRUCTURE, SUBSTRATES, ETC. WHICH REMAIN ARE IN SUITABLE CONDITION TO RECEIVE THE NEW WORK. CONTRACTOR WILL ASSUME THE COSTS FOR ALL UNFORESEEN CONDITIONS, IF NOT INDICATED TO ARCHITECT, THE CLIENT AND THE BUILDING MANAGER PRIOR TO DEMOLITION/CONSTRUCTION.

2. PROTECT EXISTING MATERIALS AND FINISHES THAT ARE TO REMAIN FROM UNNECESSARY DAMAGE DURING DEMOLITION. PAY PARTICULAR ATTENTION TO PROTECTION OF WINDOW AND DOOR JAMBS, LIGHT FIXTURES, DOORS AND HARDWARE, BATHROOM AREAS, IF ANY, FINISH FLOORS, FURNISHINGS, AND AREAS OUTSIDE THE LIMITS OF WORK.

3. LEAVE THE DEMOLITION AREA CLEAN AND READY FOR NEW CONSTRUCTION. LEGALLY DISPOSE OF DEBRIS AND DEMOLISHED MATERIAL NOT SCHEDULED FOR REUSE. DUMP CERTIFICATES ARE REQUIRED TO BE PROVIDED TO THE LANDLORDS AGENT.

4. PREPARE SURFACES FOR INSTALLATION OF NEW WORK AS FOLLOWS:

A. WHERE FLOORING IS REMOVED, REMOVE COMPLETELY, INCLUDING ADHESIVES, GRINDING DOWN IF NECESSARY TO PREPARE SUB-FLOOR FOR NEW FINISH. FILL CRACKS WIDER THAN 1/16TH OF AN INCH.

B. PULL NAILS, FASTENERS AND ADHESIVES WHICH REMAIN AFTER REMOVAL OF INSTALLED ITEMS. REMOVE LATH, STRAPPING AND OTHER SUBSTRUCTURES AND SUPPORTS ASSOCIATED WITH ITEMS TO BE REMOVED.

C. DISCONNECT AND REMOVE ALL EXISTING ELECTRICAL FIXTURES, INCLUDING LIGHTING FIXTURES, SWITCHES, OUTLETS, ETC. EXCEPT THOSE EXPLICITLY NOTED TO REMAIN. REMOVE CONDUIT AND ALL WIRING IN WALLS, CEILINGS, ETC. NOT REQUIRED FOR INSTALLATION OF NEW WORK.

D. REMOVE PLUMBING PIPING AND CAP OFF AT FLOOR, WALL SURFACE, OR ORIGIN AND, UNLESS IT IS SPECIFICALLY INDICATED TO REMAIN TO SERVE NEW FIXTURES OR EQUIPMENT.

E. PATCH AND PAINT HOLES LEFT BY REMOVAL OF FIXTURES, SWITCHES, RECEPTACLES, AND THE LIKE, UNLESS THE DAMAGED SURFACE IS ALSO SCHEDULED FOR DEMOLITION.

F. STORE ALL EXISTING MATERIALS IDENTIFIED FOR RE-USE INCLUDING BUT NOT LIMITED TO: ELECTRONIC CIPHER LOCKS; WOOD DOORS; DOOR HARDWARE; CEILING TILE; MOTION DETECTORS; LIGHTS; AND ALL OTHER EXISTING ITEMS NOTED IN PLANS. STORAGE AREA WILL BE DESIGNATED BY LANDLORD.

## 06100 ROUGH CARPENTRY

1. PROVIDE SUPPORTS AND FASTENERS OF APPROPRIATE TYPE AND STRENGTH TO HOLD THE WORK SECURELY IN PLACE UNDER ANTICIPATED CONDITIONS OF EXPOSURE AND USE. WHERE SUPPORTS AND FASTENERS ARE SHOWN, PROVIDE THE TYPE INDICATED, OF APPROPRIATE SIZE AND STRENGTH.

2. PROVIDE BLOCKING FOR SUPPORT OF WALL-MOUNTED ITEMS SUCH AS SHELVING, COUNTERS, SIGNS AND FIXTURES, AND STANDING AND RUNNING TRIM; DO NOT DEPEND ON DRYWALL FOR SUPPORT. COORDINATE ALL BLOCKING REQUIREMENTS WITH KEY PLAN AND FURNITURE PLAN AS PROVIDED IN CONSTRUCTION DOCUMENTS PACKAGE.

## 06400 CASEWORK

1. SUBMITTALS REQUIRED:

A. SHOP DRAWINGS FOR ALL ITEMS OF ARCHITECTURAL WOODWORK AND CASE WORK, SHOWING PLANS, SECTIONS, ELEVATIONS, AND DETAILS OF JOINERY.

2. MATERIALS:

A. P-LAM: AS SPECIFIED IN FINISH SCHEDULE.

3. FABRICATION:

A. FABRICATE ALL "TYPICAL" CASEWORK/P-LAM IN ACCORDANCE WITH AW 'CUSTOM GRADE' STANDARDS UNLESS NOTED OTHERWISE.

B. FABRICATE ALL OF VENEERED WOOD/SOLID WOOD SPECIAL PROJECT CASEWORK IN ACCORDANCE WITH AW "PREMIUM GRADE" STANDARDS UNLESS NOTED OTHERWISE.

4. NATURAL WOOD FINISHES:

A. SPRAY-APPLIED CONVERSION VARNISH, STAIN, SEAL, SAND, AND FINISH WITH TWO TOP-COATS OF SHERWIN WILLIAMS CONVERSION VARNISH FINISH, SANDING LIGHTLY BETWEEN COATS. DO NOT FILL. MATCH CONNER DESIGN SAMPLE.

B. FINISH TO AN EVEN COLOR, COVERAGE, AND GLOSS.

5. INSTALLATION:

A. CONDITION WOOD MATERIALS TO PREVAILING HUMIDITY CONDITIONS BEFORE INSTALLING.

B. STANDING AND RUNNING TRIM; KEEP NUMBER OF JOINTS TO A MINIMUM; USE FULL LENGTH PIECES WHEREVER POSSIBLE. SCARF END TO END JOINTS AND STAGGER JOINTS IN ADJACENT MEMBERS. COPE TRIM AT RETURN AND MITER CORNER TO PRODUCE TIGHT-FITTING JOINTS WITH FULL SURFACE CONTACT.

C. CASEWORK: ANCHOR SECURELY TO BLOCKING. PROVIDE MATCHING SCRIBE PIECES WHERE NECESSARY TO FINISH RUNS.

D. SCRIBE AND CUT-WORK TO FIT ADJOINING WORK CLOSELY. REFINISH CUT SURFACES IN PREFINISHED ITEMS.

E. AT COUNTERTOPS WITH SINKS, SEAL AROUND PLUMBING FIXTURES AND AROUND PERIMETER OF COUNTERTOP USING CLEAR SANITARY SILICONE SEALANT.

## 07200 INSULATION

1. PROVIDE SOUND ATTENUATION BATTS WITHIN ALL PARTITION CAVITIES AS NOTED ON PARTITION TYPES.

2. OFFSET BACK TO BACK PENETRATIONS, SUCH AS THOSE MADE FOR ELECTRICAL OUTLETS, ETC. IN PARTITIONS AND SEAL TO REDUCE SOUND TRANSMISSION.

3. MATERIALS:

ITEM: SOUND ATTENUATION BATTS / MW OR APPROVED EQUAL
FINISH: N/A
MANUFACTURER: OWENS CORNING OR APPROVED EQUAL
SUPPLIER: TO BE DETERMINED BY CONTRACTOR

## 08100 DOORS AND FRAMES

1. DOOR FRAMES: TENANT STANDARD, HOLLOW METAL KNOCKED DOWN AS SPECIFIED ON DRAWINGS SET UNLESS NOTED OTHERWISE.

2. DOORS: SOLID CORE NATURAL FINISHED DOOR AS INDICATED ON DRAWING SET.

3. INSTALLATION: ALLOW WOOD DOORS TO BECOME ACCLIMATED BEFORE HANGING. IN FITTING FOR WIDTH, TRIM EQUALLY FROM BOTH SIDES. DO NOT TRIM TOP OR BOTTOM RAILS MORE THAN 1 INCH. REQUIRE A PAINTER TO SEAL TOPS, BOTTOMS, AND EDGES OF DOORS IMMEDIATELY AFTER THE DOORS HAVE BEEN FITTED.

4. SPECIALTY DOORS: AS INDICATED ON DRAWING SET.

5. REFER TO DRAWINGS FOR HARDWARE SPECIFICATIONS. WHERE SPECIFICATIONS DO NOT COMPLY WITH BUILDING STANDARD, GENERAL CONTRACTOR TO NOTIFY ARCHITECT PRIOR TO PROVIDING HARDWARE.

6. LOCATION AND QUANTITY: REFER TO DRAWINGS SET.

7. KEYING TO BE COORDINATED WITH TENANT AND BUILDING OWNERS LOCKSMITH.

8. RE-USE EXISTING DOORS, FRAMES, & HARDWARE WHERE INDICATED.

## 08800 GLASS

ITEM: INTERIOR GLASS
FINISH: CLEAR
MANUFACTURER: GUARDIAN, VIRACON, OR APPROVED EQUAL
SUPPLIER: T.B.D.
SPECIFICATION: ¼" THK. SAFETY / TEMPERED GLASS

## 09120 CEILING SUSPENSION SYSTEMS

1. COMPLY WITH THE FOLLOWING INDUSTRY STANDARDS:

A. STEEL STUDS, RUNNERS, AND FURRING STANDARD: ASTM C-654

B. INSTALLATION OF STEEL FRAMING: ASTM C-754

C. APPLICATION AND FINISHING OF GYPSUM BOARD: ASTM C-840

2. COMPLY WITH MANUFACTURERS INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS THAT APPLY TO PROJECT CONDITIONS.

3. DESIGN METAL SUPPORTS AND SYSTEMS TO LIMIT DEFLECTIONS TO L/175. USE MINIMUM 20 GAUGE GALVANIZED STEEL STUDS; SPACE STUD 16 INCHES ON CENTER UNLESS OTHERWISE NOTED. PROVIDE ADDITIONAL BRACING OR KICKERS ABOVE CEILING WHENEVER SHOWN OR REQUIRED FOR PROPER SUPPORT OF PARTITIONS OR RIGIDITY OF SOFFITS.

4. FIRE RATED ASSEMBLIES: PROVIDE MATERIALS, ACCESSORIES AND APPLICATION PROCEDURES WHICH HAVE BEEN LISTED BY UL OR TESTED IN ACCORDANCE WITH ASTM E119 FOR THE TYPE OF CONSTRUCTION SHOWN. WHEN PATCHING NEW OR EXISTING PARTITIONS, MAINTAIN THE INTEGRITY OF FIRE RATED ASSEMBLIES.

5. TOLERANCES: INSTALL GYPSUM WALLBOARD AND GYPSUM BOARD CEILINGS FLAT TO A TOLERANCE OF 1/8 INCH IN 4 FEET AND 3/16 INCH IN 8 FEET (IN ANY DIRECTION), PLUMB OR LEVEL, TRUE TO LOCATION IN PLAN, AND WITH OFFSET BETWEEN ADJACENT BOARDS NOT EXCEEDING 1/16 INCH.

6. METAL TRIM: APPLY GALVANIZED STEEL TRIM TO EXTERNAL CORNERS AND EXPOSED EDGES OF GYPSUM DRYWALL. FORM CONTROL JOINS WITH BACK TO BACK L BEADS AT MAXIMUM INTERVALS OF 30 FEET AT LOCATIONS APPROVED BY ARCHITECT AND PROVIDE ALL REQUIRED EXPANSION TRIM AT EXPANSION JOINTS.

7. TAPE JOINTS IN DRYWALL AND FINISH JOINTS AND COVER FASTENERS AND METAL TRIM WITH THREE COATS OF JOINT COMPOUND, SANDING BETWEEN COATS. IF NOT REQUIRED FOR FIRE RATING, SECOND AND THIRD COATS MAY BE OMITTED WHERE DRYWALL IS CONCEALED ABOVE CEILING. AFTER FIRST COAT OF PAINT HAS BEEN APPLIED TO DRYWALL, RETURN AND PATCH OR REFINISH AS DEEMED NECESSARY BY ARCHITECT TO OBTAIN A UNIFORM AND SMOOTH APPEARANCE.

8. PROVIDE AND INSTALL ALL REQUIRED ACCESS PANELS IN GYPSUM DRYWALL REQUIRED FOR ACCESS TO NEW ELECTRICAL AND MECHANICAL CONTROLS IF REQUIRED. LOCATE AS DIRECTED BY LANDLORD.

9. COORDINATION: COORDINATE THE LOCATION OF DIFFUSERS, GRILLES, SPRINKLER HEADS AND OTHER CEILING MOUNTED DEVICES. COORDINATE LOCATION OF WORK ABOVE CEILING. IF IT IS NOT POSSIBLE TO INSTALL CEILING GRIDS OR CEILING MOUNTED DEVICES AS SHOWN, NOTIFY ARCHITECT AT ONCE AND WAIT FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.

10. INSTALLATION:

A. LAYOUT CEILING GRIDS AS SHOWN IN DRAWINGS. IF NOT OTHERWISE SHOWN, LAYOUT ACOUSTICAL CEILINGS SO THAT THEY ARE CENTERED IN BOTH DIRECTIONS WITHIN AREA.

11. INSTALL CEILING SUSPENSION SYSTEMS TO COMPLY WITH ASTM C-636. SECURE DIRECTLY TO STRUCTURE; DO NOT SUSPEND FROM DUCTS, PIPES OR OTHER NONSTRUCTURAL ITEMS.

12. RE-USE EXISTING ACT GRID WHEREVER POSSIBLE.

## 09250 GYPSUM DRYWALL

SEE 1 THRU 6 IN SECTION 09120 CEILING SUSPENSION SYSTEMS.

9. RETURN AIR PLENUM: INSTALL FUSIBLE LINK DAMPERS. COORDINATE WITH HVAC CONTRACTOR.

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RESIDENTIAL DEVELOPMENT

151 CHESTNUT STREET,
SPRINGFIELD, MA

PRICING SET
11 JAN., 2019

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| | |
|---|---|
| Project No: | 1710 |
| Issue Date: | 01-11-2019 |

Revisions:

| No | Date | Description |
|---|---|---|
| | | |

SPECIFICATIONS

SCALE: AS NOTED

A001

Attachment: Chestnut_St_151_2019  (5046 : 151 Chesnut Street)

## 09500 ACOUSTICAL CEILING

1. COORDINATION:

A. ANY CHANGES IN CEILING HEIGHTS MUST BE APPROVED BY THE ARCHITECT IN ADVANCE OF CEILING INSTALLATION. CEILINGS SHALL NOT BE INSTALLED UNTIL THE MEP COORDINATION DRAWINGS HAVE BEEN FINALIZED AND APPROVED.

B. IF CONDITIONS ARISE WHICH WOULD REQUIRE ALTERNATE LOCATIONS FOR CEILING DEVICES OR MODIFICATIONS OF GRID LAYOUT, PROVIDE TIMELY NOTIFICATION TO THE ARCHITECT SO ALTERNATIVE LOCATIONS CAN BE APPROVED PRIOR TO COMMENCING WITH THE WORK.

C. SPRINKLERS AND OTHER MEP DEVICES ARE SHOWN FOR COORDINATION PURPOSES ONLY. PLEASE ADVISE ARCHITECT IF CONFLICTS ARE NOTED SO ALTERNATE DIRECTION CAN BE PROVIDED.

2. INSTALLATION:

A. LAYOUT CEILING GRIDS AS SHOWN IN DRAWINGS. IF NOT OTHERWISE SHOWN, LAYOUT ACOUSTICAL CEILINGS SO THAT THEY ARE CENTERED IN BOTH DIRECTIONS WITHIN AREA. LAYOUT OF CEILING TILES SHOULD NOT INCLUDE INDIVIDUAL TILES LESS THAN 4 INCHES WIDE. NOTIFY ARCHITECT IF ANY CONFLICTS OCCUR.

B. RE-USE EXISTING ACT GRID WHEREVER POSSIBLE.

C. CENTER ALL LIGHTS, GRILLES, SPRINKLER HEADS AND OTHER CEILING DEVICES IN INDIVIDUAL PANELS, UNLESS OTHERWISE NOTED. REFER TO THE SPECIFICATIONS AND DRAWINGS OF SPECIFIC TRADES FOR MODEL NUMBERS, SIZES ETC.

D. INSTALL CEILING SUSPENSION SYSTEMS TO COMPLY WITH ASTM C-636. SECURE DIRECTLY TO STRUCTURE; DO NOT SUSPEND FROM DUCTS, PIPES OR OTHER NONSTRUCTURAL ITEMS.

E. ALIGN DIRECTIONALLY PATTERNED PANELS WITH PATTERN ALL IN THE SAME DIRECTION.

## 09600 FLOORING

1. PRODUCTS: REFER TO THE FINISH SCHEDULE ON CONSTRUCTION DOCUMENTS.

2. EXAMINE THE SUB-FLOOR AND THE CONDITIONS UNDER WHICH THE FLOORING IS TO BE INSTALLED AND NOTIFY ARCHITECT IN WRITING OF CONDITIONS DETRIMENTAL TO THE PROPER COMPLETION OF THE WORK OR TO THE LIFE OF THE FLOORING TO BE INSTALLED. DO NOT BEGIN INSTALLATION UNTIL INSTALLER FINDS THE SUBSTRATE ACCEPTABLE. GENERAL CONTRACTOR IS RESPONSIBLE FOR FOR ALL FLOOR FEES NOT COVERED BY FLOORING CONTRACTOR. GENERAL CONTRACTOR TO COORDINATE.

3. LEVELING: FILL MINOR DEPRESSIONS, CRACKS, AND HOLES WITH LATEX UNDERLAYMENT SO THERE IS NO VISIBLE WAVINESS AND THE FLOOR IS FLAT TO 1/8 INCH UNDER A 10 FOOT STRAIGHT EDGE. VACUUM FLOOR JUST BEFORE BEGINNING INSTALLATION.

4. RESILIENT FLOORING: INSTALL USING WATERPROOF ADHESIVES RECOMMENDED BY FLOORING MANUFACTURER. BALANCE TILES IN EACH ROOM OR AREA, UNLESS OTHER PATTERN IS SHOWING ON DRAWINGS. PROTECT ALL FLOORING FROM TRAFFIC DURING THE REMAINDER OF THE CONSTRUCTION PERIOD. RESILIENT TILE FLOORS SHALL BE GIVEN TWO APPLICATIONS OF AN APPROVED NON-SLIP WAX THOROUGHLY MACHINE BUFFED PRIOR TO PLACEMENT OF FURNITURE AND OCCUPANCY.

5. CARPET:

A. EACH CARPET TO HAVE A 5% ATTIC STOCK FOR REPAIR AND REPLACEMENT.
B. CONTRACTOR TO SUBMIT ACTUAL CARPET DYE-LOT SAMPLE PRIOR TO INSTALLATION.
C. CONTRACTOR TO SUBMIT SEAMING DIAGRAM FOR ARCHITECTS APPROVAL.
D. WHERE CARPET SEAMS OCCUR IN DOORWAYS LOCATE SEAM UNDER CENTER OF DOORS.
E. MAINTAIN DIRECTION OF PATTERN AND TEXTURE AND LAY OF PILE IN CONTIGUOUS AREAS.
F. CARPET MUST BE INSTALLED IN SEQUENCE AS PROVIDED BY THE CARPET MANUFACTURER.

6. RESILIENT BASE: INSTALL THROUGHOUT. APPLY TO ALL WALLS, COLUMNS, PILASTERS, CASEWORK AND OTHER PERMANENT FIXTURES. USE PREFORMED CORNERS AND MITER INSIDE CORNERS. INSTALLED BASE SHALL LIE FLAT TO WALL. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE CORRECT INSTALLATION OF BASE ON ALL WALLS AND MUST COORDINATE TRADES TO ENSURE FLAT CLEAN INSTALLATION OF ALL BASE MATERIALS.

7. GROUT JOINTS WILL BE CONTINUOUS BETWEEN FLOOR AND WALLS. TYPICAL FOR STONE FLOORS AND BASE CONNECTIONS, AND CERAMIC FLOOR AND BASE CONNECTIONS. CONSULT ARCHITECT FOR IRREGULAR CONDITIONS.

8. NATURAL STONE: PROVIDE APPROVED SEALER FOR ALL STONE PRODUCTS.

9. NATURAL WOOD: PROVIDE 3 LAYERS OF APPROVED URETHANE. LAYER 1&2 TO BE HIGH GLOSS. TOP LAYER TO BE SATIN GLOSS.

10. ENGINEERED FLOATING FLOOR: INSTALL PER MANUFACTURER'S REQUIREMENTS. PROVIDE FINISH COAT AS SPECIFIED BY PRODUCT.

## 09900 PAINTING

1. REMOVE ALL HARDWARE, ACCESSORIES, FIXTURES AND SIMILAR ITEMS BEFORE BEGINNING WORK. REINSTALL AFTER COMPLETION OF PAINTING WORK.

2. PRIOR TO PAINTING, COMPLETE ALL SPACKLING AND PATCHING OF DRYWALL SURFACES REQUIRED. CAULK GAPS AT CHANGES OF MATERIAL SUCH AS DRYWALL TO WOOD OR METAL FRAME, AT BOTH NEW AND EXISTING WORK, TO PROVIDE A SMOOTH SURFACE FOR PAINTING. USE PAINTABLE LATEX-ACRYLIC SEALANT.

3. STORE, MIX AND APPLY PAINTS IN STRICT CONFORMANCE WITH PAINT MANUFACTURERS RECOMMENDATIONS.

4. PAINTING: APPLY ONE COAT OF PRIMER AND TWO TOPCOATS. PAINT SURFACES BEHIND MOVABLE EQUIPMENT AND FURNITURE SAME AS ADJACENT SURFACES. PAINT ACCESS PANELS AND ELECTRIC LOAD CENTER COVERS TO MATCH SURROUNDING SURFACES. PAINT WOOD BACKBOARDS TO MATCH SURROUNDING WALLS. PAINT EXPOSED PIPING, HANGERS, AND DUCT WORK.

5. TOUCH-UP WHERE NECESSARY ALL STAINED WINDOWSILLS AND DOORS.

6. PAINTER IS RESPONSIBLE FOR ALL TOUCH-UPS, REPAINTING REQUIRED AFTER CARPET, BASE, MILLWORK, OR FURNITURE INSTALLATION.

7. WALL-COVERINGS/GRAPHICS: PRIME DRYWALL SURFACES TO RECEIVE WALL COVERINGS WITH ONE COAT OF NON-PIGMENTED OIL BASED PRIMER. LOCATE SEAMS AWAY FROM CORNERS AND KEEP PLUMB; MATCH PATTERNS IF APPLICABLE; OVERLAP SEAMS PRIOR TO RAZOR CUTTING. BRUSH AND ROLL TO REMOVE BUBBLES. REMOVE EXCESS ADHESIVE PROMPTLY FROM WASHABLE WALLCOVERINGS. FOR FABRICS WHICH CANNOT BE WASHED, ALLOW TO DRY AND THEN BRUSH CLEAN.

8. TURN EXCESS PAINT AND WALL COVERINGS OVER TO CLIENT FOR MAINTENANCE STOCK. SEAL PAINT CANS TIGHTLY. WIPE CLEAN SO THE LABEL IS READABLE, AND CLEARLY LABEL WITH COLOR. NEATLY ROLL AND WRAP WALL COVERING AND CLEARLY LABEL WITH NAME OF MANUFACTURER, PATTERN AND COLOR.

9. PAINT FINISHES:
- CEILINGS AND SOFFITS: FLAT FINISH
- GYPSUM BOARD WALLS AND COLUMNS: EGGSHELL
- METAL AND WOOD SURFACES: SEMIGLOSS

10. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY EXPOSED SURFACE NOT HAVING A FINISH SPECIFIED BEFORE SUBMITTING FINISH BID.

## 15300 FIRE PROTECTION

1. ALL WORK ASSOCIATED WITH THE TENANT FIRE PROTECTION SYSTEM SHALL BE DONE BY A FIRE PROTECTION CONTRACTOR, COORDINATED BY THE PROPERTY MANAGER, AND APPROVED BY THE FIRE DEPARTMENT.

2. THE SCOPE OF WORK FOR THIS PROJECT IS TO CREATE NEW OFFICES, TRAINING ROOM, AND SPATIAL LAYOUT. EXISTING HEADS WILL BE REPLACED AND RELOCATED TO PROVIDE THE REQUIRED COVERAGE. REFER TO THE ENGINEERING DRAWINGS FOR FINAL SPRINKLER LAYOUT OF NEW AND RELOCATED HEADS.

3. PROVIDE FIRE STOPPING AROUND ALL MECHANICAL SYSTEM PIPES, DUCTS, RACEWAYS AND CABLES PENETRATING SMOKE AND FIRE RATED BARRIERS.

4. INSTALLATION OF FIRE STOPPING SHALL BE PERFORMED BY AN APPLICATOR/INSTALLER QUALIFIED AND TRAINED BY THE MANUFACTURER. INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE MANUFACTURERS DETAILED INSTALLATION PROCEDURES.

5. COORDINATE WITH THE MECHANICAL, ELECTRICAL AND ALL OTHER TRADES TO ENSURE THAT ALL PIPE, CONDUIT, CABLE, DUCTS AND OTHER ITEMS WHICH PENETRATE SMOKE AND FIRE RATED CONSTRUCTION HAVE BEEN PERMANENTLY INSTALLED PRIOR TO INSTALLATION OF FIRE STOPS. SCHEDULE AND SEQUENCE THE WORK TO ASSURE THAT PARTITIONS AND OTHER CONSTRUCTION WHICH WOULD CONCEAL PENETRATIONS ARE NOT ERECTED PRIOR TO THE INSTALLATION OF FIRE STOPS.

6. FIRE STOP SHALL BE 3M SPECSEAL 5100 AND 5300 SEALANT OR 3M FIRE BARRIER CAULK CP25WB PLUS. REFER TO ENGINEERING DRAWINGS FOR DETAILS.

7. SUBMITTALS: CONTRACTOR AND SPRINKLER CONTRACTOR SHALL PROVIDE A DESIGN BUILD ENGINEERED FIRE PROTECTION DRAWINGS AND SPECIFICATIONS. SUBMIT PLAN AND SPECIFICATIONS TO CLIENTS AND ARCHITECT FOR APPROVAL.

8. THE WORK TO BE COMPLETED UNDER THIS CONTRACT INCLUDES THE FURNISHING OF ALL NECESSARY LABOR, MATERIALS, SCAFFOLDING, EQUIPMENT AND TOOLS FOR THE COMPLETE CONSTRUCTION AND INSTALLATION OF THE SPRINKLER WORK, ALL AS DESCRIBED HEREINAFTER AND SHOWN AND INDICATED ON THE DRAWINGS, AND SET FORTH IN THESE SPECIFICATIONS.

9. ALL WORK AND MATERIALS ARE TO COMPLY IN EVERY RESPECT WITH THE STATE BUILDING CODE, AND SUCH APPLICABLE BUILDING LAWS AND REGULATIONS ARE TO BE CONSIDERED AS PART OF THE SPECIFICATIONS.

10. FIRE PROTECTION SPRINKLER SUBCONTRACTOR IS TO GIVE ALL REQUISITE NOTICES, FILE ALL REQUISITE PLANS RELATING TO HIS WORK WITH THE PROPER AUTHORITIES AND IS TO SECURE ALL PERMITS AND PAY ALL FEES FOR THE SAME. IF ANY WORK IS PERFORMED AND CHANGES ARE NECESSARY TO CONFORM TO THE ORDINANCES, THESE CHANGES SHALL BE MADE AT THE FIRE PROTECTION SUBCONTRACTORS EXPENSE.

## 15400 PLUMBING AND HEATING

1. SUBMITTALS: GENERAL AND HVAC CONTRACTOR SHALL PERFORM THE WORK PER ENGINEERED PLAN AND SPECIFICATION.

2. CODES AND STANDARDS: PERFORM ALL MECHANICAL AND PLUMBING WORK IN FULL COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

3. PROVIDE SUPPORT FOR HVAC UNITS LOCATED ON PADS OUTSIDE BUILDING ENVELOPE, HUNG IN CEILINGS, INSTALLED ON THE ROOF, OR ATTACHED ON EXTERIOR MASONRY WALLS.

4. PLUMBING PRODUCTS, IF ANY: SUBMIT CATALOG CUTS TO ARCHITECT AND LANDLORD FOR APPROVAL.

## ABBREVIATIONS

AB – Anchor Bolt
AC – Air Conditioning
ACT – Acoustical Ceiling Tile
AFF – Above Finished Floor
AH – Air Handler
AL – Aluminum
ANOD – Anodized
APPROX – Approximately
ARCH – Architectural
ADA – Americans with Disabilities Act

BTW – Between
BLDG – Building
BLKG – Blocking
BOT – Bottom

℄ – Center Line
CPT – Carpet
CHR – Chrome
CJ – Control Joint
CLG – Ceiling
CLR – Clear(ance)
CMU – Concrete Masonry Unit
COL – Column
CONC – Concrete
CONT – Continuous
CT – Ceramic Tile

Ø – Diameter
DEMO – Demolition
DTL – Detail
DIM – Dimension
DN – Down
DR – Door
DWG – Drawing

EA – Each
ETC – Et Cetera
ELEV – Elevation
EL – Elevation
ELEC – Electrical
EQ – Equal
ETR – Existing to Remain
EX – Existing
EXT – Exterior

FD – Floor Drain
FE – Fire Extinguisher
FIN – Finished
FL – Floor
FLUOR – Fluorescent
FO – Face Of

GA – Gauge
GALV – Galvanized
GC – General Contractor
GL – Glass
GWB – Gypsum Wall Board

HC – Handicapped
HT – Height
HM – Hollow Metal
HORIZ – Horizontal
HVAC – Heat, Ventilation & Air Conditioning

ID – Inside Diameter
INSUL – Insulation
INT – Interior

JNT – Joint

KD – Knocked Down

L – Length
LAM – Laminate
LAV – Lavatory
LCC – Lead Coated Copper
LVL – Level
LVR – Louver

MAX – Maximum
MDO – Medium Density Overlay
MECH – Mechanical
MFR – Manufacturer
MIN – Minimum
MA, EX – Match Existing
MTL – Metal

N – North
NIC – Not In Contract
NTS – Not To Scale

OC – On Center
OD – Outside Diameter
OH – Overhead
OPG – Opening
OPHD – Opposite Hand
OPP – Opposite

P & S – Power & Signal Plan
PERP – Perpendicular
PLAM – Plastic Laminate
PNL – Panel
PT – Pressure Treated
PTD – Painted
PWD – Plywood

R – Radius or (Stair) Risers
RCP – Reflected Ceiling Plan
RD – Roof Drain
RC – Reuse / Relocate
REINF – Reinforcing
REQD – Required
RH – Right Hand
RM – Room
RO – Rough Opening

SPEC – Specification
SFO – Solicitation for Offers
SAFB – Sound Attenuation Fiber Blanket
SECT – Section
SF – Square Foot
SIM – Similar
SS – Stainless Steel
STD – Standard
STL – Steel
STR – Structural

TBD – To Be Determined
TDO – Thermoset Decorative Overlay (Melamine)
TEMP – Tempered
TEL – Telephone
THK – Thick
T.O. – Top Of
TOS – Top Of Steel
TYP – Typical

UL – Underwriters Laboratory
UON – Unless Otherwise Noted
UNO – Unless Noted Otherwise

VB – Vapor Barrier or Vinyl Base
VCT – Vinyl Composition Tile
VIF – Verify In Field

WC – Water Closet
WD – Wood
W/O – Without
W – Width

RESIDENTIAL DEVELOPMENT

151 CHESTNUT STREET,
SPRINGFIELD, MA

PRICING SET
11 JAN., 2019

Conner Design
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Project No: 1719
Issue Date: 01-11-2019

| Revisions: No | Date | Description |
|---|---|---|
| | | |

SPECIFICATIONS

SCALE: AS NOTED

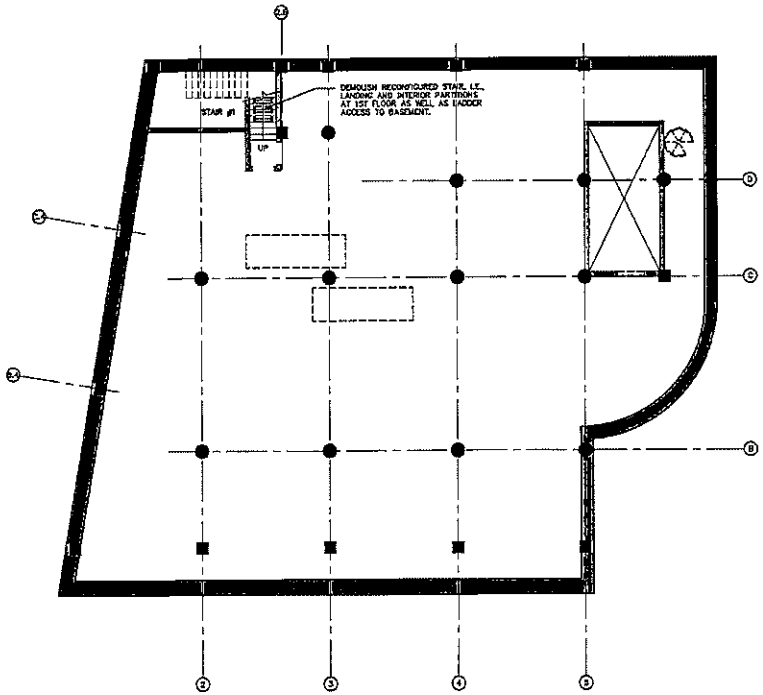
A002

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)



EXISTING & DEMOLITION PLAN NOTES:

1. SEE TYPICAL SPECIFICATIONS ON A001 & A002. IN PARTICULAR, REFER TO 01043 CUTTING & PATCHING AND 02070 SELECTIVE DEMOLITION.
2. DEMOLISH ALL EXISTING STAIRS AND LADDERS EXCEPT FOR STAIRS #1 & #2. DEMOLISH EXISTING STAIR 2 & #2 GUARDRAILS & HANDRAILS ONLY, U.O.N.
3. DEMOLISH ALL EXISTING DOORS AND WINDOWS, TYPICAL. REMOVE AND DISPOSE OF ALL TEMPORARY CONSTRUCTION SUCH AS PLYWOOD WINDOW COVERINGS, ETC.
4. DEMOLISH EXISTING STAIR DOORS, TYPICAL.
5. DEMOLISH EXISTING ELEVATOR DOORS, CAB, AND ALL ASSOCIATED EQUIPMENT.
6. DEMOLISH ALL EXISTING PLUMBING, FIRE PROTECTION, MECHANICAL, AND ELECTRICAL SYSTEMS, U.O.N. SEE ENGINEERING DRAWINGS FOR FURTHER INFORMATION.
7. DEMOLISH EXISTING CHIMNEY FROM BASEMENT TO UNDERSIDE OF ROOF. EXISTING CHIMNEY ABOVE ROOF TO REMAIN. SEE STRUCTURAL DRAWINGS FOR SUPPORT.
8. CREATE FLOOR, ROOF, INTERIOR SHAFT, AND EXTERIOR WALL PENETRATIONS TO ACCOMMODATE PROPOSED PIPING AND DUCT FOR NEW PLUMBING AND MECHANICAL DESIGN.
9. DEMOLISH ANY EXISTING HOUSE KEEPING PADS.
10. DEMOLISH EXISTING ROOFING AND INSULATION, TYPICAL.
11. ADD-ALTERNATE: CARRY COST TO DEMOLISH AND REBUILD POP-UP'S. SEE STRUCTURAL DRAWINGS.




ABBREVIATIONS:

| | | |
|---|---|---|
| EX | = | EXISTING TO REMAIN |
| ETR | = | EXISTING TO REMAIN |
| X | = | EXISTING EQUIPMENT TO BE REMOVED |
| XT | = | REMOVE TEL-DATA WIRING AND FACE PLATE ONLY. |
| XR | = | EXISTING EQUIPMENT TO BE REMOVED & RELOCATED |
| RX | = | NEW LOCATION OF RELOCATED EXISTING EQUIPMENT |
| XR | = | REMOVE EXISTING & REPLACE WITH NEW IN SAME LOCATION |
| N | = | NEW |
| U.O.N. | | UNLESS OTHERWISE NOTED |
| V.I.F. | | VERIFY IN FIELD |
| MIN. | | MINIMUM |

GRAPHIC LEGEND:

- EXISTING MASONRY WALL
- EXISTING INTERIOR PARTITION
- DEMOLISH EXISTING CONSTRUCTION

RESIDENTIAL DEVELOPMENT

151 CHESTNUT STREET,
SPRINGFIELD, MA

PRICING SET
11 JAN., 2019

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Project No: 1716
Issue Date: 01-11-2019

Revisions:
No Date Description

BASEMENT
EX. & DEMO. PLAN

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

A010

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)



EXISTING & DEMOLITION PLAN NOTES:

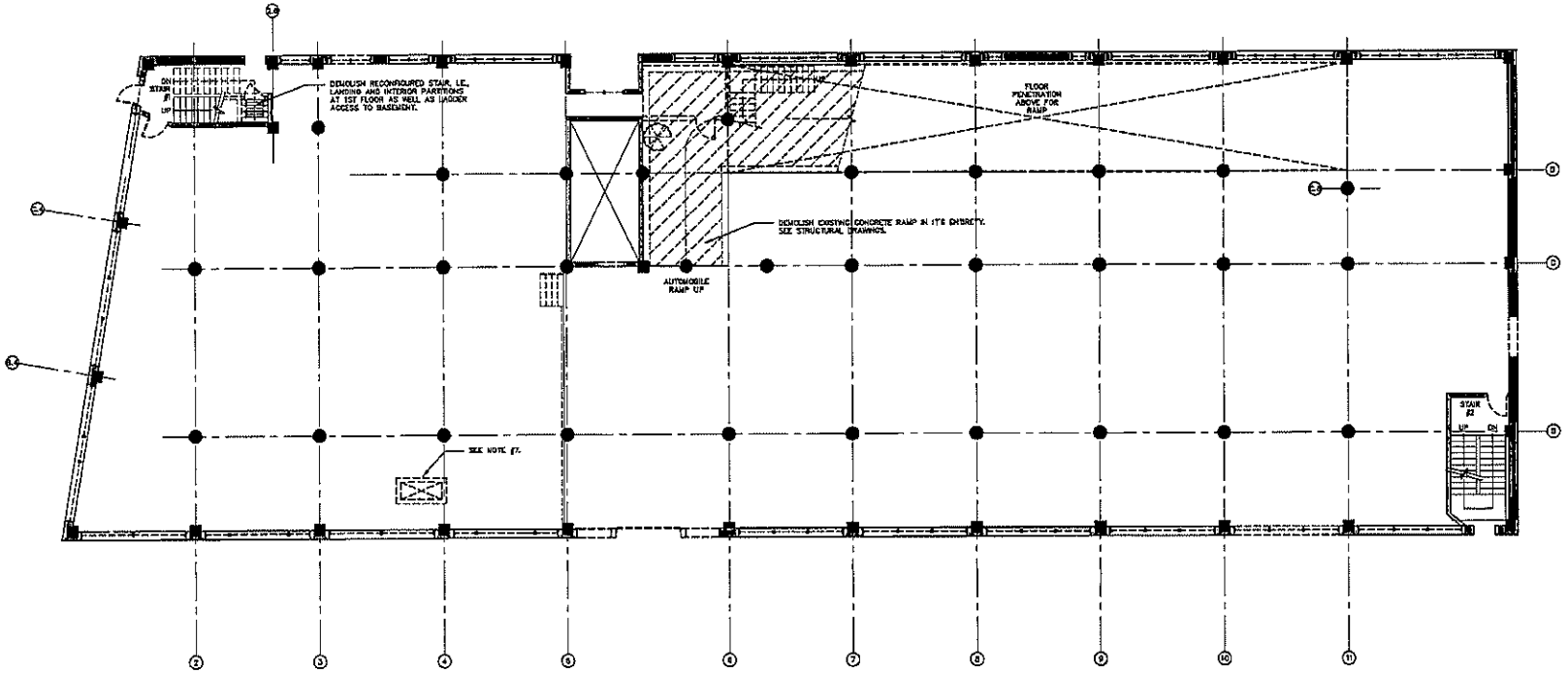
1. SEE TYPICAL SPECIFICATIONS ON A001 & A002. IN PARTICULAR, REFER TO 01045 CUTTING & PATCHING AND 02070 SELECTIVE DEMOLITION.
2. DEMOLISH ALL EXISTING STAIRS AND LADDERS EXCEPT FOR STAIR #1 & #2. DEMOLISH EXISTING STAIR # & #2 GUARDRAILS & HANDRAILS ONLY, U.O.N.
3. DEMOLISH ALL EXISTING DOORS AND WINDOWS, TYPICAL. REMOVE AND DISPOSE OF ALL TEMPORARY CONSTRUCTION SUCH AS PLYWOOD WINDOW COVERINGS, ETC.
4. DEMOLISH EXISTING STAIR DOORS, TYPICAL.
5. DEMOLISH EXISTING ELEVATOR DOORS, CAB, AND ALL ASSOCIATED EQUIPMENT.
6. DEMOLISH ALL EXISTING PLUMBING, FIRE PROTECTION, MECHANICAL, AND ELECTRICAL SYSTEMS, U.O.N. SEE ENGINEERING DRAWINGS FOR FURTHER INFORMATION.
7. DEMOLISH EXISTING CHIMNEY FROM BASEMENT TO UNDERSIDE OF ROOF. EXISTING CHIMNEY ABOVE ROOF TO REMAIN. SEE STRUCTURAL DRAWINGS FOR SUPPORT.
8. CREATE FLOOR, ROOF, INTERIOR SHAFT, AND EXTERIOR WALL PENETRATIONS TO ACCOMMODATE PROPOSED PIPING AND DUCT PER NEW PLUMBING AND MECHANICAL DESIGN.
9. DEMOLISH ANY EXISTING HOUSE KEEPING PADS.
10. DEMOLISH EXISTING ROOFING AND INSULATION, TYPICAL.
11. ADD-ALTERNATE: CARRY COST TO DEMOLISH AND REBUILD POP-UP'S. SEE STRUCTURAL DRAWINGS.

ABBREVIATIONS:

| | | |
|---|---|---|
| EX. | = | EXISTING TO REMAIN |
| E/R | = | EXISTING TO REMAIN |
| E. | = | EXISTING EQUIPMENT TO BE REMOVED |
| RE | = | REMOVE TEL-DATA WIRING AND FACE PLATE ONLY. |
| ER | = | EXISTING EQUIPMENT TO BE REMOVED & RELOCATED |
| RX | = | NEW LOCATION OF RELOCATED EXISTING EQUIPMENT |
| RR | = | REMOVE EXISTING & REPLACE WITH NEW IN SAME LOCATION |
| N. | = | NEW |
| U.O.N. | | UNLESS OTHERWISE NOTED |
| V.I.F. | | VERIFY IN FIELD |
| MIN. | | MINIMUM |

GRAPHIC LEGEND:

- EXISTING MASONRY WALL
- EXISTING INTERIOR PARTITION
- DEMOLISH EXISTING CONSTRUCTION




RESIDENTIAL DEVELOPMENT

151 CHESTNUT STREET, SPRINGFIELD, MA

PRICING SET
11 JAN., 2019

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No Date Description

1ST FLOOR
EX. & DEMO. PLAN

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

A011

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)



EXISTING & DEMOLITION PLAN NOTES:

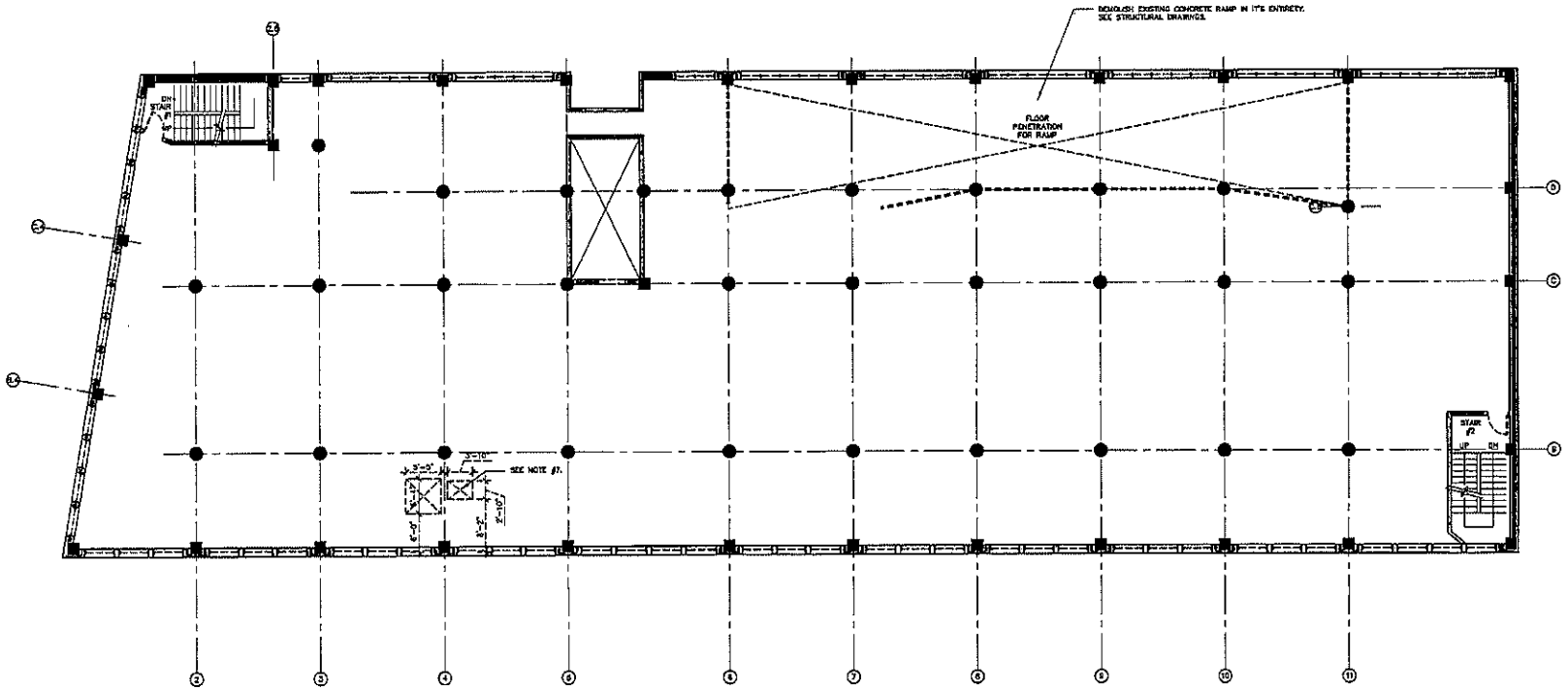
1. SEE TYPICAL SPECIFICATIONS ON A001 & A002. IN PARTICULAR, REFER TO 01043 CUTTING & PATCHING AND 02070 SELECTIVE DEMOLITION.
2. DEMOLISH ALL EXISTING STAIRS AND LADDERS EXCEPT FOR STAIR #1 & #2. DEMOLISH EXISTING STAIR 2 & #2 GUARDRAILS & HANDRAILS ONLY, U.O.N.
3. DEMOLISH ALL EXISTING DOORS AND WINDOWS, TYPICAL. REMOVE AND DISPOSE OF ALL TEMPORARY CONSTRUCTION SUCH AS PLYWOOD WINDOW COVERINGS, ETC.
4. DEMOLISH EXISTING STAIR DOORS, TYPICAL.
5. DEMOLISH EXISTING ELEVATOR DOORS, CAB, AND ALL ASSOCIATED EQUIPMENT.
6. DEMOLISH ALL EXISTING PLUMBING, FIRE PROTECTION, MECHANICAL, AND ELECTRICAL SYSTEMS, U.O.N. SEE ENGINEERING DRAWINGS FOR FURTHER INFORMATION.
7. DEMOLISH EXISTING CHIMNEY FROM BASEMENT TO UNDERSIDE OF ROOF. EXISTING CHIMNEY ABOVE ROOF TO REMAIN. SEE STRUCTURAL DRAWINGS FOR SURVEY.
8. CREATE FLOOR, ROOF, INTERIOR SHAFT, AND EXTERIOR WALL PENETRATIONS TO ACCOMMODATE PROPOSED PIPING AND DUCT FOR NEW PLUMBING AND MECHANICAL DESIGN.
9. DEMOLISH ANY EXISTING HOUSE KEEPING PADS.
10. DEMOLISH EXISTING ROOFING AND INSULATION, TYPICAL.
11. ADD-ALTERNATE: CARRY COST TO DEMOLISH AND REBUILD POP-UP'S. SEE STRUCTURAL DRAWINGS.

ABBREVIATIONS:

| | | |
|---|---|---|
| EX | = | EXISTING TO REMAIN |
| EXR | = | EXISTING TO REMAIN |
| X | = | EXISTING EQUIPMENT TO BE REMOVED |
| XE | = | REMOVE TEL-/DATA WIRING AND FACE PLATE ONLY. |
| XR | = | EXISTING EQUIPMENT TO BE REMOVED & RELOCATED |
| RX | = | NEW LOCATION OF RELOCATED EXISTING EQUIPMENT |
| RP | = | REMOVE EXISTING & REPLACE WITH NEW IN SAME LOCATION |
| N | = | NEW |
| U.O.N. | | UNLESS OTHERWISE NOTED |
| V.I.F. | | VERIFY IN FIELD |
| MIN. | | MINIMUM |

GRAPHIC LEGEND:

- EXISTING MASONRY WALL
- EXISTING INTERIOR PARTITION
- DEMOLISH EXISTING CONSTRUCTION




RESIDENTIAL DEVELOPMENT

151 CHESTNUT STREET, SPRINGFIELD, MA

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11 JAN., 2019

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2ND FLOOR EX. & DEMO. PLAN

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

A012

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)



EXISTING & DEMOLITION PLAN NOTES:

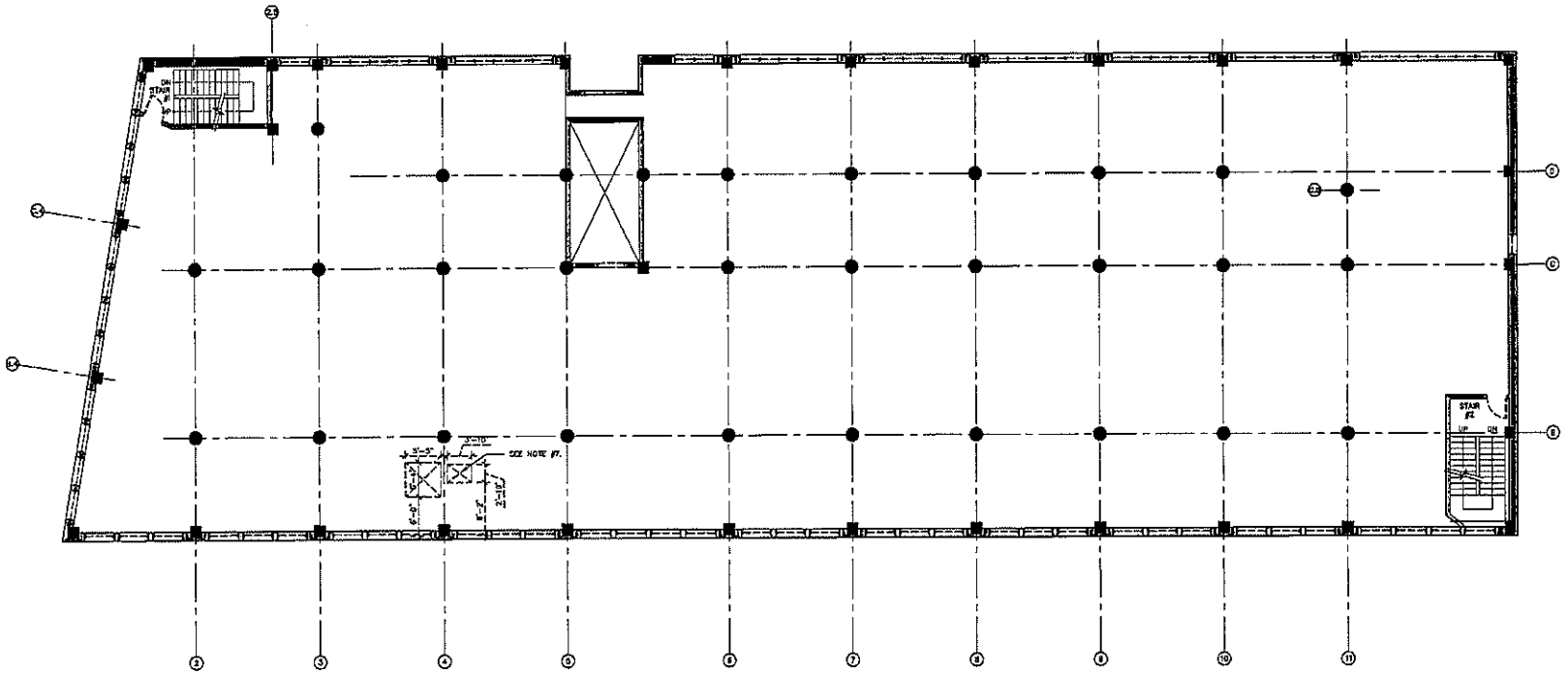
1. SEE TYPICAL SPECIFICATIONS ON A001 & A002. IN PARTICULAR, REFER TO 01045 CUTTING & PATCHING AND 02070 SELECTIVE DEMOLITION.
2. DEMOLISH ALL EXISTING STAIRS AND LADDERS EXCEPT FOR STAIR #1 & #2. DEMOLISH EXISTING STAIR 2 & #2 GUARDRAILS & HANDRAILS ONLY, U.O.N.
3. DEMOLISH ALL EXISTING DOORS AND WINDOWS, TYPICAL. REMOVE AND DISPOSE OF ALL TEMPORARY CONSTRUCTION SUCH AS PLYWOOD WINDOW COVERINGS, ETC.
4. DEMOLISH EXISTING STAIR DOORS, TYPICAL.
5. DEMOLISH EXISTING ELEVATOR DOORS, CAB, AND ALL ASSOCIATED EQUIPMENT.
6. DEMOLISH ALL EXISTING PLUMBING, FIRE PROTECTION, MECHANICAL, AND ELECTRICAL SYSTEMS, U.O.N. SEE ENGINEERING DRAWINGS FOR FURTHER INFORMATION.
7. DEMOLISH EXISTING CHIMNEY FROM BASEMENT TO UNDERSIDE OF ROOF. EXISTING CHIMNEY ABOVE ROOF TO REMAIN. SEE STRUCTURAL DRAWINGS FOR SUPPORT.
8. CREATE FLOOR, ROOF, INTERIOR SHAFT, AND EXTERIOR WALL PENETRATIONS TO ACCOMMODATE PROPOSED PIPING AND DUCT PER NEW PLUMBING AND MECHANICAL DESIGN.
9. DEMOLISH ANY EXISTING HOUSE KEEPING PADS.
10. DEMOLISH EXISTING ROOFING AND INSULATION, TYPICAL.
11. ADD—ALTERNATE: CARRY COST TO DEMOLISH AND REBUILD POP-UP'S. SEE STRUCTURAL DRAWINGS.

ABBREVIATIONS:

| | | |
|---|---|---|
| EX. | = | EXISTING TO REMAIN |
| ETR | = | EXISTING TO REMAIN |
| X | = | EXISTING EQUIPMENT TO BE REMOVED |
| XD | = | REMOVE TEL-DATA WIRING AND FACE PLATE ONLY. |
| XR | = | EXISTING EQUIPMENT TO BE REMOVED & RELOCATED |
| RX | = | NEW LOCATION OF RELOCATED EXISTING EQUIPMENT |
| RW | = | REMOVE EXISTING & REPLACE WITH NEW IN SAME LOCATION |
| N | = | NEW |
| U.O.N. | | UNLESS OTHERWISE NOTED |
| V.I.F. | | VERIFY IN FIELD |
| MIN. | | MINIMUM |

GRAPHIC LEGEND:

- EXISTING MASONRY WALL
- EXISTING INTERIOR PARTITION
- DEMOLISH EXISTING CONSTRUCTION




RESIDENTIAL DEVELOPMENT

151 CHESTNUT STREET, SPRINGFIELD, MA

PRICING SET
11 JAN., 2019

Conner Design
architecture interiors visualization
38 Norman Street, #301
Salem, MA 01970
617.241.8300
617.241.8303 fax

Project No: 1716
Issue Date: 01-11-2019

Revisions:
No Date Description

3RD FLOOR
EX. & DEMO. PLAN

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

A013

RESIDENTIAL DEVELOPMENT

151 CHESTNUT STREET,
SPRINGFIELD, MA

PRICING SET
11 JAN, 2019

Conner Design
architecture interiors visualization

Project No: 1714
Issue Date: 01-15-2019

Revisions
No. Date Description

4TH FLOOR
EX. & DEMO. PLAN

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

A014

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)

EXISTING & DEMOLITION PLAN NOTES:

1. SEE TYPICAL SPECIFICATIONS ON ARCH & ARCH. M PHOTOGRAPH. REFER TO G1.01 SUITABLE & PAINTING AND COATED SELECTIVE DEMOLITION.
2. DEMOLISH ALL EXISTING STAIRS AND LANDINGS EXCEPT FOR STAIR #1 & #2. DEMOLISH EXISTING STAIR & #2 GUARDRAILS & HANDRAILS ONLY, U.O.N.
3. DEMOLISH ALL EXISTING TRIM, DOORS, FRAMES, TYPICAL. REMOVE AND DISPOSE OF ALL TEMPORARY CONSTRUCTION SUCH AS PLYWOOD WINDOW COVERINGS, ETC.
4. DEMOLISH EXISTING ELEVATOR DOORS, F.R.P., AND ALL ASSOCIATED EQUIPMENT.
5. DEMOLISH ALL EXISTING MECHANICAL, ELECTRICAL, PLUMBING, AND MECHANICAL SYSTEMS, U.O.N. SEE ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
6. DEMOLISH EXISTING CHIMNEY FROM BASEMENT TO UNDERSIDE OF ROOF. EXISTING CHIMNEY ABOVE ROOF TO REMAIN. SEE STRUCTURAL DRAWINGS FOR SUPPORT.
7. DEMOLISH EXISTING ROOFING AND FLASHING AT ROOF PENETRATIONS. SEE ROOFING NOTES FOR ADDITIONAL INFORMATION.
8. DEMOLISH ANY EXISTING MASONRY AND EXTERIOR WALL PENETRATIONS TO ACCOMMODATE PROPOSED PIPING AND DUCT FOR NEW PLUMBING AND MECHANICAL DESIGN.
9. DEMOLISH EXISTING ROOFING AND INSULATION, TYPICAL.
10. ASBESTOS CONTAINING MATERIALS ARE KNOWN TO EXIST IN THE BUILDING. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
11. ASBESTOS ABATEMENT COST TO BE DONE BY OWNER PRIOR TO DEMOLITION AND REMOVAL OF ANY MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH ASBESTOS ABATEMENT.




ABBREVIATIONS:

| | |
|---|---|
| EX | EXISTING TO REMAIN |
| EXR | EXISTING TO BE REMOVED |
| RD | EXISTING DEVICE TO BE REMOVED & RELOCATED |
| RR | EXISTING EQUIPMENT TO BE REMOVED & RELOCATED |
| N | NEW |
| V.I.F.N. | VERIFY IN FIELD |
| M.F.C. | MANUFACTURER TO BE NOTIFIED |

GRAPHIC LEGEND:

| | |
|---|---|
| | EXISTING MASONRY WALL |
| | EXISTING INTERIOR PARTITION |
| | DEMOLISH EXISTING CONSTRUCTION |

RESIDENTIAL DEVELOPMENT

151 CHESTNUT STREET,
SPRINGFIELD, MA

PRICING SET
11 JAN., 2019

Conner Design
Architecture · Interiors · Visualization
59 Walnut Street, #3RH
Salem, MA 01970
617.241.1800, ext

Project No: 1716
Issue Date: 01-11-2019

| No | Date | Description |
|---|---|---|

ROOF
EX. & DEMO. PLAN

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

A015

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)



PROPOSED SITE PLAN NOTES:

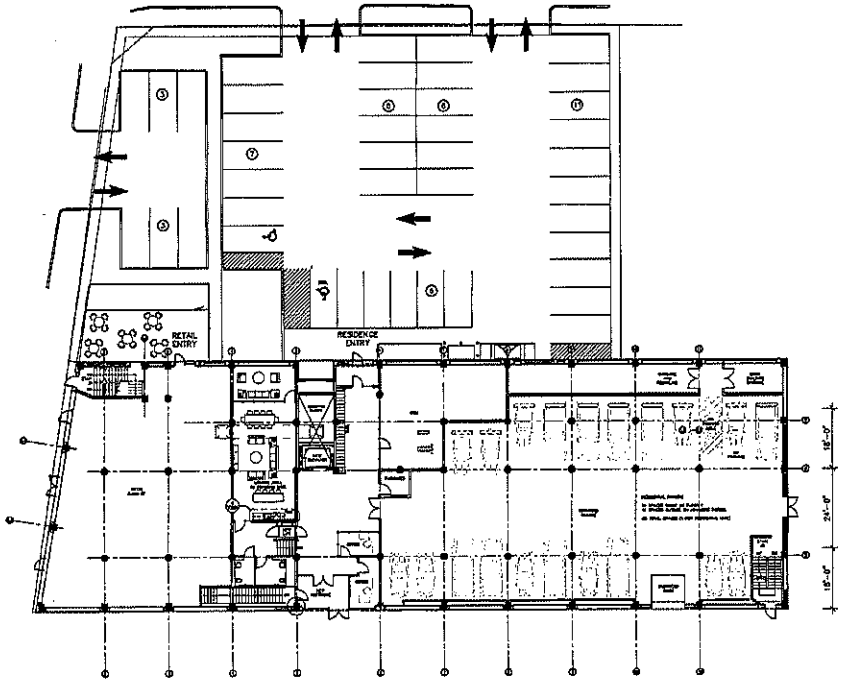
1. SEE TYPICAL SPECIFICATIONS ON A001 & A002.
2. PROVIDE CONCRETE WHEEL STOPS AT ALL PARKING SPACES.
3. PROVIDE CONCRETE FILLED PAINTED STEEL BOLLARDS TO PROTECT ALL SITE EQUIPMENT, SUCH AS TRANSFORMER, GENERATOR, ETC.
4. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

ABBREVIATIONS:

| | | |
|---|---|---|
| EX | = | EXISTING TO REMAIN |
| ETR | = | EXISTING TO REMAIN |
| X | = | EXISTING EQUIPMENT TO BE REMOVED |
| XE | = | REMOVE TEL-DATA WIRING AND FACE PLATE ONLY. |
| XR | = | EXISTING EQUIPMENT TO BE REMOVED & RELOCATED |
| RX | = | NEW LOCATION OF RELOCATED EXISTING EQUIPMENT |
| RR | = | REMOVE EXISTING & REPLACE WITH NEW IN SAME LOCATION |
| N | = | NEW |
| U.O.N. | | UNLESS OTHERWISE NOTED |
| V.I.F. | | VERIFY IN FIELD |
| MIN. | | MINIMUM |

GRAPHIC LEGEND:

- EXISTING MASONRY WALL
- EXISTING INTERIOR PARTITION
- DEMOLISH EXISTING CONSTRUCTION
- NEW INTERIOR PARTITION
- NEW DOOR




RESIDENTIAL DEVELOPMENT

151 CHESTNUT STREET, SPRINGFIELD, MA

PRICING SET
11 JAN., 2019

Conner Design
architecture interiors visualization
39 Norman Street, #301
Salem, MA 01970
617.241.5300
617.241.5303 fax

Project No: 1716
Issue Date: 01-11-2019

Revisions:

| No | Date | Description |
|---|---|---|
| | 02-21-2019 | Vent. Shaft Coord. |
| | 02-27-2019 | Parking & Roof |

SITE PROPOSED PLAN

SCALE: 1/16"=1'-0"

A050

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)



PROPOSED PLAN NOTES:

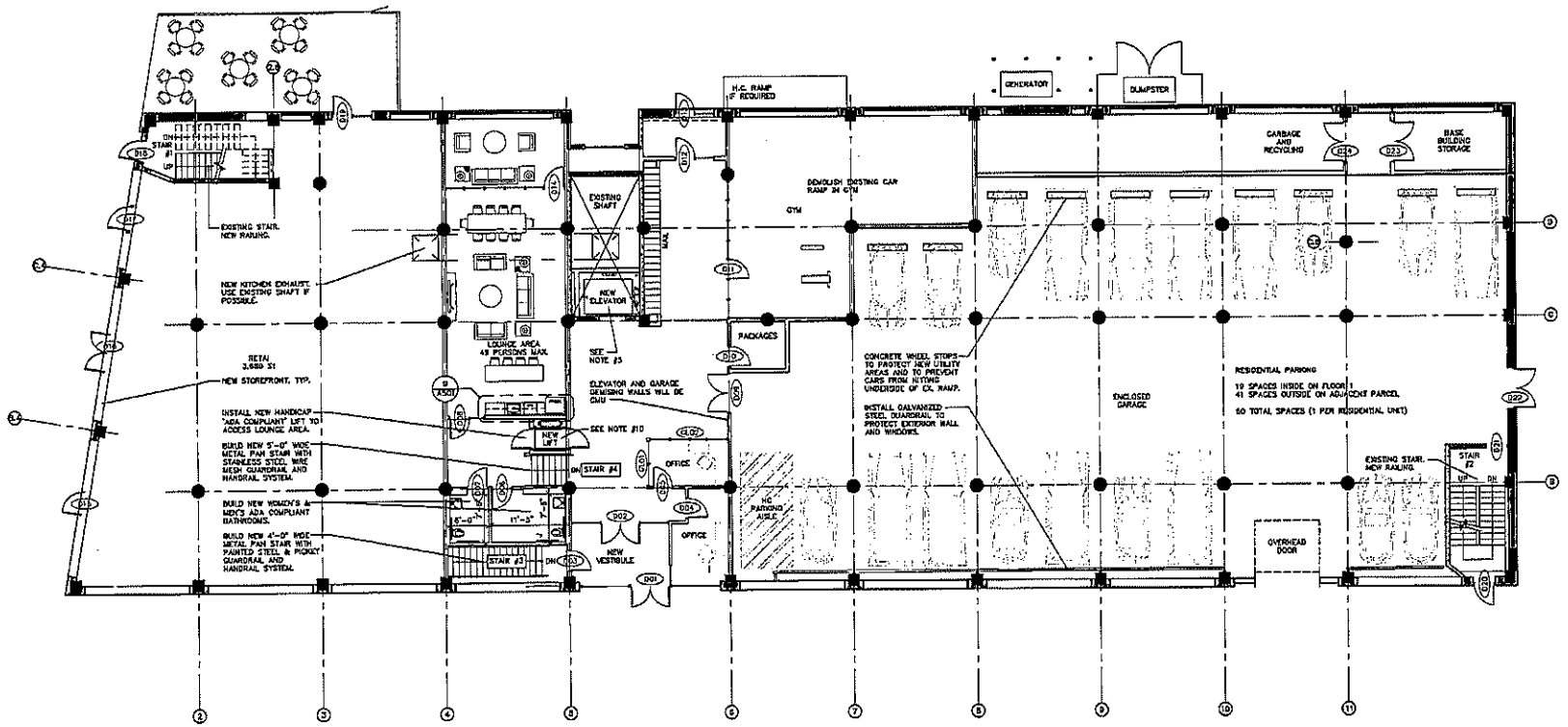
1. SEE TYPICAL SPECIFICATIONS ON A001 & A002.
2. SEE PARTITION TYPES ON A801.
3. POST CONDITION, REVIEW CONDITION OF EXISTING CONCRETE FLOORS TO REMAIN. USE A SELF-LEVELING CEMENT CONCRETE TO RESTORE DAMAGED, UNEVEN, OR PITCHED AREAS OF EXISTING CONCRETE SURFACES.
4. ALL BASEMENT STORAGE UNITS TO BE CHAIN LINK FENCE WITH LOCKABLE DOOR.
5. SEE ATTACHED SPEC FOR NEW KONE ELEVATOR, 16 SHEETS @ 11x17 DATED 12-07-2018.
6. PROVIDE 60 RECESSED MAILBOXES. VERTICAL STACKED CONFIGURATION. SIZE = 5-1/2" x 15-1/4" EACH BOX
7. INCLUDE $6K ALLOWANCE FOR INTERIOR LOBBY UPGRADES.
8. PROVIDE NEW EXTERIOR AND INTERIOR STOREFRONT, WINDOWS, DOORS, AND GLAZING SYSTEMS. SEE A004, A005, A006, A403, AND A404 FOR DOOR & WINDOW TYPES INCLUDING DETAILS.
9. RESTORE ANY DAMAGED OR CRUMBLING MASONRY ROUGH OPENINGS POST DEMOLITION OF DOORS AND WINDOWS. REPAIR DAMAGED COLUMN SHAFTS AND CAPITALS. SEE STRUCTURAL DRAWINGS.
10. PROVIDE ADA LIFT BY MFR. GARAVENTA LIFT, MODEL OCNESS DN GVL-DN-120. CONTACT KEVIN MOORETTE, GARAVENTA, USA; PHONE NUMBER 603-868-8333, EXTN 204; CELL PHONE 603-759-2278.
11. C.C. TO CONFIRM FLOOR TO FLOOR ELEVATIONS AND THAT HOISTWAY HAS SUFFICIENT HEIGHT TO ALLOW FOR 6'-8" HEADROOM CLEARANCE ABOVE LIFT PLATFORM SURFACE WHEN AT TOP LANDING.
12. WALL MOUNT CALL STATIONS. POSITION AND INSTALLATION BY G.C.
13. SHAFT / LANDING LIGHTING CIRCUIT BY C.C. TO BE INDEPENDENT OF LIFT ELECTRIC WITH A MINIMUM OF 5 FTC OR A 5A SUX AMBIENT REQUIRED WITHIN SHAFT AND ON PLATFORM AT EACH LANDING.
14. ATTACH MAST TO WALL PER LOADING DIAGRAM IN SHOP DRAWINGS. SECURE LIFT MAST TO BUILDING STRUCTURE AT TIE-BACK LOCATION. STRUCTURE AND BLOCKING BY G.C. TO MEET LOADS LISTED ON LOADING DIAGRAM IN SHOP DRAWINGS.
15. THE LIFT MAY BE PLACED ON A FLOOR DESIGNED TO MEET LOADS OF THE LIFT. PROJECT ARCHITECT OR ENGINEER WILL STAMP LIFT SUBMITTAL AS REQUIRED BY THE STATE OF MASSACHUSETTS FOR THE PERMIT APPLICATION.
16. G.C. TO INSTALL A SMALL BARRIER WALL SECTION BETWEEN LIFT ENCLOSURE AND SURROUNDING WALL AFTER LIFT IS IN PLACE.
17. ELECTRICAL: 120 VAC ~1 PHASE ~60 HZ. CONDUIT AND DEVICES TO SUIT LOCAL CODES AND A RECOMMENDED 15 AMP DEDICATED CIRCUIT.
18. SEE SHOP DRAWINGS FOR WIRING DETAILS INCLUDING CALL STATIONS, INTERLOCKS, AND POSITION MAGNETS. ALL LOW-VOLTAGE CONTROL WIRING TO BE 24V DC.
19. G.C. TO BRING POWER FEED FOR LIFT TO 24"x24"x8" BOX LOCATED BESIDE THE LIFT MAST, ON THE SIDE CLOSEST TO THE LOWEST ENTRANCE DOOR. LOCATE THE J-BOX ON THE WALL AS CLOSE TO THE DISCONNECT POSITION AS POSSIBLE. DISCONNECT WILL BE PROVIDED AND SHIPPED LOOSE BY GARAVENTA.
20. IN MASSACHUSETTS, SPRINKLER SYSTEMS ARE NOT AUTHORIZED IN LIFT ELEVATOR HOISTWAY OR PITS. REVIEW SPRINKLER SYSTEM DESIGN & ADDRESS WITH FIRE PROTECTION ENGINEER / CONTRACTOR.
21. IN MASSACHUSETTS, A BUZZER AND INTERCOM SYSTEM IS RECOMMENDED. THE INTERCOM SHOULD BE PROVIDED AT THE LIFT AND CONNECTED TO A LOCATION WITHIN THE BUILDING WHERE ASSISTANCE MAY BE OBTAINED. THIS MAY BECOME A REQUIREMENT BY 2021 CMR IN THE FUTURE.
22. PROVIDE GFI SERVICE POWER OUTLET WITHIN 25 FEET OF FLOOR LANDING LIFT ENTRANCE TO BE READILY ACCESSIBLE TO SERVICE PERSONNEL.
23. 1/8 INCH ALUMINUM DIAMOND PLATE RAMP PROVIDED BY GARAVENTA, USA.

ABBREVIATIONS:

| | | |
|---|---|---|
| EX. | = | EXISTING TO REMAIN |
| ETR | = | EXISTING TO REMAIN |
| E | = | EXISTING EQUIPMENT TO BE REMOVED |
| RE | = | REMOVE TEL-DATA WIRING AND FACE PLATE ONLY. |
| XR | = | EXISTING EQUIPMENT TO BE REMOVED & RELOCATED |
| RX | = | NEW LOCATION OF RELOCATED EXISTING EQUIPMENT |
| RR | = | REMOVE EXISTING & REPLACE WITH NEW IN SAME LOCATION |
| N | = | NEW |
| U.O.N. | | UNLESS OTHERWISE NOTED |
| V.I.F. | | VERIFY IN FIELD |
| MIN. | | MINIMUM |

GRAPHIC LEGEND:

- EXISTING MASONRY WALL
- EXISTING INTERIOR PARTITION
- DEMOLISH EXISTING CONSTRUCTION
- NEW INTERIOR PARTITION
- NEW DOOR




RESIDENTIAL DEVELOPMENT

151 CHESTNUT STREET, SPRINGFIELD, MA

PRICING SET
11 JAN., 2019

Conner Design
architecture interiors visualization
39 Norman Street, #201
Salem, MA 01970
617.241.8300
617.241.8303 fax

Project No: 1715

Issue Date: 01-11-2019

Revisions:

| No | Date | Description |
|---|---|---|
| | | |

1ST FLOOR PROPOSED PLAN

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

A101

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)



PROPOSED PLAN NOTES:

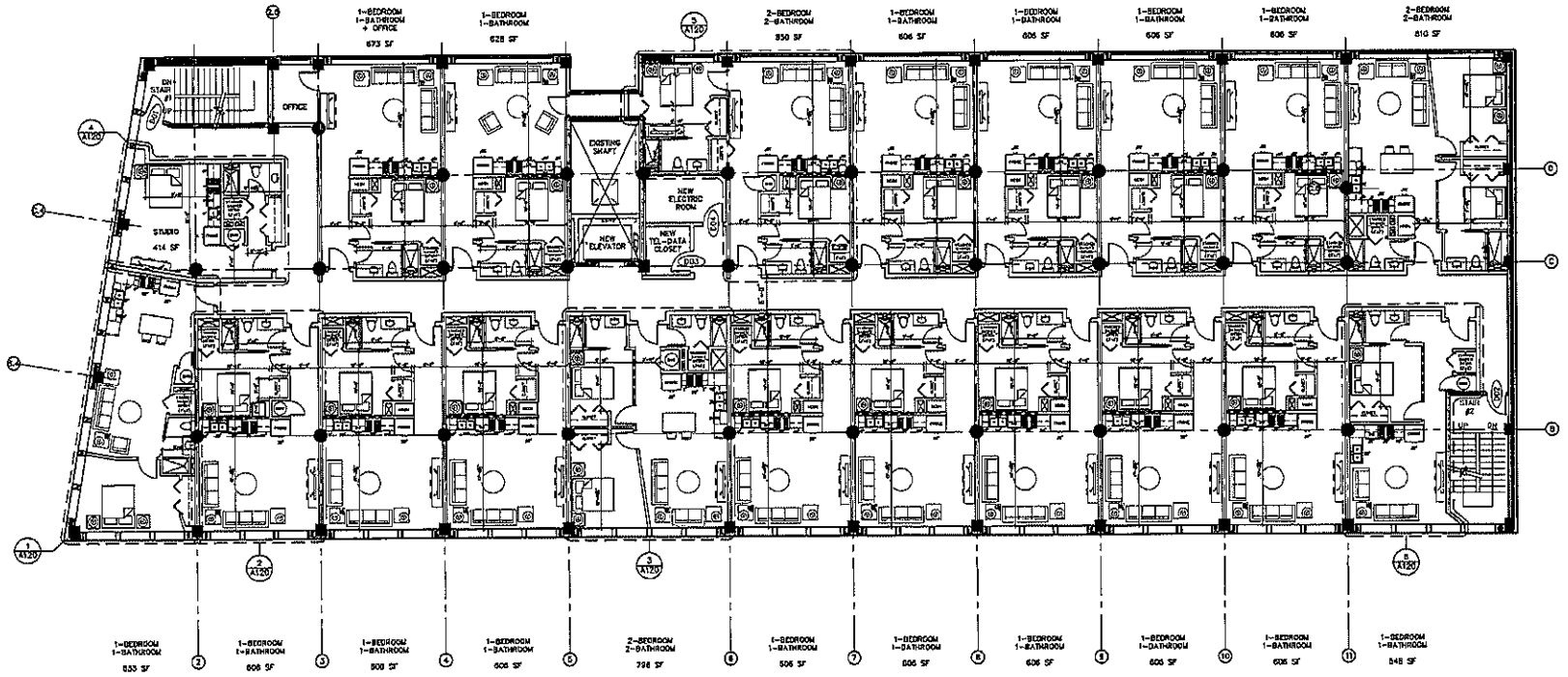
1. SEE TYPICAL SPECIFICATIONS ON A001 & A002.
2. SEE PARTITION TYPES ON A901.
3. POST DEMOLITION, REVIEW CONDITION OF EXISTING CONCRETE FLOORS TO REMAIN. USE A SELF-LEVELING CEMENT CONCRETE TO RESTORE DAMAGED, UNEVEN, OR PITCHED AREAS OF EXISTING CONCRETE SURFACES.
4. ALL BASEMENT STORAGE UNITS TO BE CHAIN LINK FENCE WITH LOCKABLE DOOR.
5. SEE ATTACHED SPEC FOR NEW KONE ELEVATOR, 10 SHEETS & 1 SET DATED 12-07-2018.
6. PROVIDE 60 RECESSED MAILBOXES. VERTICAL STACKED CONFIGURATION. SIZE = 5-1/2" x 16-1/4" EACH BOX
7. INCLUDE 20K ALLOWANCE FOR INTERIOR LOBBY UPGRADES.
8. PROVIDE NEW EXTERIOR AND INTERIOR STOREFRONT, WINDOWS, DOORS, AND GLAZING SYSTEMS. SEE A004, A005, A006, A403, AND A404 FOR DOOR & WINDOW TYPES INCLUDING DETAILS.
9. PROVIDE NEW EXTERIOR AND INTERIOR STOREFRONT, WINDOWS, DOORS, AND GLAZING SYSTEMS. SEE A004, A005, A006, A403, AND A404 FOR DOOR & WINDOW TYPES INCLUDING DETAILS.
10. RESTORE ANY DAMAGED OR CRUMBLING MASONRY ROUGH OPENINGS POST DEMOLITION OF DOORS AND WINDOWS. REPAIR DAMAGED COLUMN SHAFTS AND CAPITALS. SEE STRUCTURAL DRAWINGS.

ABBREVIATIONS:

| | | |
|---|---|---|
| EX. | = | EXISTING TO REMAIN |
| ETR | = | EXISTING TO REMAIN |
| X | = | EXISTING EQUIPMENT TO BE REMOVED |
| XC | = | REMOVE TEL-DATA WIRING AND FACE PLATE ONLY. |
| XR | = | EXISTING EQUIPMENT TO BE REMOVED & RELOCATED |
| RX | = | NEW LOCATION OF RELOCATED EXISTING EQUIPMENT |
| RR | = | REMOVE EXISTING & REPLACE WITH NEW IN SAME LOCATION |
| N | = | NEW |
| U.O.N. | | UNLESS OTHERWISE NOTED |
| V.I.F. | | VERIFY IN FIELD |
| MIN. | | MINIMUM |

GRAPHIC LEGEND:

- EXISTING MASONRY WALL
- EXISTING INTERIOR PARTITION
- DEMOLISH EXISTING CONSTRUCTION
- NEW INTERIOR PARTITION
- NEW DOOR




RESIDENTIAL DEVELOPMENT

151 CHESTNUT STREET, SPRINGFIELD, MA

PRICING SET
11 JAN., 2019

Conner Design
architecture interiors visual2object
39 Norman Street, #301
Salem, MA 01970
617.241.8300
617.241.8303 fax

Project No: 1714

Issue Date: 01-11-2019

Revisions:

| No | Date | Description |
|---|---|---|
| | | |

2ND FLOOR PROPOSED PLAN

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

A102

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)



PROPOSED PLAN NOTES:

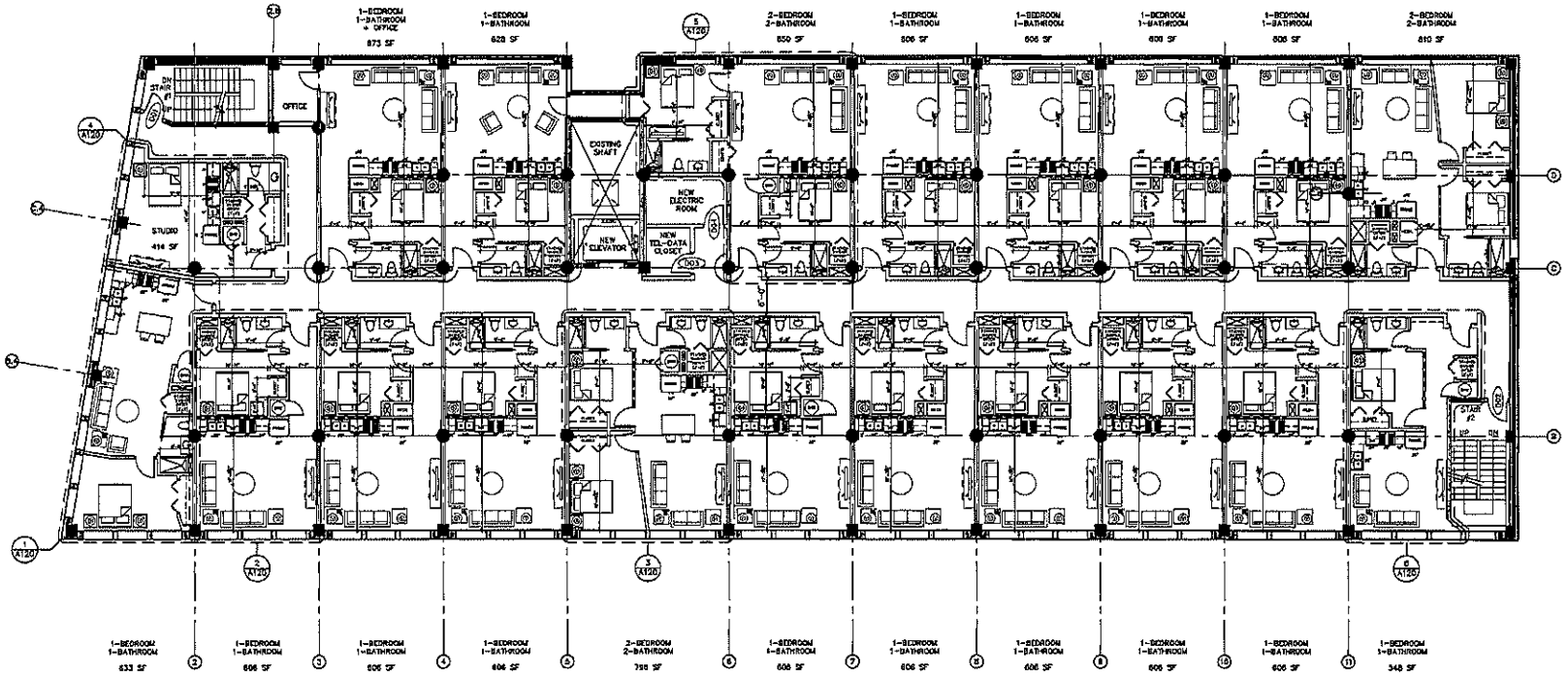
1. SEE TYPICAL SPECIFICATIONS ON A001 & A002.
2. SEE PARTITION TYPES ON A001.
3. FIELD DEMOLITION, REVIEW CONDITION OF EXISTING CONCRETE FLOORS TO REMAIN. USE A SELF-LEVELING CEMENT CONCRETE TO RESTORE DAMAGED, UNEVEN, OR PITCHED AREAS OF EXISTING CONCRETE SURFACES.
4. ALL BASEMENT STORAGE UNITS TO BE CHAIN LINK FENCE WITH LOCKABLE DOOR.
5. SEE ATTACHED SPEC FOR NEW KONE ELEVATOR, 16 SHEETS @ 11x17 DATED 12-07-2018.
6. PROVIDE 60 RECESSED MAILBOXES. VERTICAL STACKED CONFIGURATION. SIZE = 5-1/2" x 16-1/4" EACH BOX
7. INCLUDE 20K ALLOWANCE FOR INTERIOR LOBBY UPGRADES.
8. PROVIDE NEW EXTERIOR AND INTERIOR STOREFRONT, WINDOWS, DOORS, AND GLAZING SYSTEMS. SEE A004, A005, A006, A403, AND A404 FOR DOOR & WINDOW TYPES INCLUDING DETAILS.
9. RESTORE ANY DAMAGED OR CRUMBLING MASONRY ROUGH OPENINGS POST DEMOLITION OF DOORS AND WINDOWS. REPAIR DAMAGED COLUMN SHAFTS AND CAPITALS. SEE STRUCTURAL DRAWINGS.

ABBREVIATIONS:

| | | |
|---|---|---|
| EX | = | EXISTING TO REMAIN |
| EXR | = | EXISTING TO REMAIN |
| X | = | EXISTING EQUIPMENT TO BE REMOVED |
| XT | = | REMOVE TEL-DATA WIRING AND FACE PLATE ONLY |
| XR | = | EXISTING EQUIPMENT TO BE REMOVED & RELOCATED |
| RX | = | NEW LOCATION OF RELOCATED EXISTING EQUIPMENT |
| RR | = | REMOVE EXISTING & REPLACE WITH NEW IN SAME LOCATION |
| N | = | NEW |
| U.O.N. | | UNLESS OTHERWISE NOTED |
| V.I.F. | | VERIFY IN FIELD |
| MIN. | | MINIMUM |

GRAPHIC LEGEND:

- EXISTING MASONRY WALL
- EXISTING INTERIOR PARTITION
- DEMOLISH EXISTING CONSTRUCTION
- NEW INTERIOR PARTITION
- NEW DOOR




RESIDENTIAL DEVELOPMENT

151 CHESTNUT STREET, SPRINGFIELD, MA

PRICING SET
11 JAN., 2019

Conner Design
architecture interiors visualization
39 Norman Street, #301
Salem, MA 01970
617.241.8300
617.241.8303 fax

Project No: 1716
Issue Date: 01-11-2019

Revisions:
No Date Description

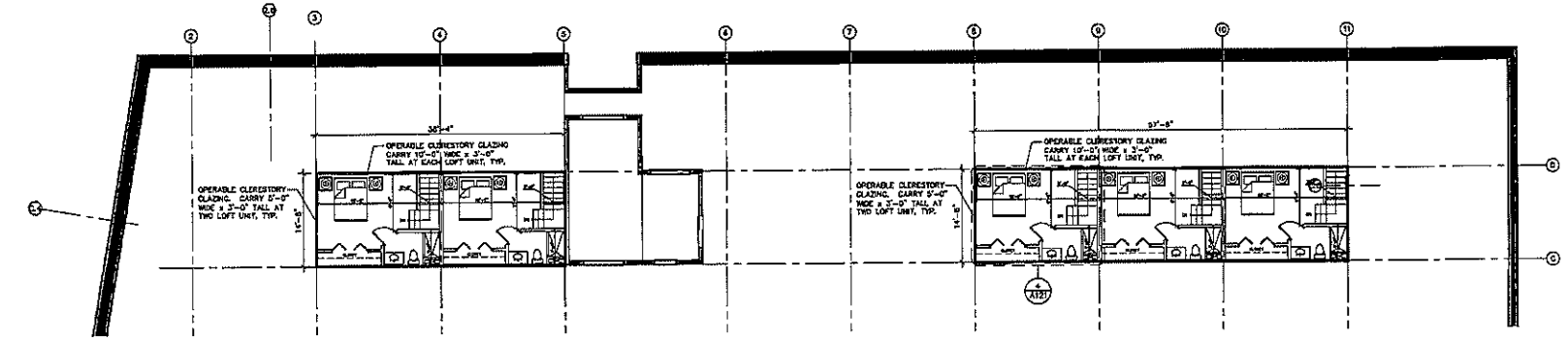
3RD FLOOR PROPOSED PLAN

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

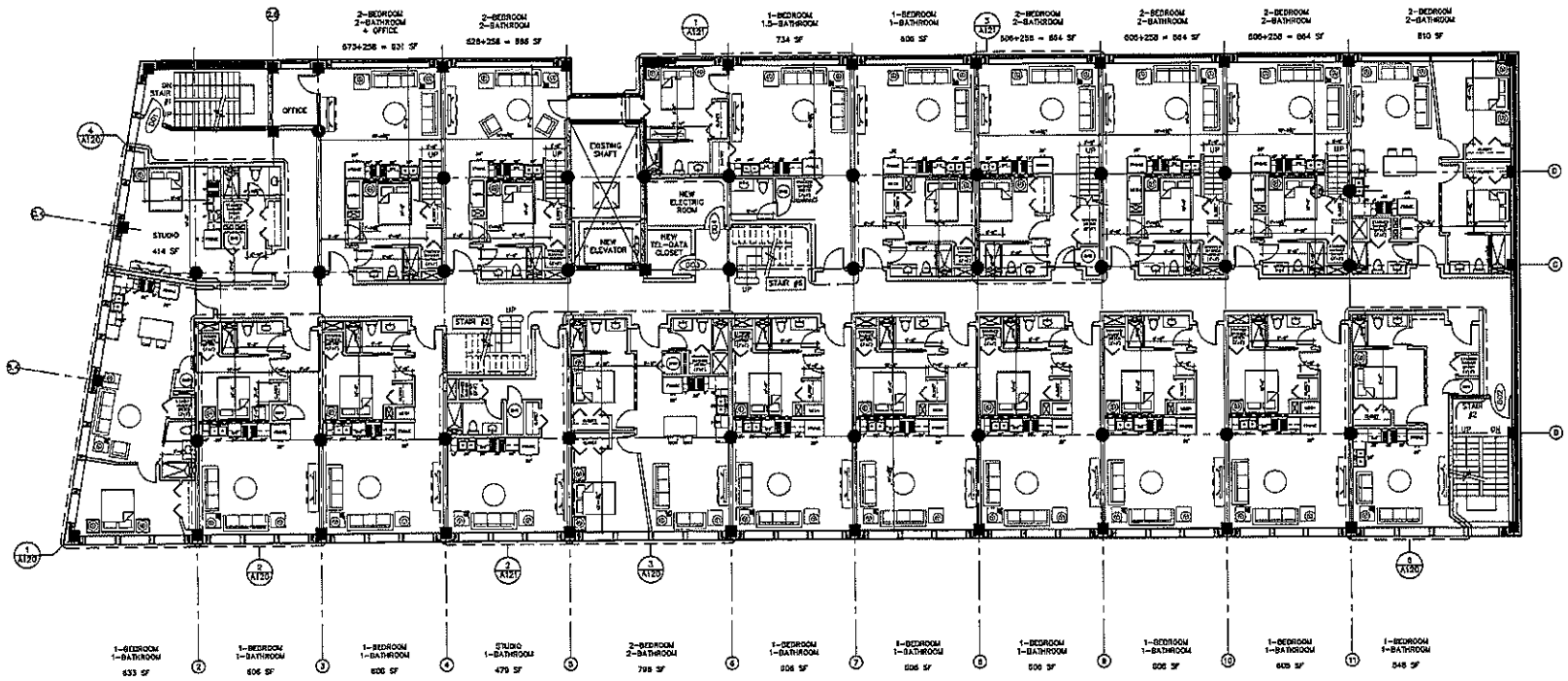
A103

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)






1 PARTIAL 4TH FLOOR PLAN SHOWING POP-UP LOFT AREA. SEE SECTIONAL ELEVATION 2/A306.




RESIDENTIAL DEVELOPMENT

151 CHESTNUT STREET, SPRINGFIELD, MA

PRICING SET
11 JAN., 2019

Conner Design
architecture interiors visualization
39 Norman Street, #301
Salem, MA 01970
617.241.8300
617.241.8303 fax

| | |
|---|---|
| Project No: | 1715 |
| Issue Date: | 01-11-2019 |

Revisions:

| No | Date | Description |
|---|---|---|
| | | |

4TH FLOOR PROPOSED PLAN

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

A104

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)



PROPOSED PLAN NOTES:

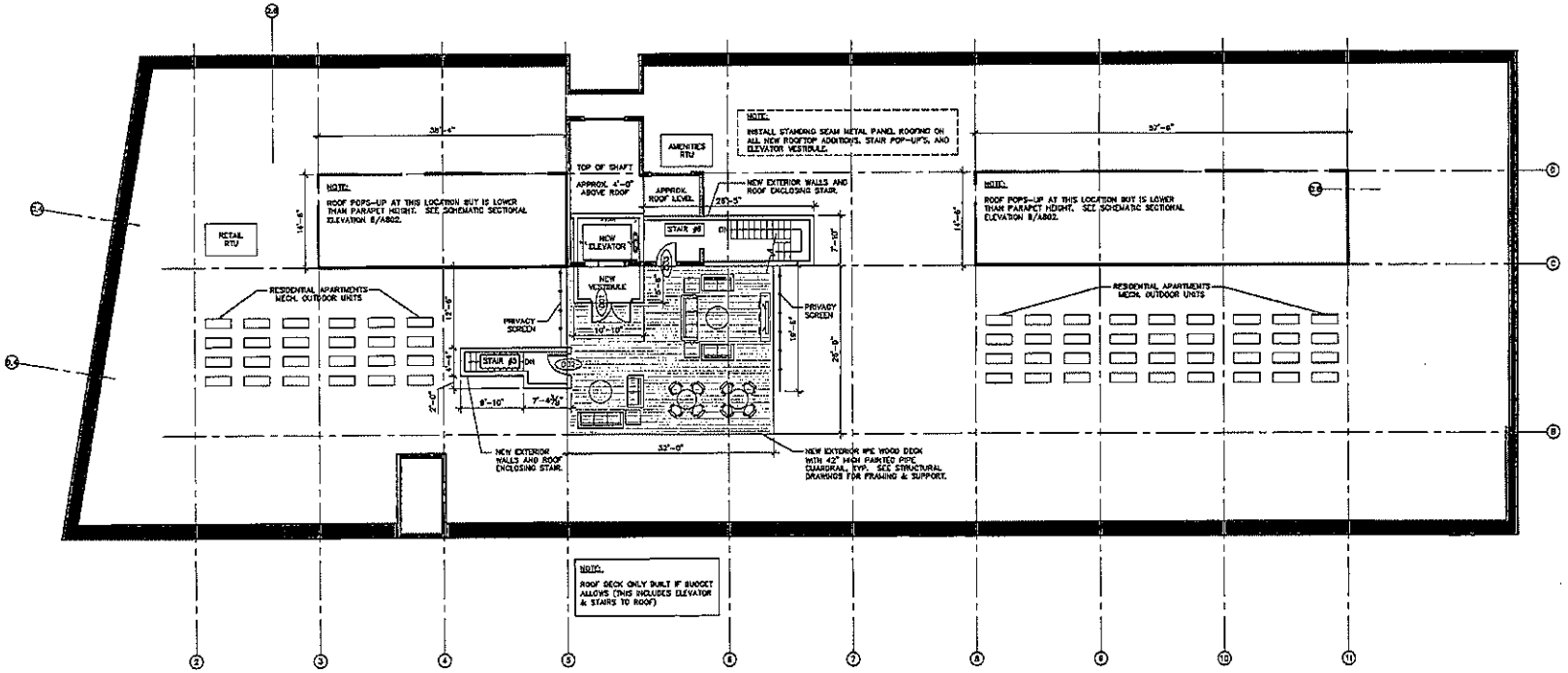
1. SEE TYPICAL SPECIFICATIONS ON A001 & A002.
2. SEE PARTITION TYPES ON A501.
3. POST DEMOLITION, REVIEW CONDITION OF EXISTING CONCRETE FLOORS TO REMAIN. USE A SELF-LEVELING CEMENT CONCRETE TO RESTORE DAMAGED, UNEVEN, OR PITCHED AREAS OF EXISTING CONCRETE SURFACES.
4. ALL BASEMENT STORAGE UNITS TO BE CHAIN LINK FENCE WITH LOCKABLE DOOR.
5. SEE ATTACHED SPEC FOR NEW KONE ELEVATOR, 16 SHEETS @ 11x17 DATED 12-07-2018.
6. PROVIDE 60 RECESSED MAILBOXES. VERTICAL STACKED CONFIGURATION. SIZE = 9-1/2" x 16-1/4" EACH BOX
7. INCLUDE 20K ALLOWANCE FOR INTERIOR LOBBY UPGRADES.
8. PROVIDE NEW EXTERIOR AND INTERIOR STOREFRONT, WINDOWS, DOORS, AND GLAZING SYSTEMS. SEE A004, A003, A005, A403, AND A404 FOR DOOR & WINDOW TYPES INCLUDING DETAILS.
9. RESTORE ANY DAMAGED OR CRUMBLING MASONRY ROUGH OPENINGS POST DEMOLITION OF DOORS AND WINDOWS. REPAIR DAMAGED COLUMN SHAFTS AND CAPITALS. SEE STRUCTURAL DRAWINGS.
10. PROVIDE NEW EPDM ROOFING SYSTEM THROUGHOUT, U.O.N. SEE DETAILS ON A501.

ABBREVIATIONS:

| | | |
|---|---|---|
| EX. | = | EXISTING TO REMAIN |
| ETR | = | EXISTING TO REMAIN |
| X | = | EXISTING EQUIPMENT TO BE REMOVED |
| XD | = | REMOVE TEL-/DATA WIRING AND FACE PLATE ONLY. |
| XR | = | EXISTING EQUIPMENT TO BE REMOVED & RELOCATED |
| RX | = | NEW LOCATION OF RELOCATED EXISTING EQUIPMENT |
| RR | = | REMOVE EXISTING & REPLACE WITH NEW IN SAME LOCATION |
| N | = | NEW |
| U.O.N. | | UNLESS OTHERWISE NOTED |
| V.I.F. | | VERIFY IN FIELD |
| MIN. | | MINIMUM |

GRAPHIC LEGEND:

- EXISTING MASONRY WALL
- EXISTING INTERIOR PARTITION
- DEMOLISH EXISTING CONSTRUCTION
- NEW INTERIOR PARTITION
- NEW DOOR




RESIDENTIAL DEVELOPMENT

151 CHESTNUT STREET, SPRINGFIELD, MA

PRICING SET
11 JAN., 2019

Conner Design
architecture interiors visualization
39 Norman Street, #301
Salem, MA 01970
617.241.8300
617.241.8303 fax

| | |
|---|---|
| Project No: | 1716 |
| Issue Date: | 01-11-2019 |

Revisions:

| No | Date | Description |
|---|---|---|
| | 02-21-2019 | Vert. Shaft Coord. |
| | 02-27-2019 | Parking & Roof |

ROOF PROPOSED PLAN

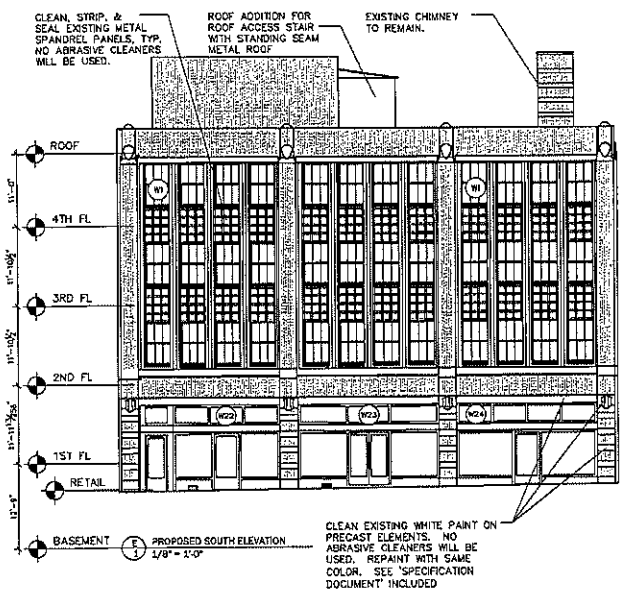
SCALE: 1/8"=1'-0"

A105

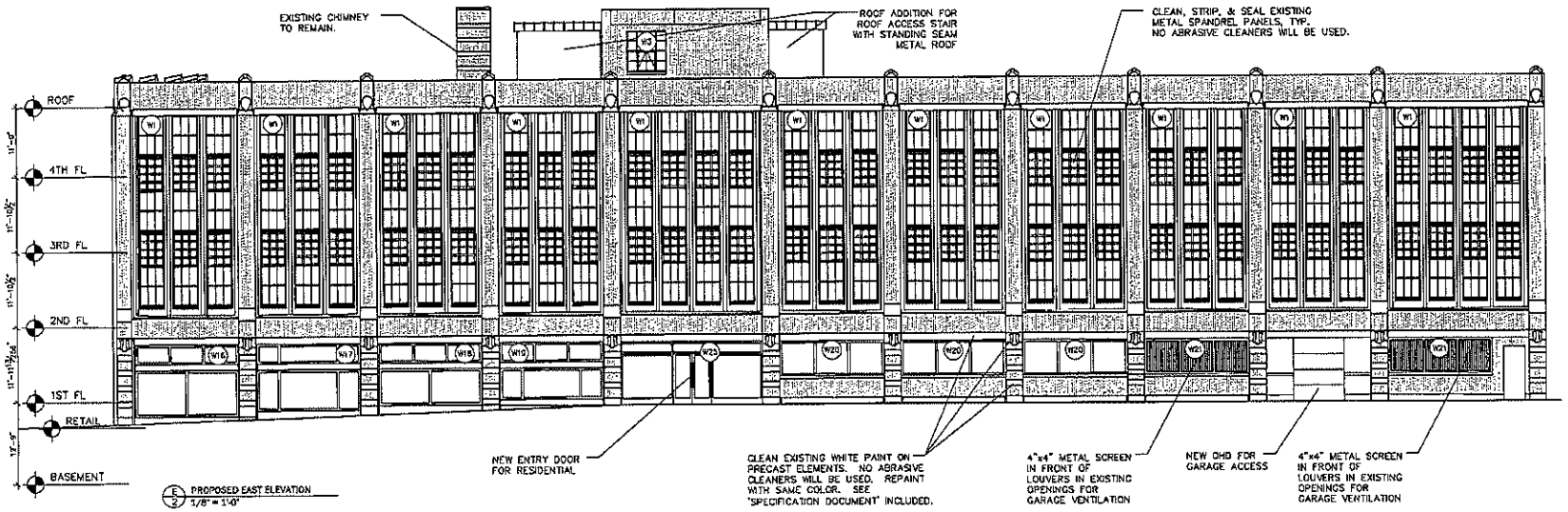
Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)






E1 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"




E2 PROPOSED EAST ELEVATION
1/8" = 1'-0"

RESIDENTIAL DEVELOPMENT

151 CHESTNUT STREET, SPRINGFIELD, MA

PRICING SET
11 JAN., 2019

Conner Design
architecture interiors visualization
30 Norman Street, #201
Salem, MA 01970
617.241.8090
617.241.8303 fax

Project No: 1716
Issue Date: 01-11-2019

Revisions:
No Date Description

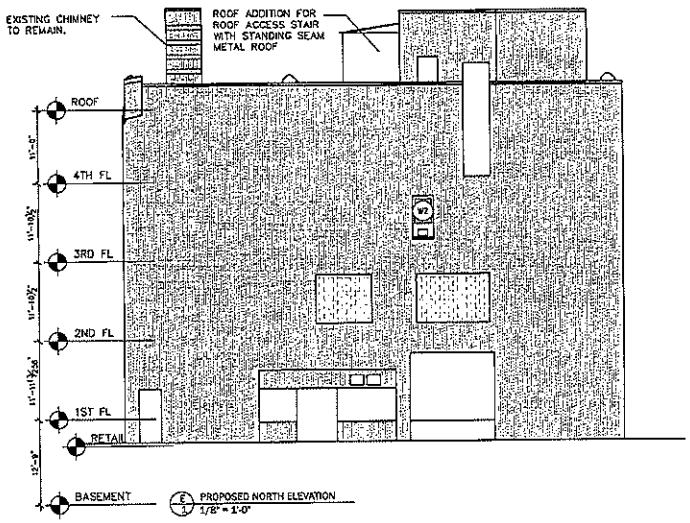
PROPOSED ELEVATION

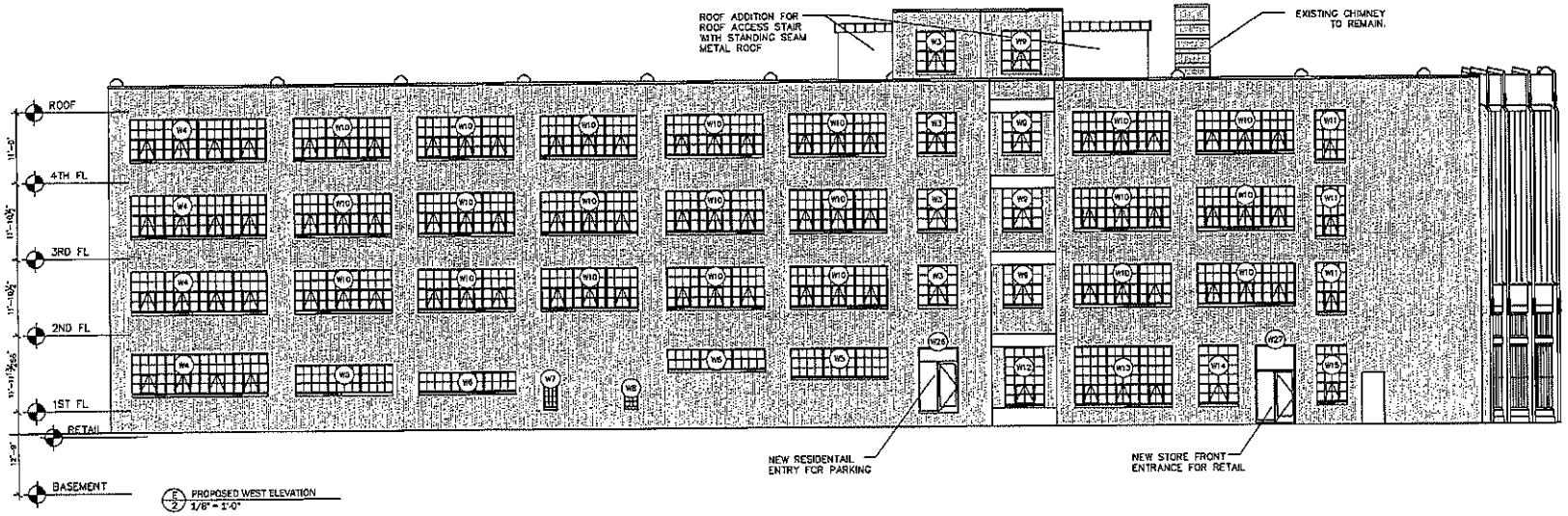
1/8"=1'-0"

A401

Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)






RESIDENTIAL DEVELOPMENT

151 CHESTNUT STREET, SPRINGFIELD, MA

PRICING SET
11 JAN., 2019

Conner Design
architecture interiors visualization
39 Norman Street, #301
Salem, MA 01970
617.241.8300
617.241.8303 fax

| | |
|---|---|
| Project No: | 1716 |
| Issue Date: | 01-11-2019 |

Revisions:

| No | Date | Description |
|---|---|---|
| | | |

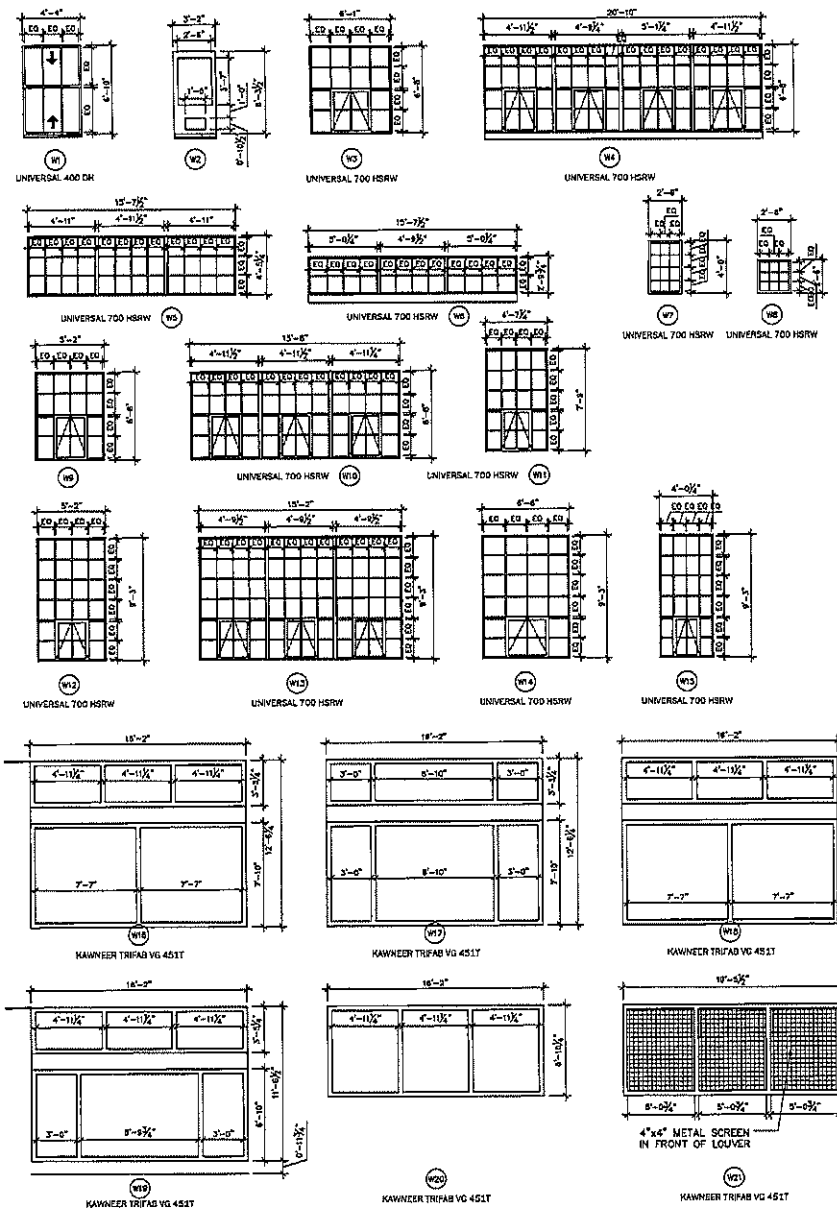
PROPSED ELEVATION

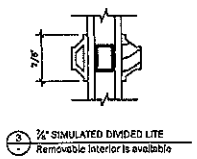
1/8"=1'-0"

A402

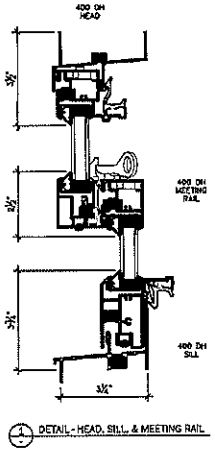
Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)



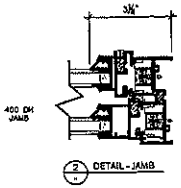


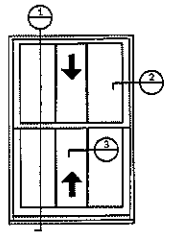

3 3/4" SIMULATED DIVIDED LITE
Removable interior is available



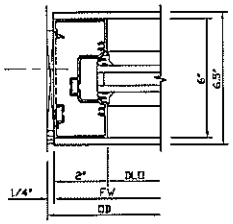

1 DETAIL - HEAD, SILL, & MEETING RAIL



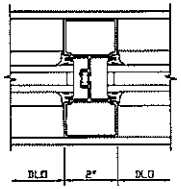

2 DETAIL - JAMB



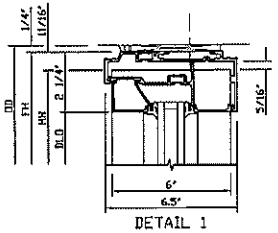

UNIVERSAL 400
DOUBLE-HUNG



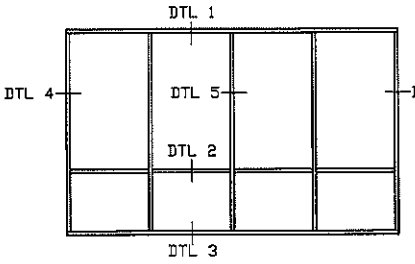

DETAIL 4
JAMB



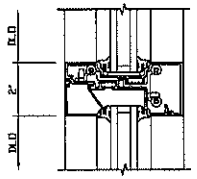

DETAIL 5
STANDARD
VERTICAL MULLION



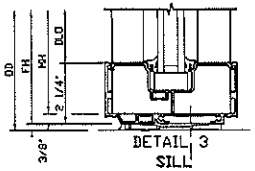

DETAIL 1
HEAD




TRIFAB VG 451T FRAMING SYSTEM
CENTER SET - OUTSIDE GLAZED




DETAIL 2
HORIZONTAL




DETAIL 3
SILL
W/ STD RECEPTOR

RESIDENTIAL DEVELOPMENT

151 CHESTNUT STREET,
SPRINGFIELD, MA

PRICING SET
11 JAN., 2019

Conner Design
architecture interiors visualization
38 Norman Street, #201
Salem, MA 01970
617.241.8300
617.241.8303 fax

Project No: 1716
Issue Date: 01-11-2019

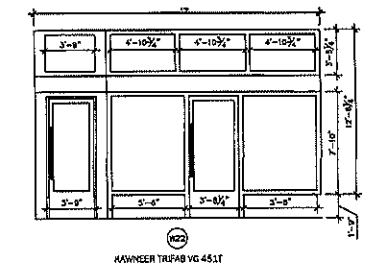
Revisions:
No Date Description

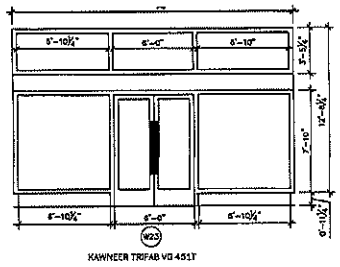
WINDOW
DETAILS

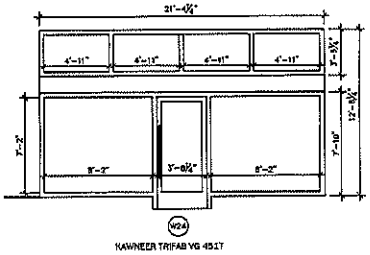
1/8"=1'-0"

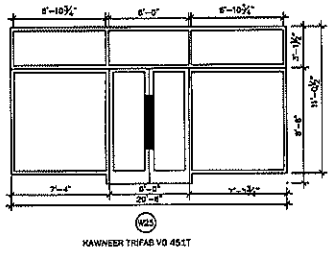
A403

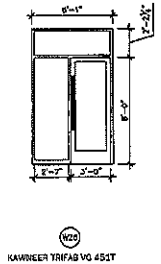
Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)

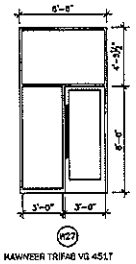


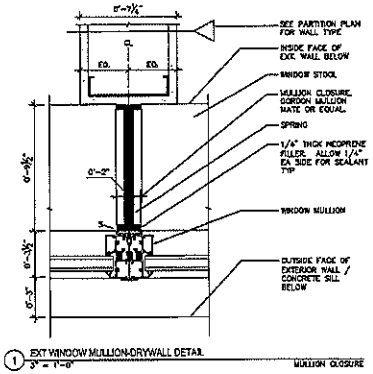




NOTE #1: STOREFRONT SYSTEM TO BE BLACK, TYP.

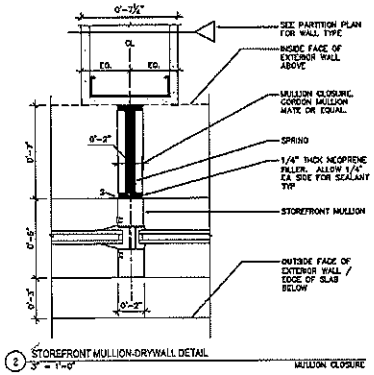
NOTE #2: STOREFRONT DOORS WILL BE FULLY GLAZED, TYP.

NOTE #3: DOUBLE HUNG WINDOWS TO BE BLACK, TYP.

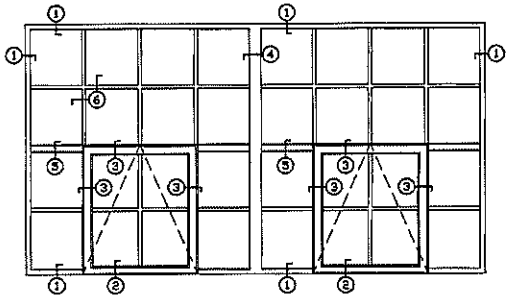
NOTE #4: FACTORY WINDOWS TO BE BLACK, TYP.



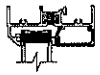

1 EXT WINDOW MULLION-DRYWALL DETAIL
3" = 1'-0"



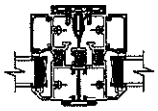

2 STOREFRONT MULLION-DRYWALL DETAIL
3" = 1'-0"



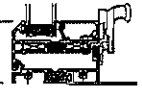
UNIVERSAL 700 HSRW



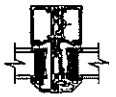
1 700 HSRW
Fixed Frame



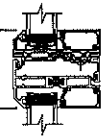
4 700 HSRW
Fxd / Fxd & 3 Pc. Mullion



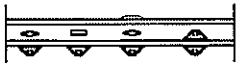

2 700 HSRW
Vent & Sill
Cam Lock Shown



5 700 HSRW
Center Vent & Vertical Mullion




3 700 HSRW
Vent & Horizontal Mullion



6 700 HSRW
Ext. Applied / GBG
OPTIONAL SDL CONFIGURATIONS

RESIDENTIAL DEVELOPMENT

151 CHESTNUT STREET, SPRINGFIELD, MA

PRICING SET
11 JAN., 2019

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architecture interiors visualization
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Salem, MA 01970
617.241.8300
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Project No: 1716
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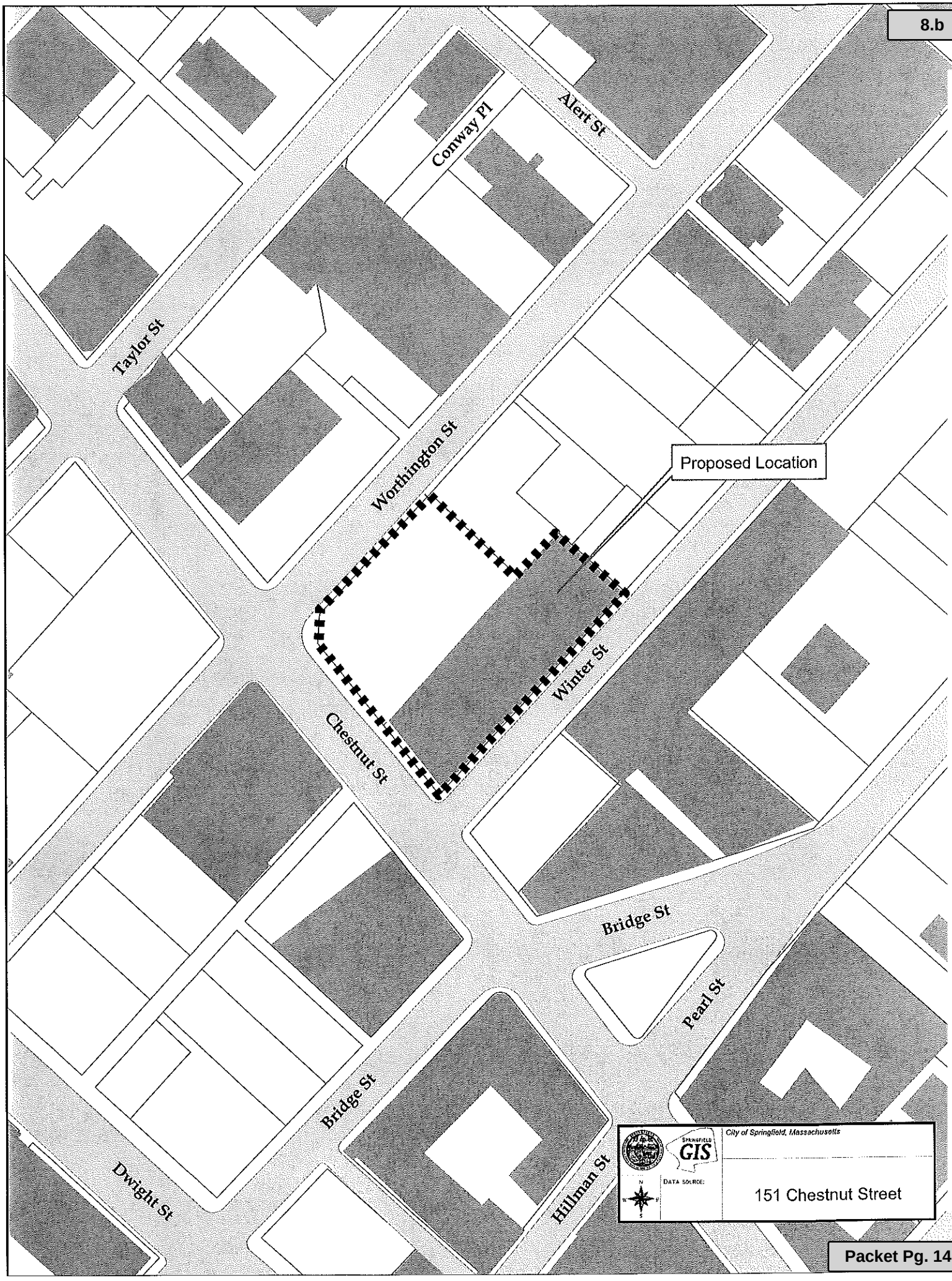
No Date Description

WINDOW DETAILS

1/8"=1'-0"

A404




Attachment: Chestnut_St_151_2019 (5046 : 151 Chesnut Street)

# OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
# ANALYSIS FOR A ZONE CHANGE

## AMEND ARTICLE 4, SECTION 4.7.115(B)

### GENERAL INFORMATION

| | |
|---|---|
| **Petitioner:** | Springfield City Council |
| **Request:** | The proposal is to amend Article 4, Section 4.7.115(B) of the Springfield Zoning Ordinance (see attached for full language). |
| **Location:** | City Wide |
| **Parcel Size:** | N/A |
| **Purpose:** | Provide better clarification to the Adult Use Marijuana Regulations, specifically the Special Permit/Host Community Agreement application process. |
| **Surrounding Land Use and Zoning:** | N/A |
| **Comprehensive/ Neighborhood Plan:** | N/A |
| **Tax Status:** | N/A |
| **Planning Board Hearing:** | 2-6-19 |

### SPECIAL INFORMATION

| | |
|---|---|
| **Traffic & Parking:** | n/a |
| **Physical Characteristics:** | n/a |
| **Other Notes:** | n/a |

### ANALYSIS

The Springfield City Council has petitioned to amend Article 4, Section 4.7.115(b) of the Springfield Zoning Ordinance. The specific amendment is as follows:

- *to amend the Springfield Zoning Ordinance by amending Article 4, Section 4.7.115(B):*

  *B. A Copy of the applicants Host Community Agreement or in the event that a Host Community Agreement has not been granted, petitioner shall state the date and manner in which they contacted the City requesting a Host Community Agreement.*

- ***to read as follows:***

  *B. A Copy of the applicants Host Community Agreement or in the event that a Host Community Agreement has not been granted, petitioner shall submit a copy of the completed Host Community Agreement application.*

Attachment: 3206_Article_4_Amendment_2019 (4977 : Adult Use - Amending Article 4, Section 4.7.115(B))

In October, 2018, the City Council enacted Zoning regulations governing Adult Use Marijuana Establishments. As per these regulations, specific language was implemented outlining the special permit application process, including the Host Community Agreement (HCA). As currently written the Council believes that the language outlined in Section 4.7.115(B) is vague and allows potential applicants to move forward with a special permit application with only needing to "…state the date and manner in which they contacted the City requesting a Host Community Agreement". While the Planning staff's interpretation of this language was that this meant an HCA application needed to be submitted, this is not specially stated in the current language. As such, the proposed change will replace this language with a specific requirement for the inclusion of a Host Community Agreement application before a special permit application would be deemed complete.

After a review of the proposed language, the staff supports the proposed amendment. The staff feels very strongly that this amendment better clarifies the regulations and the special permit application process and as such provides a better understanding of the process for both potential operators and City officials as well.

## RECOMMENDATION

Approve.

Attachment: 3206_Article_4_Amendment_2019 (4977 : Adult Use - Amending Article 4, Section 4.7.115(B))

# To The City Council of the City of Springfield:

*The undersigned respectfully petition your honorable body*

to amend the Springfield Zoning Ordinance by amending Article 4, Section 4.7.115(B):

B. A Copy of the applicants Host Community Agreement or in the event that a Host Community Agreement has not been granted, petitioner shall state the date and manner in which they contacted the City requesting a Host Community Agreement.

**to read as follows:**

B. A Copy of the applicants Host Community Agreement or in the event that a Host Community Agreement has not been granted, petitioner shall submit a copy of the completed Host Community Agreement application.

**Mailing Address:**

36 Court Street
Springfield, MA 01103

**Petitioner:**

Springfield City Council

**BY:** _____
**Springfield City Council**

**BY:** _____
**Springfield City Council**

**BY:** _____
**Springfield City Council**

**BY:** _____
**Springfield City Council**

**BY:** _____
**Springfield City Council**

**BY:** _____
**Springfield City Council**

**BY:** _____
**Springfield City Council**

**BY:** _____
**Springfield City Council**

**BY:** _____
**Springfield City Council**

**BY:** _____
**Springfield City Council**

2019 JAN 15 12:19

Attachment: 3206_Article_4_Amendment_2019 (4977 : Adult Use - Amending Article 4, Section 4.7.115(B))

# CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND NINETEEN

## AN ORDINANCE

AMENDING THE ENTIRE CITY OF THE BUILDING ZONING MAP

***Be it ordained by the City Council of the City of Springfield as follows:***

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled "An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City", text enacted, May 28, 2013, effective August 26, 2013, as amended, is hereby further amended **by amending Article 4, Section 4.7.115(B)(see attached for full text).**

**"The entire City Building Zone Map of the City of Springfield."**

Approved as to Form:

Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on February 6, 2019, regarding the above Ordinance amendment.

__1__ Person(s) appeared in favor, and ___0___Person(s) appeared in opposition.

Gloria DeFillipo, Chairperson

Attachment: 3206_City_Wide_Amend_Article_4_Adult_Use_Marijuana_2019 (4977 : Adult Use - Amending Article 4, Section 4.7.115(B))

# CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND NINETEEN

## AN ORDINANCE

AMENDING THE ENTIRE CITY OF THE BUILDING ZONING MAP

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled "An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City", text enacted, May 28, 2013, effective August 26, 2013, as amended, is hereby further amended **by amending Article 4, Section 4.7.115(B)(see attached for full text).**

**"The entire City Building Zone Map of the City of Springfield."**

Attachment: 3206_City_Wide_Amend_Article_4_Adult_Use_Marijuana_2019 (4977 : Adult Use - Amending Article 4, Section 4.7.115(B))

**REPORT TO CITY COUNCIL**
**ZONE CHANGE HEARING**

**PETITION: #3206** **DATE: February 7, 2019**
**SECTION: Entire City**

**To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:**

**PETITIONER:** Springfield City Council

**ADDRESS:** Entire City

**CHANGE REQUESTED:** to amend the Springfield Zoning Ordinance by amending Article 4, Section 4.7.115(B):

B. A Copy of the applicants Host Community Agreement or in the event that a Host Community Agreement has not been granted, petitioner shall state the date and manner in which they contacted the City requesting a Host Community Agreement.

**to read as follows:**

B. A Copy of the applicants Host Community Agreement or in the event that a Host Community Agreement has not been granted, petitioner shall submit a copy of the completed Host Community Agreement application.

**PETITIONER'S PURPOSE STATEMENT:** Provide better clarification to the Adult Use Marijuana Regulations, specifically the Special Permit/Host Community Agreement application process.

**DATE OF PUBLIC HEARING:** February 6, 2019

**DATE OF FINAL DECISION:** February 6, 2019

**BOARD MEMBERS PRESENT and COUNT:** five (5): Mr. Mineo, Mr. Florian, Ms. McQuade and Ms. DeFillipo

**FINAL MOTION:** Approve

**IN FAVOR:** five (5): Mr. Mineo, Mr. Florian, Ms. McQuade and Ms. DeFillipo

**OPPOSED:** zero (0)

**ABSTAINED:** N/A

**RECOMMENDATION: Approve**

Gloria DeFillipo

Gloria DeFillipo, Chairperson

Attachment: 3206_City_Wide_Amend_Article_4_Adult_Use_Marijuana_2019 (4977 : Adult Use - Amending Article 4, Section 4.7.115(B))