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# **Belmont Police Station Expansion**

## Planning Board Application

December, 21 2018

## Schedule

Final Application Submission: **12.21.2018**

Planning Board Hearing: **01.08.2019**

100% Construction Documents: **03.01.2019**

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## Cover Letter / Project Overview

TOWN OF BELMONT  
DEPARTMENT OF PUBLIC WORKS/ BELMONT POLICE DEPARTMENT  
BUILDING COMMITTEE

December 21, 2018

Members of Town of Belmont Planning Board;

We present to you our plans for the renovation and addition to the current Belmont Police Station located at the corner of Concord Avenue and Pleasant Street. This project has a long history of studies and quantified needs but no advocacy group or firm plan until the fall of 2017. A permanent solution for the police station has been a priority for the Capital Budget Committee since a master list of projects was generated in January 2000. The Board of Selectmen convened all town boards and committees to identify what facilities needed repair, upgrade, and replacement or new construction. Lack of an adequate site has always pushed the police station to the bottom of the list despite feasibility studies that detailed the acute need for a new facility.

Following the failure of a plan to move the police to the present location of the library, the Capital Budget Committee recognized the urgent needs of the police station (and three other major projects: Belmont High School, the library, and the DPW). A 2012 priority analysis placed the requirements of both the DPW and the police station above those of the high school and the library. The 2015 Financial Task Force echoed this conclusion. By 2016, with the high school project approved by the state, a subgroup of the Capital Budget Committee, Major Capital Projects Working Group, formed to create a plan to sequence and fund the construction of all four projects. MCPWG believed they had solved the site problem by recommending that the police build a new facility at the Town yard, a plan that could not be fulfilled for at least a decade. Following a feasibility study, a new plan emerged, and Special Town Meeting authorized the formation of a building committee to finally address both the police station and the DPW facility in November of 2017. The recommended plan for the police station became a combination of renovation and additions on the present site that would be a fifty-year solution for the department and the Town.

Since 2000 the Town has addressed most of the projects on that long list. New construction has included the Wellington School, two fire stations, a senior center, the Underwood Pool, Harris Field and Track (twice) and a Municipal Light substation. In addition, Town Hall, the Homer building, and the School Department Administration building have all been renovated, and Belmont Center and Trapelo Rd. were significantly upgraded. The debt exclusion was passed for the Belmont High School project and the library is forming a schematic design. The time is now to finally provide both our employees and the citizens of the Town a safe, accessible, gender equitable, and functional police station that will meet the requirements of twenty-first century policing.

To arrive at this point, various committees and boards, right up to the Building Committee report to Special Town Meeting this November, held public meetings for the neighborhoods and Town Meeting Members; hosted multiple tours for the public to see current conditions firsthand; provided both guest columns and news stories in the Belmont Citizen-Herald and Belmontonian.com; wrote reports and presented updates to Town Meeting; created video tours of both facilities available through Belmont Media. Our request for funding at Annual Town Meeting passed overwhelmingly (with only two negative votes). This is a plan whose time has finally arrived.

There are numerous advantages and benefits to the plan we propose to you, all of which have been thoroughly explored by our building committee and design team. We offer the following highlights of our plan:

- Provides a permanent solution for the Police Department fully supported by the police themselves.
- Keeps the police station in both the commercial and government center of the Town, connected to the other Town offices and proximate to the two fire stations.
- Protects the historic Georgian building on the edge of the Pleasant St. historic district.
- Upgrades the historic exterior using CPA funds, if application is approved for FY2020.
- Provides secure entry for prisoners, safe holding cells, gender equal locker rooms, conference space, secure evidence storage, an elevator, a second stair for egress, additional parking, additional storage.
- Upgrades the landscaping on both the Concord Ave. and Pleasant St. sides of the building.
- Utilizes energy efficiencies in new sections which also insulate existing building, thus reducing energy consumption.
- Complies with all safety and accessibility codes and by-laws, including a sprinkler system for the entire building.
- Enjoys the support of the Historic District Commission, the Disability Access Commission, and various Town boards and committees including the Selectmen, Warrant Committee and Capital Budget Committee as well as approval of the Zoning Board of Appeals.

Further, we wish to emphasize that our design takes the following into consideration:

- Both the public and police personnel are protected by the addition of the sally port for prisoner entrance to the station.
- Exterior lighting will be on sensors and will be located to avoid light contamination for the neighbors.
- The existing transformer and generator will be moved further out of sight.
- Trash barrels (not dumpster) will be screened from sight.
- All systems and installations will comply with noise and other Town by-laws.
- Proposed neutral exterior finishes on new sections, approved by Historic District Commission, respect the historic original structure.

The DPW/BPD Building Committee is very enthusiastic about our police station design. Our committee members represent a depth of talent and breadth of experience in the construction industry and in service to the Town. We believe we are providing a quality product for the Town for a reasonable investment in a very short amount of time. Our bid and construction timetable is tight. We plan to go out to bid on March 1 in order to secure the best possible bids and lowest bond costs. We anticipate that the construction on the police station will commence by the summer of 2019 and be completed by the summer of 2020. During that time the police will be relocated to the Town Hall and the dispatch center will be housed in a modular unit in front of the building.

We respectfully request your support for our requests and believe that as you review the material we submit with this letter you will be as enthusiastic as we are.

Sincerely,

*Anne Marie S. Mahoney*

Anne Marie S. Mahoney, Chair  
DPW/BPD Building Committee

## Landscaping Calculations (Refer to drawings LS-1 & LS-2)

### Existing Landscaping

#### Landscape Area (Formal & Natural Areas)

- a. Formal Area: 1010 sf ±
- b. Existing Marked to Remain: 2281 sf ±
- c. Existing Marked for Removal: 5211 sf ±
- Total Existing Formal & Natural: 8502 sf ±**

- a. Trees Marked to Remain: 3
- b. Trees Marked for Removal: 40
- Total Trees (on-site): 43**

### Proposed Landscaping

#### Landscape Area (Formal & Natural Areas)

- a. Existing to Remain (Formal): 1010 sf ±
- b. Existing to Remain (Natural): 2281 sf ±
- c. Proposed (Formal): 1084 sf ±
- Total Landscape as Proposed: 4375 sf ±**

- a. Existing Trees to Remain: 3
- b. Projected # of new street trees: 4
- Total Trees (on-site): 7**

\*Reference Proposed Landscape Plans for additional plantings on site.

### Landscape Justifications

**Removal of Existing Trees - See Letter of Support from Shade Tree Committee**

## Parking Calculations (Refer to drawings PK-1, PK-2, & PK-3)

### Existing Parking (On-Site)

Upper Lot: 11 spaces  
Side of Building: 2 Spaces  
Lower Lot: 6 Spaces  
**Total: 19 Spaces**

### Additional Parking Requirements

#### Zone LBI – Parking Requirements

Per Belmont Bylaws - Section 5 - 5.1.2 Schedule of Requirements - (g) Other Service Establishments, retail businesses, and offices:

- One (1) parking space per 350 square feet of ground floor gross floor area
- One (1) parking space per 600 square feet gross floor area on other floors

#### 00 – Basement

No Calculations Required

#### 01 – First Floor

2015 gsf / 350 sf = 5.75      **+ 6 Spaces**

#### 02 – Second Floor

2516 gsf / 600 sf = 4.20      **+ 5 Spaces**

**Additional Required Spaces      +11 Spaces**

### Proposed Parking (On-Site)

Upper Lot: 18 spaces  
\*\* Includes Two (2) Handicap Spaces per ADA Requirements  
Side of Building: 2 Spaces  
Lower Lot: 10 Spaces  
Garage Parking: 3 Spaces  
**Total: 33 Spaces (Gain of 14 parking spots)**



## Exterior Lighting (Refer to drawings LG-1 & LG-2)

### Lighting Locations

#### North Elevation

Existing Lights -2  
Proposed Lights - 0  
**Total - 2**

#### East Elevation

Existing Lights - 0  
Proposed Lights - 4  
**Total - 4**

#### South Elevation

Existing Lights - 1 (to be removed)  
Proposed Lights - 5  
**Total - 5**

#### West Elevation

Existing Lights - 1  
Proposed Lights - 4  
**Total - 5**

### Proposed Lighting Photometry / Specifications

**Product Specifications Sheet**  
**Photometry - See Attached Photometry Analysis**  
**Foot Candle Calculations**



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f. 714.676.5558

## Photometric Test Report

### IES INDOOR REPORT

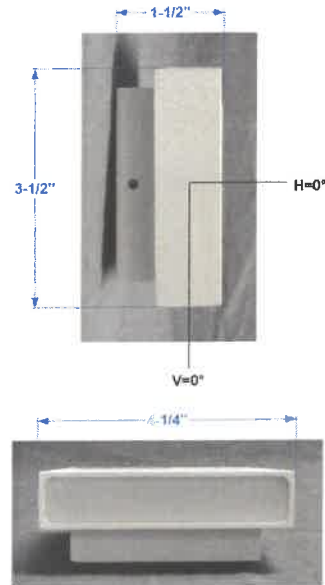
PHOTOMETRIC FILENAME : L03147207.IES

### DESCRIPTION INFORMATION (From Photometric File)

IESNA:LM-63-2002  
[TEST] L03147207  
[TESTLAB] LIGHT LABORATORY, INC.  
[ISSUEDATE] 4/1/2014  
[MANUFAC] LUMENART LTD  
[LUMCAT] AWL.60.1  
[LUMINAIRE] 1-1/2"L. X 4-1/4"W. X 3-1/2"H. LED FIXTURE  
[MORE] DIFFUSED LENS  
[BALLASTCAT] GALLOP LCZ08IRS UNI  
[BALLAST] INPUT: 100-240VAC, 50-60HZ. OUTPUT: 16VDC, 520mA  
[LAMPPOSITION] 0,0  
[LAMPCAT] N/A  
[OTHER] INDICATING THE CANDELA VALUES ARE ABSOLUTE AND  
[MORE] SHOULD NOT BE FACTORED FOR DIFFERENT LAMP RATINGS.  
[INPUT] 120VAC, 7.46W  
[TEST PROCEDURE] IESNA:LM-79-08

### CHARACTERISTICS

Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	348
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	47
Total Luminaire Watts	7.46
Ballast Factor	1.00
CIE Type	General Diffuse
Spacing Criterion (0-180)	N.A.
Spacing Criterion (90-270)	N.A.
Spacing Criterion (Diagonal)	N.A.
Basic Luminous Shape	Rectangular w/Sides
Luminous Length (0-180)	0.06 ft
Luminous Width (90-270)	0.35 ft
Luminous Height	0.29 ft



**IES INDOOR REPORT**  
**PHOTOMETRIC FILENAME : L03147207.IES**

**LUMINANCE DATA (cd/sq.m)**

Angle In Degrees	Average 0-Deg	Average 45-Deg	Average 90-Deg
45	5065	5995	16689
55	3547	4240	13318
65	2265	2730	9595
75	1082	1371	5439
85	79	263	1134

**IES INDOOR REPORT**  
**PHOTOMETRIC FILENAME : L03147207.IES**

**CANDELA TABULATION**

	<u>0</u>	<u>5</u>	<u>10</u>	<u>15</u>	<u>20</u>	<u>25</u>	<u>30</u>	<u>35</u>	<u>40</u>	<u>45</u>
<b>0</b>	66.32	66.32	66.32	66.32	66.32	66.32	66.32	66.32	66.32	66.32
<b>5</b>	65.90	65.87	65.84	65.82	65.81	65.79	65.78	65.78	65.78	65.78
<b>10</b>	64.72	64.67	64.64	64.63	64.63	64.66	64.70	64.65	64.63	64.62
<b>15</b>	62.71	62.63	62.62	62.65	62.70	62.67	62.69	62.76	62.87	62.92
<b>20</b>	60.10	60.02	60.05	60.10	60.08	60.13	60.22	60.23	60.32	60.38
<b>25</b>	57.00	56.94	57.01	56.96	56.99	57.03	57.10	57.27	57.24	57.32
<b>30</b>	53.39	53.31	53.35	53.36	53.42	53.52	53.63	53.68	53.76	53.80
<b>35</b>	49.53	49.47	49.45	49.49	49.56	49.65	49.75	49.77	49.91	49.99
<b>40</b>	45.25	45.26	45.26	45.29	45.38	45.47	45.47	45.59	45.77	45.87
<b>45</b>	40.80	40.82	40.89	40.89	40.96	41.04	41.07	41.23	41.27	41.42
<b>50</b>	36.18	36.20	36.20	36.22	36.27	36.34	36.48	36.50	36.56	36.67
<b>55</b>	31.40	31.37	31.38	31.43	31.44	31.54	31.65	31.65	31.74	31.90
<b>60</b>	26.44	26.36	26.40	26.43	26.51	26.50	26.54	26.72	26.70	26.76
<b>65</b>	21.24	21.23	21.28	21.26	21.30	21.34	21.39	21.45	21.54	21.60
<b>70</b>	16.03	15.99	15.99	16.05	16.10	16.11	16.14	16.19	16.19	16.23
<b>75</b>	10.41	10.34	10.49	10.40	10.49	10.54	10.67	10.80	10.92	11.05
<b>80</b>	5.21	4.93	5.15	5.16	5.08	5.23	5.38	5.62	5.89	6.09
<b>85</b>	0.76	1.20	1.37	1.39	1.46	1.55	1.67	1.80	1.99	2.09
<b>90</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>95</b>	1.34	1.61	1.64	1.78	1.85	1.84	1.87	1.92	1.98	1.99
<b>100</b>	5.62	5.66	5.64	5.68	5.66	5.68	5.73	5.74	5.68	5.74
<b>105</b>	10.33	10.39	10.42	10.43	10.44	10.45	10.46	10.47	10.51	10.54
<b>110</b>	15.45	15.42	15.44	15.48	15.49	15.44	15.52	15.53	15.58	15.60
<b>115</b>	20.48	20.50	20.49	20.58	20.53	20.55	20.58	20.62	20.63	20.66
<b>120</b>	25.52	25.48	25.46	25.50	25.57	25.54	25.55	25.68	25.68	25.71
<b>125</b>	30.30	30.28	30.30	30.31	30.29	30.37	30.45	30.44	30.49	30.58
<b>130</b>	34.92	34.89	34.92	34.91	34.92	34.99	35.05	35.12	35.14	35.20
<b>135</b>	39.37	39.30	39.37	39.33	39.31	39.38	39.44	39.60	39.61	39.74
<b>140</b>	43.57	43.53	43.51	43.52	43.56	43.62	43.65	43.74	43.85	43.95
<b>145</b>	47.51	47.45	47.46	47.54	47.53	47.59	47.67	47.67	47.79	47.88
<b>150</b>	51.21	51.14	51.18	51.16	51.19	51.24	51.32	51.35	51.45	51.54
<b>155</b>	54.56	54.51	54.56	54.50	54.52	54.55	54.61	54.76	54.74	54.77
<b>160</b>	57.50	57.40	57.41	57.45	57.41	57.46	57.54	57.55	57.63	57.68
<b>165</b>	59.94	59.86	59.84	59.86	59.90	59.85	59.84	59.88	59.95	59.99
<b>170</b>	61.70	61.66	61.64	61.64	61.65	61.68	61.73	61.66	61.63	61.61
<b>175</b>	62.79	62.77	62.74	62.73	62.72	62.71	62.70	62.70	62.70	62.70
<b>180</b>	63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00

**Vert. Angles      Horizontal Angles**

	<u>50</u>	<u>55</u>	<u>60</u>	<u>65</u>	<u>70</u>	<u>75</u>	<u>80</u>	<u>85</u>	<u>90</u>
<b>0</b>	66.32	66.32	66.32	66.32	66.32	66.32	66.32	66.32	66.32
<b>5</b>	65.79	65.80	65.81	65.83	65.86	65.88	65.91	65.94	65.98
<b>10</b>	64.64	64.67	64.73	64.71	64.71	64.72	64.76	64.81	64.89
<b>15</b>	62.93	62.89	62.90	62.96	63.07	63.05	63.07	63.11	63.21
<b>20</b>	60.42	60.47	60.56	60.54	60.59	60.73	60.68	60.68	60.78
<b>25</b>	57.52	57.55	57.53	57.64	57.65	57.70	57.76	57.77	57.92
<b>30</b>	53.87	53.98	54.08	54.15	54.33	54.35	54.51	54.45	54.56
<b>35</b>	50.06	50.22	50.26	50.36	50.44	50.53	50.67	50.73	50.87
<b>40</b>	45.94	46.03	46.12	46.22	46.27	46.39	46.44	46.46	46.50
<b>45</b>	41.44	41.56	41.69	41.77	41.87	41.96	41.97	42.03	42.14
<b>50</b>	36.81	36.89	36.99	37.11	37.26	37.30	37.34	37.38	37.44
<b>55</b>	31.92	31.96	32.04	32.16	32.25	32.33	32.40	32.46	32.57
<b>60</b>	26.83	26.95	27.03	27.07	27.14	27.21	27.27	27.24	27.37

**IES INDOOR REPORT**  
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**CANDELA TABULATION - (Cont.)**

65	21.64	21.75	21.76	21.83	21.90	21.93	21.95	21.92	21.99
70	16.33	16.42	16.46	16.53	16.60	16.64	16.62	16.62	16.71
75	11.11	11.15	11.18	11.16	11.23	11.23	11.25	11.24	11.25
80	6.17	6.17	6.15	6.16	6.18	6.18	6.20	6.19	6.13
85	2.13	2.13	2.13	2.12	2.09	2.11	2.05	2.02	2.02
90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
95	2.00	2.02	1.96	1.94	1.95	1.93	1.84	1.90	1.93
100	5.81	5.86	5.86	5.82	5.83	5.79	5.81	5.73	5.79
105	10.61	10.66	10.68	10.69	10.67	10.70	10.77	10.77	10.66
110	15.65	15.71	15.73	15.72	15.75	15.83	15.88	15.82	15.87
115	20.77	20.88	20.89	20.87	20.87	20.91	20.94	20.92	20.99
120	25.76	25.89	25.92	25.97	26.03	26.10	26.20	26.21	26.27
125	30.63	30.71	30.78	30.86	30.91	30.95	30.99	31.07	31.14
130	35.31	35.41	35.45	35.52	35.59	35.60	35.62	35.65	35.68
135	39.72	39.84	39.95	40.02	40.14	40.23	40.25	40.27	40.29
140	44.01	44.08	44.16	44.25	44.32	44.42	44.43	44.47	44.57
145	47.94	48.03	48.08	48.16	48.25	48.33	48.38	48.36	48.44
150	51.61	51.65	51.70	51.75	51.88	51.90	52.03	51.91	51.96
155	54.89	54.91	54.93	55.05	55.06	55.12	55.17	55.13	55.23
160	57.71	57.74	57.83	57.80	57.85	57.97	57.95	57.97	58.09
165	60.00	59.97	59.97	60.02	60.11	60.10	60.12	60.17	60.27
170	61.62	61.65	61.69	61.68	61.68	61.70	61.74	61.79	61.87
175	62.71	62.72	62.73	62.75	62.77	62.79	62.81	62.84	62.87
180	63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00

**IES INDOOR REPORT**  
**PHOTOMETRIC FILENAME : L03147207.IES**

**ZONAL LUMEN SUMMARY**

Zone	Lumens	%Lamp	%Fixt
0-20	23.97	N.A.	6.90
0-30	50.39	N.A.	14.50
0-40	81.69	N.A.	23.50
0-60	142.11	N.A.	40.80
0-80	175.04	N.A.	50.30
0-90	177.60	N.A.	51.00
10-90	171.35	N.A.	49.20
20-40	57.72	N.A.	16.60
20-50	89.66	N.A.	25.80
40-70	81.79	N.A.	23.50
60-80	32.93	N.A.	9.50
70-80	11.57	N.A.	3.30
80-90	2.55	N.A.	0.70
90-110	13.79	N.A.	4.00
90-120	34.30	N.A.	9.90
90-130	61.66	N.A.	17.70
90-150	122.27	N.A.	35.10
90-180	170.40	N.A.	49.00
110-180	156.61	N.A.	45.00
0-180	347.99	N.A.	100.00

Total Luminaire Efficiency = N.A. %

**ZONAL LUMEN SUMMARY**

Zone	Lumens
0-10	6.25
10-20	17.72
20-30	26.42
30-40	31.29
40-50	31.95
50-60	28.48
60-70	21.36
70-80	11.57
80-90	2.55
90-100	2.58
100-110	11.21
110-120	20.51
120-130	27.36
130-140	30.65
140-150	29.96
150-160	25.26
160-170	16.91
170-180	5.95

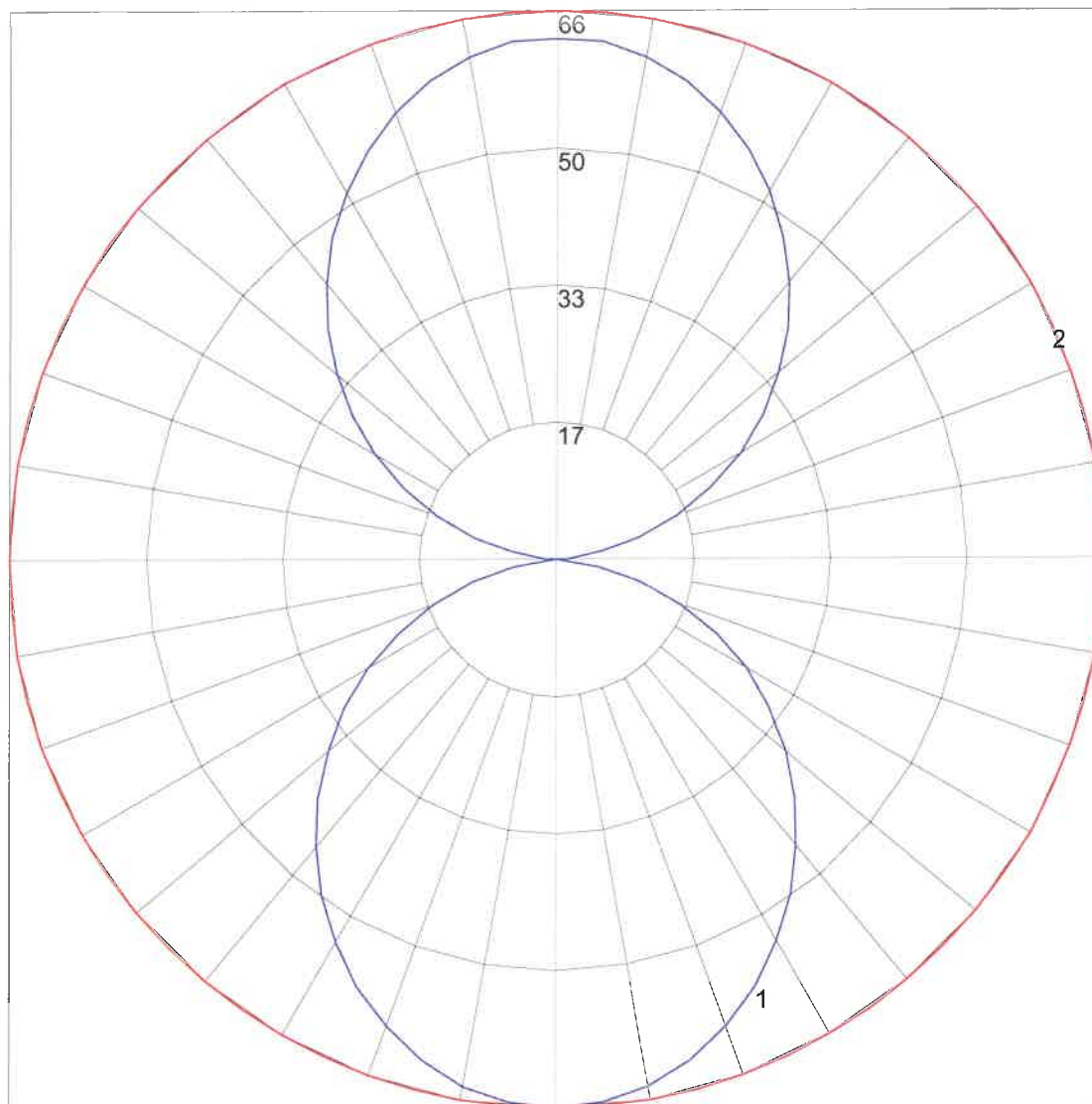
**IES INDOOR REPORT**  
**PHOTOMETRIC FILENAME : L03147207.IES**

**COEFFICIENTS OF UTILIZATION - ZONAL CAVITY METHOD**

Effective Floor Cavity Reflectance 0.20

RC	80				70				50			30			10			0
RW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	0
0	107	107	107	107	99	99	99	99	84	84	84	70	70	70	57	57	57	51
1	98	94	90	86	90	87	83	80	74	71	69	62	60	58	50	49	48	43
2	89	82	76	70	82	76	70	66	64	60	57	54	51	49	44	42	41	36
3	81	72	64	59	75	67	60	55	57	52	48	48	44	41	39	37	34	30
4	74	63	56	49	68	59	52	46	50	45	41	42	38	35	35	32	30	26
5	68	57	48	42	63	53	45	40	45	39	35	38	34	30	31	28	26	22
6	63	51	43	37	58	47	40	35	41	35	31	34	30	27	29	25	23	20
7	58	46	38	32	53	43	35	30	37	31	27	31	27	23	26	23	20	17
8	54	41	34	28	50	39	32	27	33	28	24	29	24	21	24	20	18	16
9	50	38	30	25	46	35	29	24	31	25	21	26	22	19	22	19	16	14
10	47	35	27	23	43	32	26	21	28	23	19	24	20	17	20	17	15	13

POLAR GRAPH



Maximum Candela = 66.32 Located At Horizontal Angle = 0, Vertical Angle = 0  
# 1 - Vertical Plane Through Horizontal Angles (0 - 180) (Through Max. Cd.)  
# 2 - Horizontal Cone Through Vertical Angle (0) (Through Max. Cd.)



Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
13	WP1	SINGLE	348	7.46	0.850	B0-U3-G0	LUMENART AWL60.1-8W-3K-FINISH WALL MOUNTED @ 6.73FT AFG TO BOF
Calculation Summary							
Label		Grid Z	Avg	Max	Min	Avg/Min	Max/Min
TYPICAL WALL		1	1.45	16.3	0.0	N.A.	N.A.

0.2	0.3	0.1	0.0	0.0	0.1	0.3	0.3	0.1	0.0	0.0	0.1	0.4	0.3	0.1	0.1	0.1	0.2	0.5
3.5	14.7	0.1	0.0	0.0	0.1	14.6	5.7	0.1	0.0	0.0	0.2	16.3	4.3	0.1	0.0	0.1	0.4	12.8
2.1	10.1	0.1	0.0	0.0	0.1	9.4	5.3	0.1	0.0	0.0	0.1	10.3	4.7	0.1	0.0	0.1	0.3	14.4
0.1	0.2	0.1	0.0	0.0	0.1	0.2	0.2	0.1	0.0	0.0	0.1	0.2	0.2	0.1	0.1	0.1	0.1	0.4
0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1

GENERAL DISCLAIMER:  
CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IES STANDARDS AND GOOD PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES AND FIELD CONDITIONS SUCH AS VOLTAGE AND TEMPERATURE VARIATIONS. INPUT DATA USED TO GENERATE THE ATTACHED CALCULATIONS SUCH AS ROOM DIMENSIONS, REFLECTANCES, FURNITURE AND ARCHITECTURAL ELEMENTS SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE REAL ENVIRONMENT CONDITIONS DO NOT MATCH THE INPUT DATA, DIFFERENCES WILL OCCUR BETWEEN MEASURED VALUES AND CALCULATED VALUES.

\* LLF DETERMINED USING CURRENT PUBLISHED LAMP DATA

NOTE TO REVIEWER:  
TOTAL LIGHT LOSS FACTOR (LLF) APPLIED AT TIME OF DESIGN IS DETERMINED BY APPLYING THE LAMP LUMEN DEPRECIATION (LLD) FROM CURRENT LAMP MANUFACTURER'S CATALOG, A LUMINAIRE DIRT DEPRECIATION FACTOR (LDD) BASED ON IES RECOMMENDED VALUES AND A BALLAST FACTOR (BF) FROM CURRENT BALLAST SPECIFICATION SHEETS. APPLICATION OF AN INCORRECT LIGHT LOSS FACTOR (LLF) WILL RESULT IN FORECASTS OF PERFORMANCE THAT WILL NOT ACCURATELY DEPICT ACTUAL RESULTS.

FOR PROPER COMPARISON OF PHOTOMETRIC LAYOUTS, IT IS ESSENTIAL THAT YOU INSIST ALL DESIGNERS USE CORRECT LIGHT LOSS FACTORS.



20-30 BEAVER ROAD  
WETHERSFIELD, CT 06109  
TELEPHONE 860.632.8766  
FACSIMILIE 860.632.8236  
WWW.APEXLTG.COM

PROJECT TITLE:  
BELMONT POLICE - SITE  
TYPICAL WALL

DRAWING TITLE:  
EXTERIOR LIGHTING  
PHOTOMETRIC CALCULATION

FILE NAME: W1 BELMONT POLICE - WALL CALC 12-7-18.DWG

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

DATE: 12/7/18

DRAWN BY: CR

SHEET:  
W-1



## Rooftop Equipment (Refer to drawings R-1 & R-2)

### Existing Rooftop Equipment

Upper Roof:	1 Cellular Antenna
Lower West roof:	0 HVAC Units
Lower South Roof:	3 HVAC Units

### Proposed Rooftop Equipment

Upper Roof:	1 Cellular Antenna (existing)
<b>Lower West roof:</b>	<b>1 HVAC Unit</b>
<b>Lower South Roof:</b>	<b>5 HVAC Units, 1 Elevator Shaft, 1 Roof Access Hatch</b>

### Proposed Equipment Sound Data

York – YCE60 – **76.0 dBA**

York – YC090 – **89 dBA**

Lennox KGB048 – **75 dBA**

Lennox KGB060 – **82 dBA**

Lennox KGB024 – **74 dBA**

Lennox KGB074 – **79 dBA**

**Sound Data - See Attached Unit Specifications**  
**See attached letter of from project engineer**



wv engineering associates, pa.  
11 king court, keene, new hampshire 03431

www.wvengineering.com  
t: 603.352.7007

September 21, 2018

**Mr. Gerardo Ruiz-King**  
The Galante Architecture Studio, Inc.  
146 Mt. Auburn Street  
Cambridge, MA 02138

Re: **Belmont DPW**  
**460 Concord Ave**  
**Belmont, Massachusetts**  
**WVA Project No. 18108**

Dear Gerardo:

We understand the local sound ordinances limit sound levels generated at the Police Departments to 65 dBa daytime and 60 dBa nighttime when measured from neighboring properties.

The nearest neighboring property is approximately 30 feet from the Police department mechanical equipment. This property is a town owned commercial property. The nearest residential property is approximately 100 feet from the Police department mechanical equipment.

The mechanical equipment will operate at day and night, mechanical equipment will be selected for maximum 60 dBa at 30 feet.

We have been working with our equipment manufactures and they have been unable to provide sound data for specific distances. Using the ANSI/AHRI Standard 275 we estimate the RTU dBa sound levels to be the following.

	dBa	Location Factor (+dBa)	Sub-Total	Distance Factor (-dBa)	Sub-Total	Estimated Combined
RTU-1	74	3	77	-36.3	40.7	47.7
RTU-2	79	3	82	-36.3	45.7	
RTU-3	79	3	82	-36.3	45.7	
RTU-4	74	3	77	-36.3	40.7	

Refer to the attached standard for more information.

Sincerely,

WV Engineering Associates, PA

Richard A. Parks, III, PE

cc: Mr. Ted Galante TGAS

encl: ANSI/AHRI Standard 275

## ACCESSORIES

Refer to Price Manual for specific model numbers.

Standard Application Limits*		
Maximum Lineset Equivalent Length		80 Ft
Outdoor Ambient Temperature Limits		
Cooling Operation	Maximum DB	125°F
	Minimum DB	55°F

\* For Low Ambient and/or Long Lineset Applications, please see the accessories listed below.

**Long Lineset Applications** - For installations with more than 80' of equivalent lineset length, refer to the current version of the Piping Application Guide 247077-UAD-H-0209, available in the Application Bulletins section on [www.upgnet.com](http://www.upgnet.com).

**OD Unit Anti Short Cycle Kit (10 Pack) S1-2TD08700124BK:** A time delay that prevents rapid compressor restarting as a result of power interruption, limit switch operation, or thermostat resetting. Not required for HP models, or for AC models with factory electronic controls.

**Standard Low Ambient Control Kit S1-2LA06700424:** Allows the use of air conditioning at low outdoor ambient temperatures down to +20°F (-7°C). For use with all R-410A single stage AC & HP models.

**Advanced Low Ambient Control Kit S1-2LA04701024:** Contains the necessary components and controls to allow cooling operation down to -20°F (-29°C). For use with all R-410A single stage AC & HP models.

**Low Pressure Switch Kit S1-2PS06700524:** Provides field installed low pressure (loss of charge) protection. Not required for HP models, or for AC models with factory electronic controls.

**High Ambient Condenser Fan Motor S1-FHM\*\*\*\*HT:** Class F 70°C motor to allow cooling operation up to 160°F air entering the condenser. For use with all R-410A single stage AC & HP models containing R-410A refrigerant only.

**Outdoor Communicating Board Kit (S1-33102952310):** Electronic control upgrade for standard AC & HP units to provide compatibility with the Residential Touch Screen Communicating Control.

**Start Assist Kit S1-2SA067\*\*\*\*:** Provides increased compressor starting torque for areas with low supply voltage. Required for units with recip compressors when applied with indoor TXV, and for all units when applied with long linesets or low ambient kits. May be factory installed on select AC & HP units (see Physical & Electrical Table). See Price Pages or Source1 SmartSearch for the correct kit for each application.

**Compressor Crankcase Heater Kit (S1-025-\*\*\*\*-\*\*\*\*):** A wrap-around electrical resistance heater that warms the compressor sump, reducing the chance of liquid slugging on startup. Required on all long lineset and low ambient applications. See Price Pages or Source1 SmartSearch for the correct part for each application.

**Indoor Blower-Off Delay Kit S1-2FD06700224:** Provides a 1-minute blower-off delay at the end of the cooling cycle. May be required for retrofits with non-Johnson Controls Unitary Products indoor units. This feature is factory-provided on all JCUP indoor products.

**Support Feet S1-HPRKIT-\*\*:** Kit of 5 support feet to raise unit above snow or landscaping. Available in heights of 3", 6" or 12".

**Anchor Bracket Kit S1-1HK0401:** Firmly anchors unit to pad or support structure. When properly installed, approved for ground-mounted or roof-mounted applications.

**Indoor TXV Kit S1-1TVM\*\*\*:** Thermal expansion valves precisely meter refrigerant for optimum performance over a wide range of conditions. See System Charge Table, Price Pages, or Source1 Smart Search for TXV part number for each AC & HP model.

**Wall Mount Kit (S1-ACB-\*\*):** Includes two brackets to allow outdoor unit to be securely mounted to a vertical wall. Mounting hardware is field sourced according to the specific application.

**Winter Cover Kit S1-CCVRE\*\*\*:** Custom fit winter cover protects AC condensing unit from debris during the off-season. Must be removed prior to unit operation. See Price Pages or Source1 SmartSearch for the correct cover for each application.

**Cold Weather Charging Tent S1-CHGTENT01:** Provides warm environment to accurately service AC & HP systems in ambient conditions 55°F (13°C) or colder.

**Touch-up Paint S1-5130153\*\*\*\*:** Color matched aerosol paint for touching up unit chassis and panels. See Price Pages or Source1 SmartSearch for the correct color for each application.

**Compressor Sound Blanket S1-010-07xxx-000:** A field installed dense foam cover that provides 2dBA sound level reduction. See Price Pages or Source1 SmartSearch for the correct blanket for each application.

## SOUND POWER RATINGS

Cooling	Octave Band Sound Power Level (db re. 1-pW)									
Model Number	63	125	250	500	1000	2000	4000	8000	dBA	SQI
YCE18B21H	69.7	66.7	65.5	65.2	69.8	65.1	63.1	60.6	73.0	19.2
YCE24B21H	68.7	74.0	68.6	72.9	70.5	67.3	63.8	60.7	75.0	19.1
YCE30B21H	69.0	72.1	71.0	71.2	69.1	64.9	65.7	63.0	74.0	19.0
YCE36B21H	71.8	76.5	71.6	73.1	71.1	66.2	65.4	61.8	76.0	19.1
YCE42B21H	69.3	73.0	75.6	71.6	72.6	67.6	59.1	57.8	76.0	19.1
YCE48B21S	68.6	76.8	71.4	71.4	70.9	63.8	60.9	58.7	75.0	19.0
YCE60B21S	72.9	73.3	71.3	74.3	70.7	66.5	64.5	64.4	76.0	19.2

Rated in accordance with ARI Standard 270.

## Sound Performance

### Outdoor Sound Power Levels (dB), 60 Hz

Size (Tons)	Model	Sound Rating <sup>1</sup>	Octave Bands (Hz)							
			63	125	250	500	1000	2000	4000	8000
090 (7.5)	PC090	89	88	90	89	87	84	81	77	72
	YC090	89	88	89	89	87	84	81	78	73
120 (10.0)	PC120	89	88	90	89	87	84	81	77	72
	YC120	90	91	87	90	88	85	80	76	70
	YD120	90	92	89	91	88	85	80	77	71
150 (12.5)	YC150	91	96	88	90	89	86	82	77	71
	YD150	91	92	92	92	89	86	81	78	73
180 (15.0)	PC180	93	93	96	93	90	89	84	77	71
	PD180	93	93	96	93	90	89	84	77	71
	YC180	89	88	90	89	87	84	81	77	72
	YD180	89	88	90	89	87	84	81	77	72
240 (20.0)	PC240	93	93	96	93	90	89	84	77	71
	PD240	93	93	96	93	90	89	84	77	71
	YC240	93	93	96	93	90	89	84	77	71
	YD240	93	93	96	93	90	89	84	77	71
300 (25.0)	YC300	93	93	96	93	90	89	84	77	71

<sup>1</sup> Rated in accordance with AHRI 270 Standard.

## BLOWER DATA

### CEILING DIFFUSERS AIR RESISTANCE (in. w.g.)

Air Volume cfm	RTD9-65 Step-Down Diffuser			FD9-65 Flush Diffuser	RTD11-95 Step-Down Diffuser			FD11-95 Flush Diffuser
	2 Ends Open	1 Side & 2 Ends Open	All Ends & Sides Open		2 Ends Open	1 Side & 2 Ends Open	All Ends & Sides Open	
800	0.15	0.13	0.11	0.11	---	---	---	---
1000	0.19	0.16	0.14	0.14	---	---	---	---
1200	0.25	0.20	0.17	0.17	---	---	---	---
1400	0.33	0.26	0.20	0.20	---	---	---	---
1600	0.43	0.32	0.20	0.24	---	---	---	---
1800	0.56	0.40	0.30	0.30	0.13	0.11	0.09	0.09
2000	0.73	0.50	0.36	0.36	0.15	0.13	0.11	0.10
2200	0.95	0.63	0.44	0.44	0.18	0.15	0.12	0.12
2400	---	---	---	---	0.21	0.18	0.15	0.14
2600	---	---	---	---	0.24	0.21	0.18	0.17
2800	---	---	---	---	0.27	0.24	0.21	0.20
3000	---	---	---	---	0.32	0.29	0.25	0.25
3200	---	---	---	---	0.41	0.37	0.32	0.31
3400	---	---	---	---	0.50	0.45	0.39	0.37
3600	---	---	---	---	0.61	0.54	0.48	0.44

### CEILING DIFFUSER AIR THROW DATA

Air Volume - cfm	<sup>1</sup> Effective Throw - ft.	
Model No.	RTD9-65	FD9-65
800	10 - 17	14 - 18
1000	10 - 17	15 - 20
1200	11 - 18	16 - 22
1400	12 - 19	17 - 24
1600	12 - 20	18 - 25
1800	13 - 21	20 - 28
2000	14 - 23	21 - 29
2200	16 - 25	22 - 30
Model No.	RTD11-95	FD11-95
2600	24 - 29	19 - 24
2800	25 - 30	20 - 28
3000	27 - 33	21 - 29
3200	28 - 35	22 - 29
3400	30 - 37	22 - 30
3600	25 - 33	22 - 24

<sup>1</sup> Effective throw based on terminal velocities of 75 ft. per minute.

## OUTDOOR SOUND DATA

Unit Model No.	Octave Band Linear Sound Power Levels dBA, re 10 <sup>-12</sup> Watts - Center Frequency - Hz							<sup>1</sup> Sound Rating Number (SRN) (dBA)
	125	250	500	1000	2000	4000	8000	
KGA036 and 048	63	66	70	71	68	62	53	75
KGA060	67	72	77	76	73	68	61	82
KGA072	66	71	74	73	70	65	57	79
KGA090	66	71	73	74	70	65	57	79
KGB024, 030, 036, 048	61	65	70	67	64	58	49	74
KGB060	66	71	74	73	70	65	57	79
KGB072, 074	66	71	74	73	70	65	57	79

Note - The octave sound power data does not include tonal corrections.

<sup>1</sup> Sound Rating Number according to ARI Standard 270-95 (includes pure tone penalty). "SRN" is the overall A-Weighted Sound Power Level, (LWA), dBA (100 Hz to 10,000 Hz).

## Letters of Support





**RICHARD J. McLAUGHLIN**  
POLICE CHIEF

## **TOWN OF BELMONT**

460 CONCORD AVENUE  
P.O. BOX 130  
BELMONT, MASSACHUSETTS 02478-0002

### **POLICE DEPARTMENT**



**TELEPHONE**  
**(617) 484-1212**

November 26, 2018

RE: Letter of Support for the Police Station Renovation Project

To Whom It May Concern;

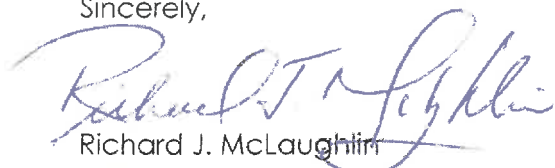
I am submitting this letter of support such that the Planning Board understands that we believe the Police Station expansion and partial preservation of the building will have a positive impact on the neighborhood.

The focus of the project, as we understand it, is to expand the police station to provide many essential safety and code required upgrades so we can remain in the existing building for the long term future. The original 1931 building is an essential part of the historic context that makes up Belmont Center, and this cost effective expansion and restoration of the existing building will allow that to continue into the future.

We believe this project will have a positive impact on the building, the site, the neighborhood, and the overall historic downtown area. We support the project and would like to see the Board approve it so it can move forward in a timely manner.

We truly appreciate your consideration of this project.

Sincerely,

  
Richard J. McLaughlin  
Police Chief

**OFFICE OF COMMUNITY DEVELOPMENT  
TOWN OF BELMONT  
19 Moore Street  
Homer Municipal Building  
Belmont, Massachusetts 02478-0900  
Belmont Historical Commission**

October 30, 2018

Department of Public Safety  
Architectural Access Board  
One Ashburton Place, Room 1310  
Boston, MA 02108-1618

**Re: Belmont Police Station Entry Variance**

On behalf of the Belmont Historical Commission, this letter is in support of the application of The Galante Architecture Studio for a variance to retain the existing side entry to the historic Belmont Police Station as the accessible entry.

One major focus of this project is to make the building accessible to all, and as part of this effort, a new elevator is being planned, along with accessible restrooms and other amenities.

The building currently has two entrances; one on the historic façade and the other on the side of the building, which has been used as the accessible entrance for many years. One goal of this project is to upgrade this accessible entrance. As a secure building, access must be controlled at each location, and thus police attendance to both the front and side entrances are part of the Standard Operating Procedure for the facility. Visitors to the facility must be buzzed into the building and accompanied by a police officer throughout their visit. The entrances will continue to perform in the same manner.

The historic Police Station, built in 1930, and designed by H. Thaxter Underwood, is part of the historic Belmont Town Complex. It is also adjacent to the Pleasant Street Historic District, listed on the National Register of Historic Places. The building is listed on the Massachusetts Inventory of Historic and Archaeological Assets of the Commonwealth. The MACRIS cover page and the 1982 Massachusetts Historical Commission Form B from the 1982 inventory are attached. The existing front entrance is a character-defining feature of the historic building. However, it is not always the main entrance. The entrance on the side façade is used by employees and visitors alike as it is the primary entrance from the existing parking area. It has historic elements about it, but not as historically significant as the main building façade.

The historic design of the building is of Georgian Revival style with a prominent center entrance. The existing historic front entrance is reached by a set of eight stairs with a shallow landing that is flanked by historic side masonry walls. The historic pair of doors are too narrow to meet accessibility requirements. The existing steps, landing side walls and entry doors would need to

be completely redesigned with a new front ramp, change of door size, landing size and height, and removal of an existing wall. This would result in a major change to one of the Town's most important historic assets, irreparably damaging the historic entrance and associated landscape features.

We urge a favorable ruling on the variance application. Current and historic photographs of both the front and side entrance are enclosed.

Thank you for considering our request. If we may assist you in any way, please feel free to call upon us.

Sincerely,

A handwritten signature in black ink, appearing to read "Lauren Meier". The signature is fluid and cursive, with a large initial "L" and a stylized "M".

Lauren Meier, ASLA  
Belmont Historical Commission Co-Chair



**TOWN OF BELMONT**  
OFFICE OF THE BOARD OF SELECTMEN  
455 CONCORD AVENUE  
BELMONT, MASSACHUSETTS 02478

[Selectmen@belmont-ma.gov](mailto:Selectmen@belmont-ma.gov)

455 CONCORD AVENUE  
BELMONT, MA 02478-2573  
PHONE (617) 993-2610  
FAX (617) 993-2611

**BOARD OF SELECTMEN**

ADAM DASH, Chair  
MARK A. PAOLILLO, Vice Chair  
THOMAS CAPUTO, Selectman

**TOWN ADMINISTRATOR**

PATRICE GARVIN

November 27, 2018

To whom it may concern:

I am writing this letter to express my support for the Police Station project being put forward by the Department of Public Works and Belmont Police Station Building Committee.

The Police Station solution being proposed is elegant and solves the problems of creating a safe, modern station in its current location, while also preserving the look and feel of the existing building and making it ADA compliant. Doing all of this without requiring a debt exclusion is remarkable and is a testament to the ingenuity of the Building Committee and its architect.

Updating the Police Station has long been a capital need, but the Town has never been able to get it done. Until now.

For the good of the Town and its Police Force, this project needs to happen.

Thank you.

Adam Dash  
Chair  
Belmont Board of Selectmen

**Attachment: Email from Belmont Tree Warden Tom Walsh**

The email below from Belmont Tree Warden Tom Walsh to DPW/BPD Committee member Michael Smith and copied to Shade Tree Committee Chair Lucia Gates confirms support for removal of the two large spruce trees in front of the Police Station.

**FW: Belmont Police Station**

Today at 4:54 PM

**From:** Tom Walsh <[tom@garrity-insurance.com](mailto:tom@garrity-insurance.com)>  
**Sent:** Monday, November 26, 2018 12:30 PM  
**To:** [equusdesign@verizon.net](mailto:equusdesign@verizon.net)  
**Cc:** [luciagates@aol.com](mailto:luciagates@aol.com)  
**Subject:** Belmont Police Station

Mike, as per our conversation, I support the removal of the two large spruce trees in front of the Belmont Police Station in conjunction with re-landscaping the site. My opinion is that the trees are out of scale with the location. If you would like to discuss this further, please do not hesitate to call.

Best regards,

Thomas D. Walsh  
Vice President  
T. Edmund Garrity & Co., Inc.  
545 Concord Ave., Ste. 16  
Cambridge, MA 02138  
Phone: (617) 354-4640 ext. 223  
Cell: (978) 821-2667  
Fax: (617) 902-2570  
[Tom@garrity-insurance.com](mailto:Tom@garrity-insurance.com)



*Coverage can't be bound, added or changed by electronic mail or fax. The documents and information contained in and attached to this electronic transmission may include information that is confidential and/or privileged and is for use of the specific individual(s) to whom it is addressed. If you are not the intended recipient of the e-mail or fax, you are hereby notified that any unauthorized use, dissemination or copying of the e-mail or the information contained in or attached to it is strictly prohibited. If you have received this e-mail or fax in error, please immediately notify the person named above by e-mail reply and delete this file. This also confirms that this e-mail and any attachments have been scanned for the presence of computer viruses*



November 24, 2018

Belmont Zoning Board

Re: Police Station expansion project

To whom it may concern:

We are submitting this letter of support to the Belmont Planning Board to express our belief that the Police Station expansion project, and partial preservation of the building, will have a positive impact on the neighborhood.

The focus of the project, as we understand it, is to expand the police station to provide many essential safety and code required upgrades so they can remain in their existing building for the long term. The original 1931 building is essential to the historic nature of Belmont Center, and this cost effective expansion and restoration of the existing building will preserve that historic value.

We believe this project will have a positive impact on the building, the site, the neighborhood, and the overall historic quality of the downtown area. We support the project and would like to see the Board approve it so that it can move forward in a timely manner.

Signed;

The Belmont Woman's Club

  
Wendy Murphy, co-President

## Letter of Support from Vice Chair Belmont Board of Selectman

**Subject:** DPW / Police Station Projects

**Date:** Fri, 30 Nov 2018

**From:** Mark Paolillo

Anne Marie,

*I understand that the DPW/Police Station Building Committee will be meeting with the Planning Board next week to discuss these very important building projects for our town. As you know, I strongly endorse moving forward in an expeditious way with both of these projects. Both the DPW facility and Police Station are aging buildings that are long overdue for reconstruction and repair. It is unfortunate that both our DPW and Police Department employees have to work in these aging structures. They present terrible working conditions and are unsafe as well. Now is the time to change that. I believe that both of the building proposals that the Building Committee has developed address these issues in both an efficient and effective way.*

*Good luck with your meeting next week and thank you for your outstanding leadership of this Building Committee.*

Regards, Mark

**Mark A. Paolillo, CPA**

Principal

Ryan - Abandoned and Unclaimed Property Practice Leader

One International Place

100 Oliver Street, Suite 1800

Boston, Massachusetts 02110

857.288.1976 Ext. 88-1976

617.513.9510 (Mobile)

## Letter of Support from Belmont Lions Club

**Subject:**Belmont Police Station Expansion and Partial Preservation Project

**Date:**Wed, 28 Nov 2018

**From:**timothy king

*Dear Anne Marie,*

*On behalf of the Belmont Lions Club, a neighbor of the Belmont Police Department for the past 70 years, I am submitting this letter in support of the expansion and partial preservation of the Belmont Police Station.*

*As we understand it, the focus of the project is to expand the police station to provide many essential safety and code required upgrades, so the police department can remain in their existing building for the long term.*

*We believe this project will have a positive impact on the building, the site, the neighborhood, the overall historic downtown area, the safety of police personnel, and the Town as a whole. We support this project and would like to see it approved by the Board, so it can move forward in a timely manner.*

*Respectfully,*

*Tim King  
President  
Belmont Lions Club  
617-866-3564 (Mobile)  
[tking35@msn.com](mailto:tking35@msn.com)*



November 23, 2018


LETTER OF SUPPORT

To: Belmont Planning Board

We are submitting this letter of support to the Belmont Planning Board for the Belmont Police Department as we believe the Police Station expansion and partial preservation of the building will have a positive impact on the neighborhood.

The focus of the project, as we understand it, is to expand the police station to provide many essential safety and code required upgrades so they can remain in their existing building for the long term future. The original 1931 building is an essential part of the historic context that makes up Belmont Center, and this cost effective expansion and restoration of the existing building will allow that to continue into the future.

We believe this project will have a positive impact on the building, the site, the neighborhood, and the overall historic downtown area. We support the project and would like to see the Planning Board approve the application so that it can move forward in a timely manner.

Signed; *Glenn Herosian* 585 Pleasant St  
 *Glenn Herosian* "

Name and Belmont Address:

To: Belmont Planning Board

Date: November 24, 2018

Re: LETTER OF SUPPORT for Police Department application


We are submitting this letter of support to the Belmont Planning Board for the Belmont Police Department as we believe the Police Station expansion and partial preservation of the building will have a positive impact on the neighborhood.

The focus of the project, as we understand it, is to expand the police station to provide many essential safety and code required upgrades so they can remain in their existing building for the long term future. The original 1931 building is an essential part of the historic context that makes up Belmont Center, and this cost effective expansion and restoration of the existing building will allow that to continue into the future.

We believe this project will have a positive impact on the building, the site, the neighborhood, and the overall historic downtown area. We support the project and would like to see the Planning Board approve the application so that it can move forward in a timely manner.

Thank you,

Signed; (Name and Address)

  
Ron Creamer  
634 Pleasant St.  
Belmont, MA 02478

## Drawing Index

AS100: Existing Conditions Survey  
AS101: Proposed Site Plan  
IMG-1: Existing Site / Building Images  
IMG-2: Existing Site / Building Images  
LS-1: Existing Site Landscape  
LS-2: Proposed Site Landscape  
PK-1: Existing Parking  
PK-2: Proposed Parking  
PK-3: Parking Calculations  
LG-1: Exterior Lighting  
LG-2: Exterior Lighting  
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LS100: Landscape Plan  
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A-100: Basement Floor Plan  
A-100M: Mezzanine Floor Plan  
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Project Number  
1809.00

Project Title  
Belmont Police Station  
Renovation &  
Expansion

460 Concord Ave,  
Belmont, MA 02478

Drawing Title  
Existing Conditions  
Site Survey

Date/Issued For  
12.14.2018

60% CD Progress

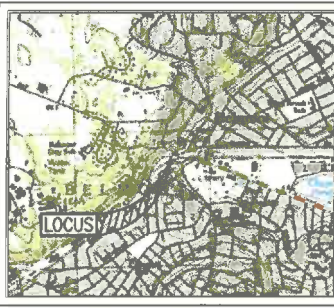
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CONSTRUCTION

Scale

Drawn By  
GRK

Drawing Number

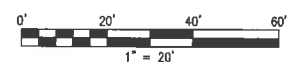
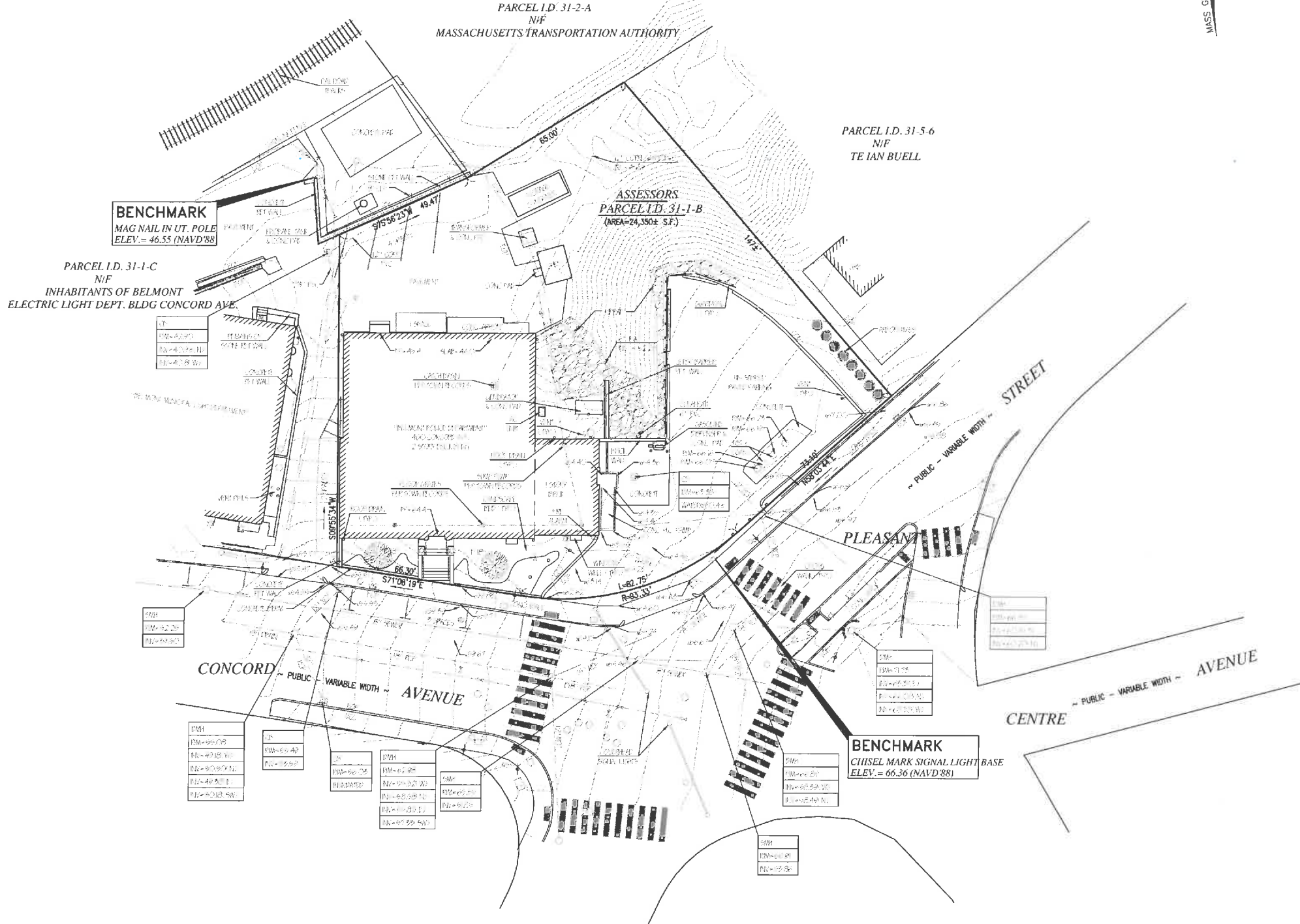
AS100



LOCUS MAP SCALE: 1"=2,000'±

LEGEND

EXISTING	DESCRIPTION
	PROPERTY LINE
	CONTOUR LINE
	SPOT ELEVATION
	EDGE OF PAVEMENT
	VERTICAL CONCRETE CURB
	CAPE COD BERM
	WATER LINE
	GAS LINE
	ELECTRIC, TELEPHONE & CABLE
	OVERHEAD WIRES
	DRAIN LINE
	GRAVITY SEWER
	FENCE
	WOOD GUARDRAIL
	HYDRANT
	WATER GATE
	GAS GATE
	SIGN
	BOLLARD
	LIGHT
	UTILITY POLE
	CATCH BASIN
	DRAIN MANHOLE
	SEWER MANHOLE
	ELECTRIC MANHOLE
	WATER METER MANHOLE
	MET W W MANHOLE
	VENT
	ROOF DRAIN
	ELECTRIC HANDHOLE



RECORD OWNER:  
ASSESSORS PARCEL I.D. 31-1-B  
INHABITANTS OF BELMONT, POLICE STATION  
460 CONCORD AVE.  
BELMONT, MA 02478  
DEED BOOK 11968, PAGE 264 (LOT 1A TAKING)

- NOTES:
1. TOPOGRAPHIC AND PROPERTY LINE SURVEY PERFORMED BY FARLAND CORP. IN JULY 2018.
  2. VERTICAL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 (NAVD'88) AND HORIZONTAL LOCATIONS REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83).
  3. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS ARE BASED ON RECORD PLANS PROVIDED BY THE BELMONT ENGINEERING DEPARTMENT, THE BELMONT WATER DIVISION AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.

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Project Number  
1809.00  
Project Title  
Belmont Police Station  
Renovation &  
Expansion  
  
460 Concord Ave,  
Belmont, MA 02478

Drawing Title  
Proposed Site Plan

Date/Issued For  
12.14.2018  
  
60% CD Progress

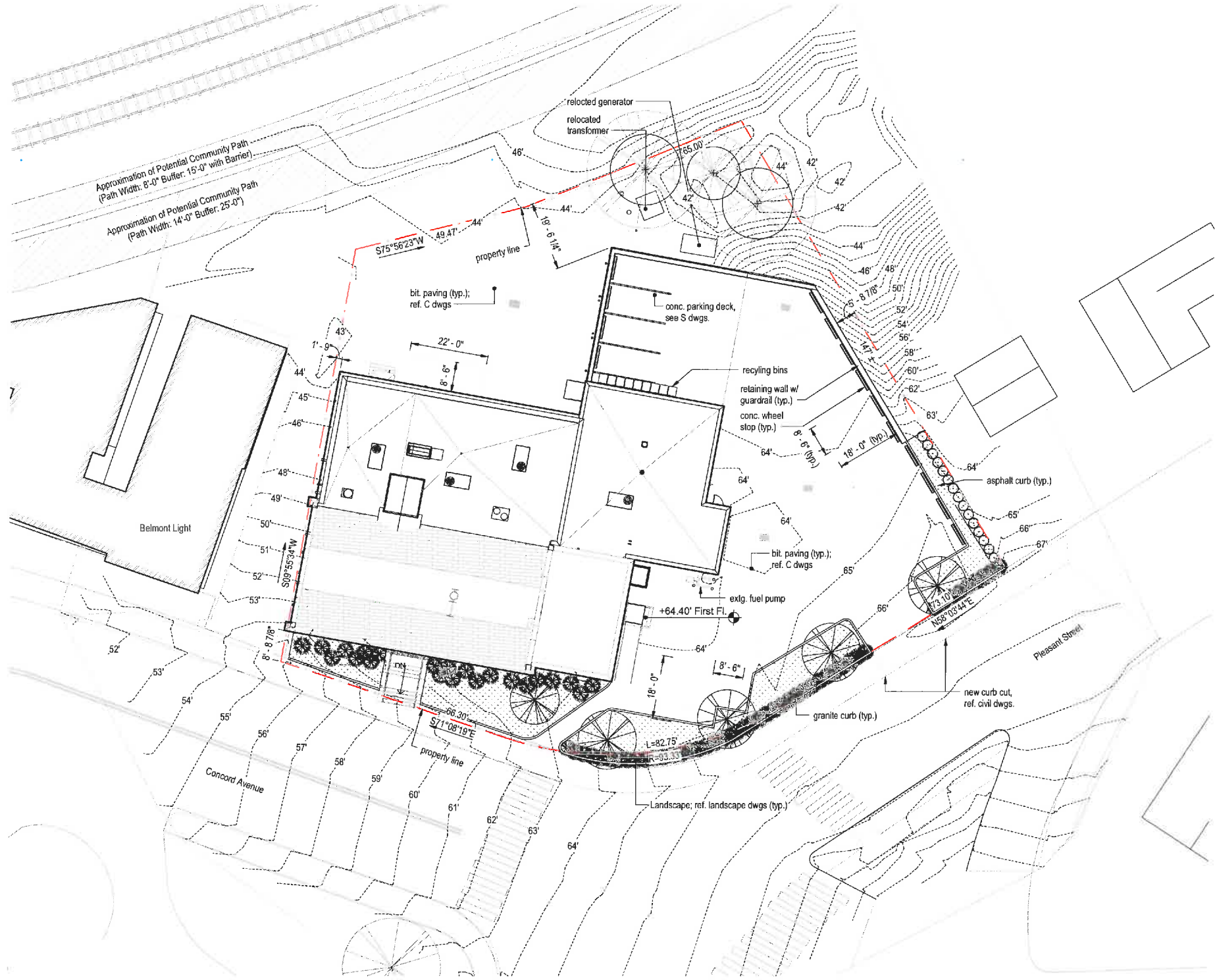
NOT FOR  
CONSTRUCTION

Scale  
1/16" = 1'-0"

Drawn By  
GRK

Drawing Number  
AS101

- Notes:
1. Refer to Civil drawings for full scope of site work including but not limited to site drainage & extent of pavement



1 Proposed Site Plan  
1/16" = 1'-0"





9 - Front Facade



8 - Historic Front Entrance



7 - Front Sidewalk & Plantings



6 - View From Across Intersection



5 - West Facade / Accessible Entrance



4 - Site Slope Towards Lower Parkign Lot



1 - View From 692 Pleasant Street



2 - View From 693 Pleasant Street



3 - Upper Parking Lot

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Project Title  
Belmont Police Station  
Renovation &  
Expansion

460 Concord Ave,  
Belmont, MA 02478

Drawing Title  
Existing Site /  
Building Images

Date/Issued For  
12.14.2018

60% CD Progress

NOT FOR  
CONSTRUCTION

Scale

Drawn By  
SB/GRK

Drawing Number

IMG-1





9 - View From Royal Road



8 - View From Commuter Rail Platform



7 - Lower Parking Lot



6 - Lower Parking Lot



5 - Existing Generator Location



4 - Lower Parking Lot



1 - View From Concord Avenue



2 - View From 693 Pleasant Street



3 - Parking Behind Belmont Light

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460 Concord Ave,  
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Drawing Title  
Existing Site /  
Building Images

Date/Issued For  
12.14.2018

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NOT FOR  
CONSTRUCTION

Scale

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SB/GRK

Drawing Number

IMG-2

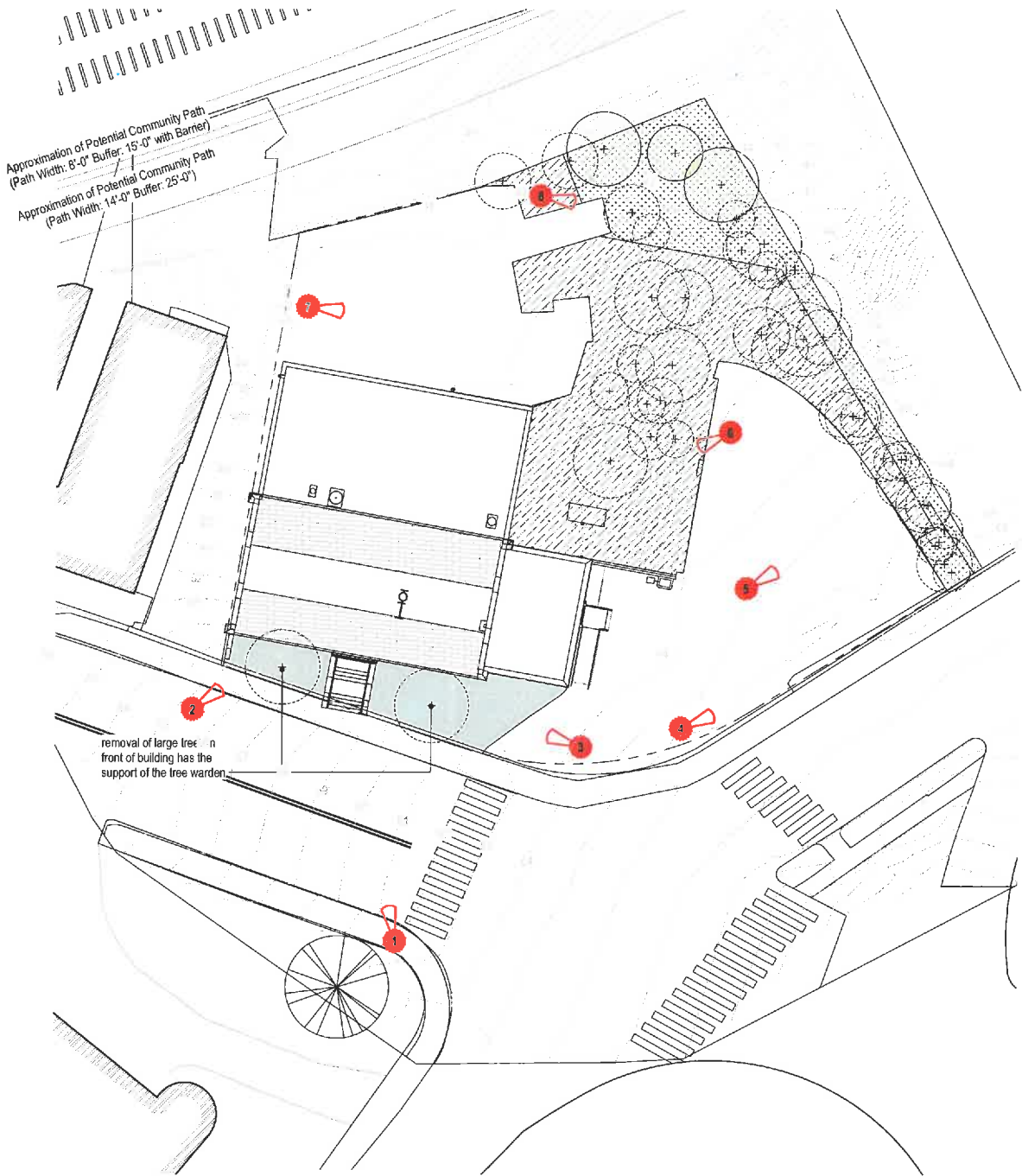


Existing Landscaping:

- Landscape Area (Formal & Natural Areas)
  - a. Formal Area: 1010 sf ±
  - b. Existing Marked to Remain: 2281 sf ±
  - c. Existing Marked for Removal: 5211 sf ±
- Total Existing Formal & Natural: 8502 sf ±**
- a. Trees Marked to Remain: 3
  - b. Trees Marked for Removal: 40
  - c. **Total Trees (on-site): 43**

**Key Legend**

- - Tree Existing to Remain
- - Tree Marked for Removal
- - Existing Marked to Remain (Formal)
- - Existing Marked to Remain (Natural)
- - Existing Marked for Removal (Natural)



1 Existing Landscape Diagram  
1" = 20'-0"



1 - Front Elevation



2 - Front Landscape



3 - Front Landscape



4 - Upper Parking Lot / Sidewalk Condition



5 - Landscaped Buffer to Abutter



6 - Site Grade / Rear Landscape



7 - Lower Parking Lot



8 - Rear Landscape

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1809.00  
Project Title  
Belmont Police Station  
Renovation &  
Expansion  
460 Concord Ave,  
Belmont, MA 02478

Drawing Title  
Existing Site  
Landscape

Date/Issued For  
12.14.2018  
60% CD Progress

**NOT FOR  
CONSTRUCTION**  
Scale  
As indicated

Drawn By  
SB/GRK

Drawing Number  
**LS-1**



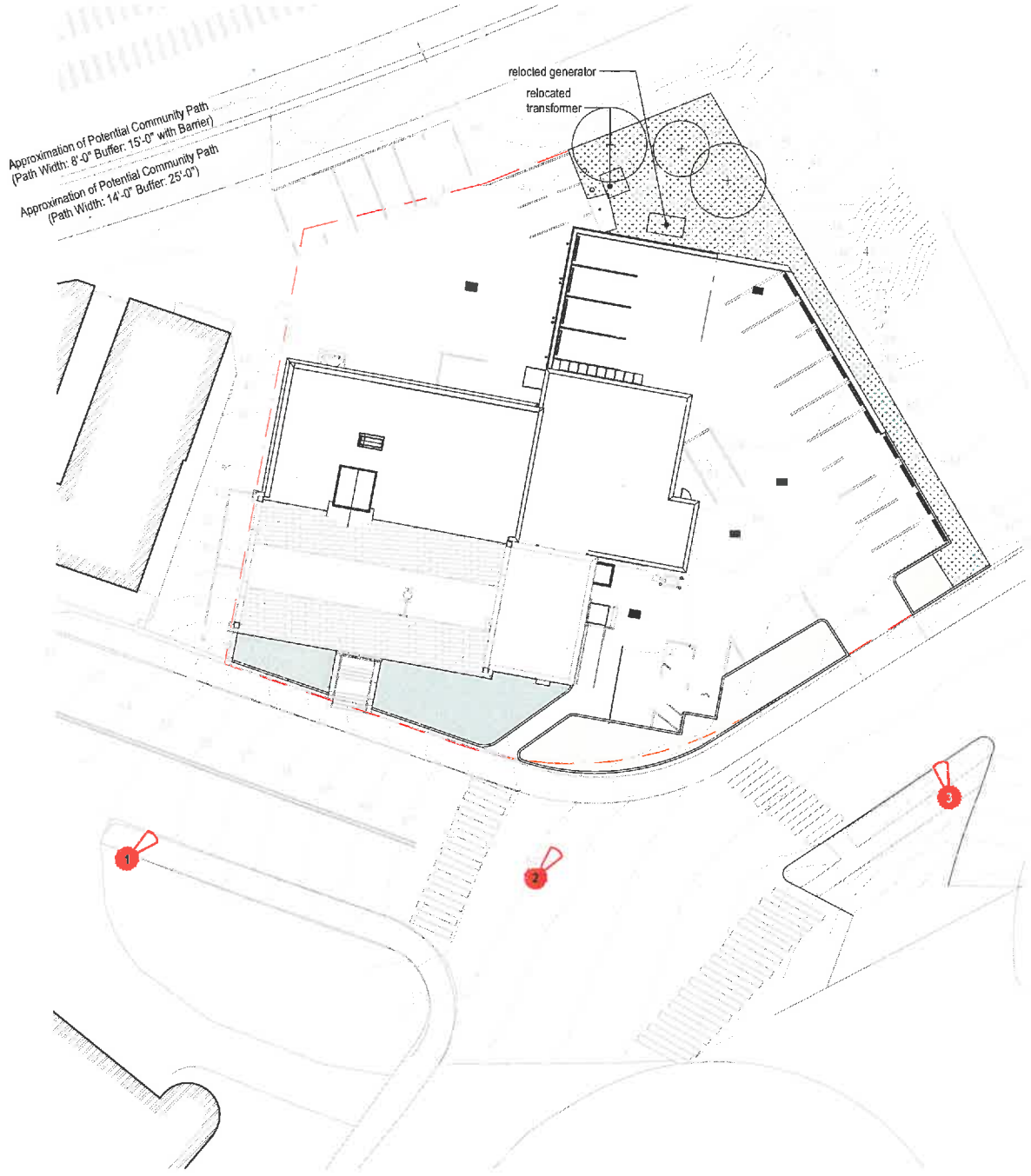
Proposed Landscaping:

- Landscape Area (Formal & Natural Areas)
  - a. Existing to Remain (Formal): 1010 sf ±
  - b. Existing to Remain (Natural): 2281 sf ±
  - c. Proposed (Formal): 1084 sf ±
- Total Landscape as Proposed: 4375 sf ±**
- a. Existing Trees to Remain: 3
- b. Projected # of new street trees: 4
- c. **Total Trees (on-site): 7**

\*Reference Proposed Landscape plans for additional plantings on site.

**Key Legend**

- Tree Existing to Remain
- Tree Marked for Removal
- Existing Landscape (Formal)
- Existing Landscape (Natural)
- Proposed Landscape (Formal)



1 Proposed Landscape Diagram  
1" = 20'-0"



1 - Front Elevation



1 - Parking Lot Buffer / Sidewalk



1 - Abutter Landscape Buffer

Project Number  
1809.00  
Project Title  
Belmont Police Station  
Renovation &  
Expansion  
  
460 Concord Ave,  
Belmont, MA 02478

Drawing Title  
Proposed Site  
Landscape

Date/Issued For  
12.14.2018  
  
60% CD Progress

**NOT FOR  
CONSTRUCTION**  
Print: 24 x 36  
Scale  
As indicated

Drawn By  
SB/GRK

Drawing Number  
**LS-2**



Project Number  
1809.00

Project Title  
Belmont Police Station  
Renovation &  
Expansion

460 Concord Ave,  
Belmont, MA 02478

Drawing Title  
Existing Parking

Date/Issued For  
12.14.2018

60% CD Progress

NOT FOR  
CONSTRUCTION

Scale  
1" = 20'-0"

Drawn By  
SB/GRK

Drawing Number

PK-1

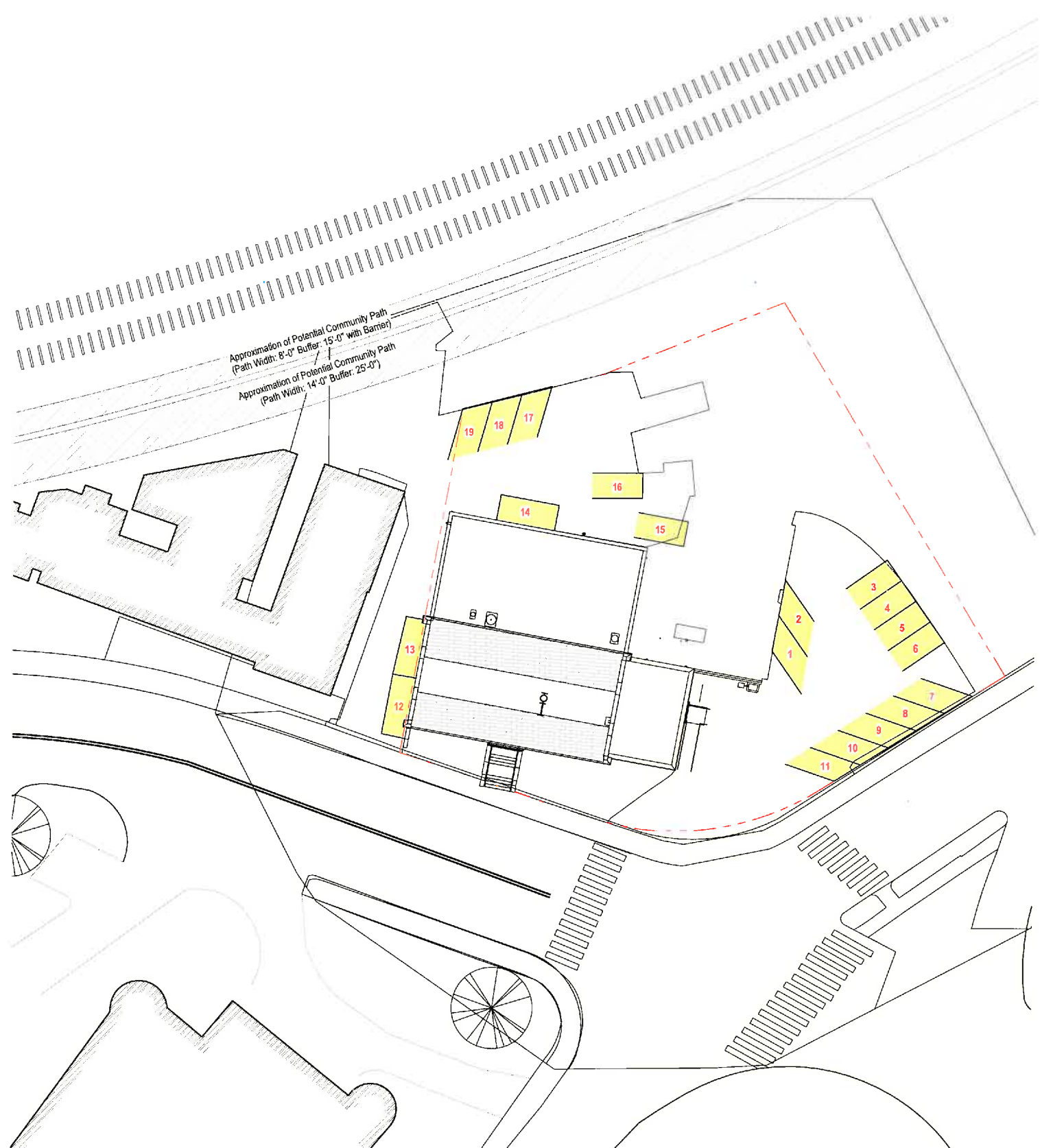
## Existing Parking Count:

Upper Lot: 11 Spaces

Side of Building: 2 Spaces

Lower lot: 6 Spaces

**Total Count: 19 Spaces**



① Existing Parking Diagram  
1" = 20'-0"





Project Number  
1809.00

Project Title  
Belmont Police Station  
Renovation &  
Expansion

460 Concord Ave,  
Belmont, MA 02478

Drawing Title  
Proposed Parking

Date/Issued For  
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CONSTRUCTION**

Scale  
1" = 20'-0"

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Drawing Number  
**PK-2**

## Proposed Parking Count:

Upper Lot: 18 Spaces

\*\* Two (2) Handicap Spots provided per ADA Regulations

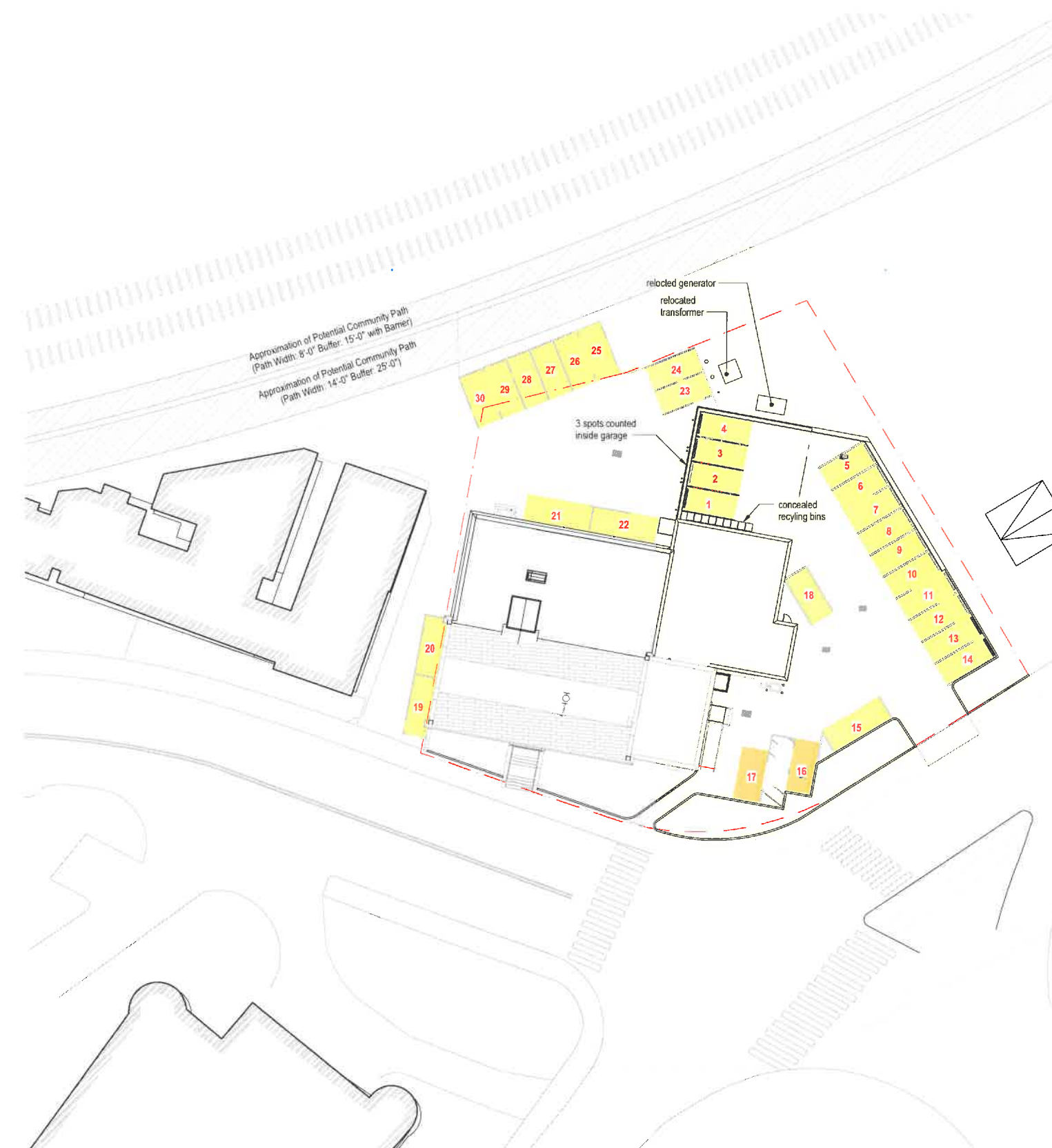
Side of Building: 2 Spaces

Lower lot: 10 Spaces

Garage Parking: 3 Spaces

\*\* Not Shown

**Total Count: 33 Spaces (+14)**



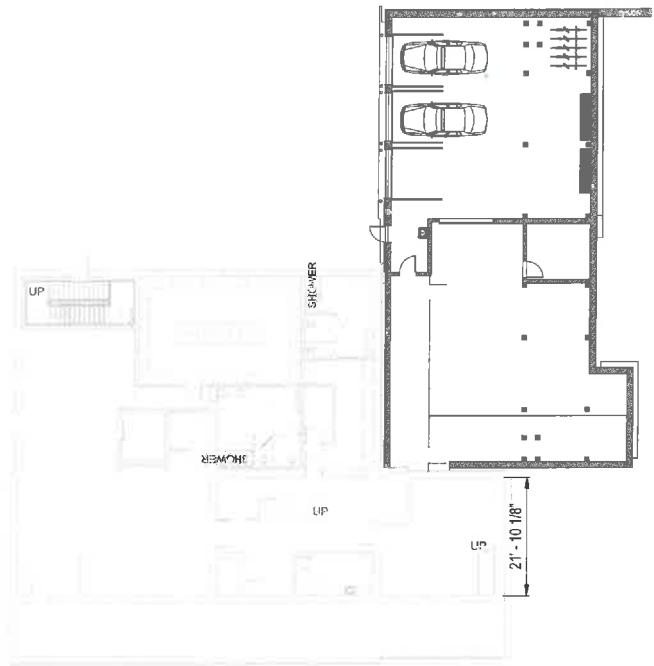
① Proposed Parking Diagram  
1" = 20'-0"

Zone LBI – parking Req.  
Per Belmont Bylaws – Section 5 - 5.1.2 Schedule of Requirements – g) Other Service Establishments, retail businesses, and offices;

One (1) parking space per 350 square feet of ground floor gross floor area

One (1) parking space per 600 square feet gross floor area on other floors

Total Required Spaces: + 11



① 00-Basement - Proposed (Parking Calculation)  
1/16" = 1'-0"

Area of Addition: 3507 gsf

Calculable Area: 0 gsf

No Calculations Required

+ 0 Required Spaces



② 01-First Floor - Proposed (Parking Calculation)  
1/16" = 1'-0"

Area of Addition: 2015 gsf

Calculable Area: 2015 gsf

One (1) parking space required per 350 gsf

2015 gsf / 350 = 5.75

+ 6 Required Spaces



③ 02-Second Floor - Proposed (Parking Calculation)  
1/16" = 1'-0"

Area of Addition: 2516 gsf

Calculable Area: 2516 gsf

One (1) parking space required per 600 gsf

2516 gsf / 600 = 4.20

+ 5 Required Spaces

Project Number  
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Project Title  
Belmont Police Station  
Renovation &  
Expansion

460 Concord Ave,  
Belmont, MA 02478

Drawing Title  
Parking  
Calculations

Date/Issued For  
12.14.2018

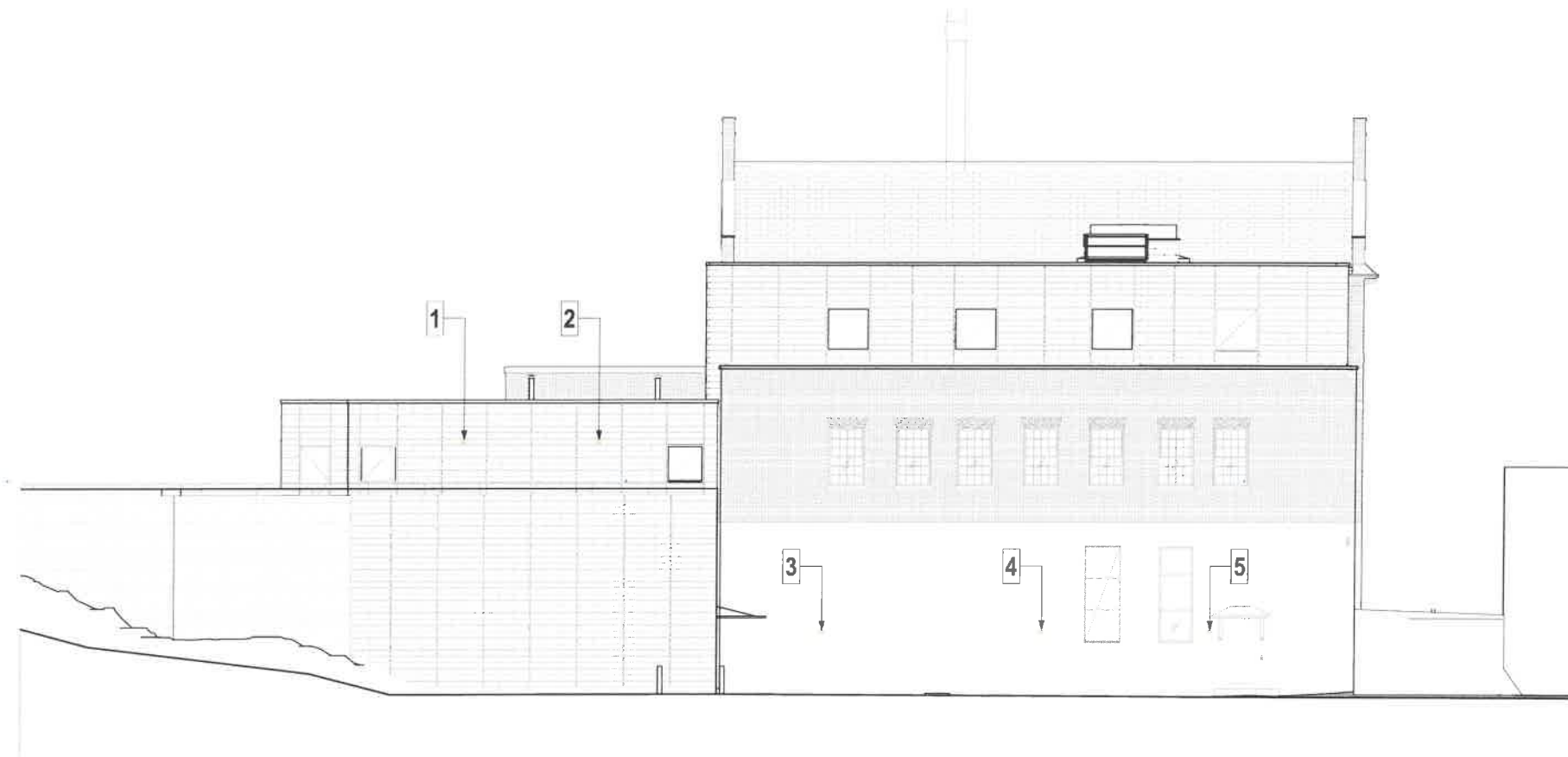
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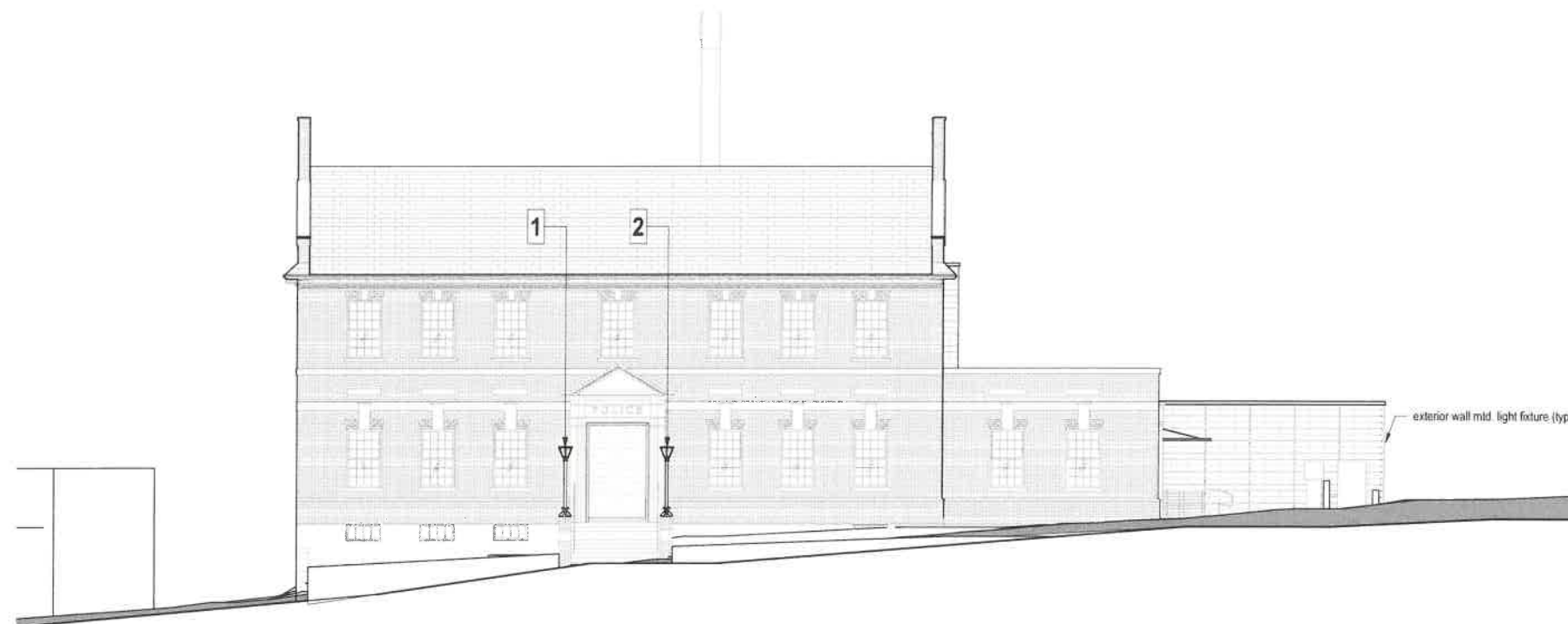
Scale  
1/16" = 1'-0"

Drawn By  
SB

Drawing Number  
PK-3



② South Elevation  
1/8" = 1'-0"



① North Elevation  
1/8" = 1'-0"

## Exterior Lighting:

### South Elevation

Existing: 1 (to be removed)

Proposed: 5

**Total: 5**

### North Elevation

Existing: 2

Proposed: 0

**Total: 2**

\* Proposed lighting is **Luminaire AWL.06.1**  
LED - 6w down light

\*\* Exterior lighting to be controlled by  
daylight sensors and/or timers

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Project Title  
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Renovation &  
Expansion

460 Concord Ave,  
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Drawing Title  
Exterior Lighting

Date/Issued For  
12.14.2018

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CONSTRUCTION**

Scale  
1/8" = 1'-0"

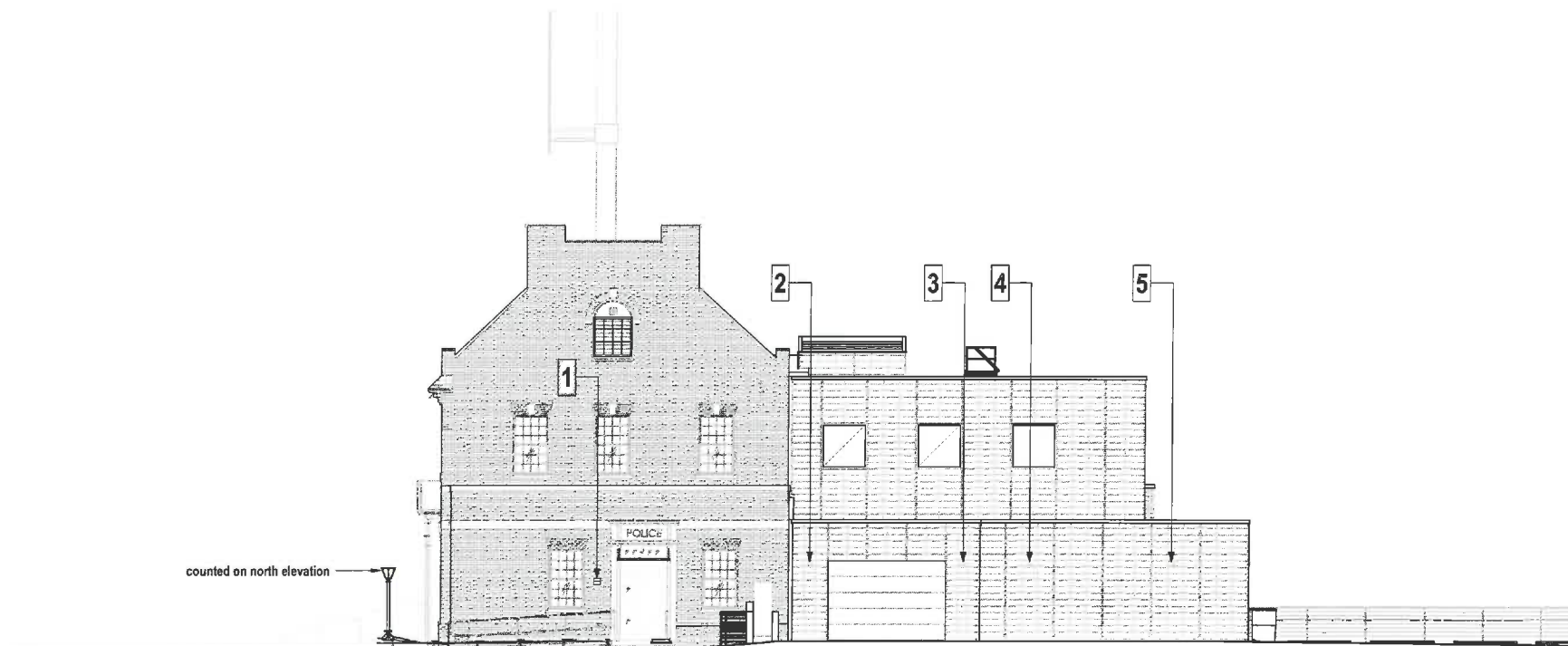
Drawn By  
SB/GRK

Drawing Number

## LG-1



② East Elevation  
1/8" = 1'-0"



① West Elevation  
1/8" = 1'-0"

## Exterior Lighting:

### East Elevation

Existing: 0

Proposed: 4

**Total: 4**

### West Elevation

Existing: 1

Proposed: 4

**Total: 5**

\* Proposed lighting is **Luminaire AWL.06.1**  
LED - 6w down light

\*\* Exterior lighting to be controlled by  
daylight sensors and/or timers

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Project Title  
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Expansion

460 Concord Ave,  
Belmont, MA 02478

Drawing Title  
Exterior Lighting

Date/Issued For  
12.14.2018

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CONSTRUCTION**

Scale  
1/8" = 1'-0"

Drawn By  
SB/GRK

Drawing Number  
**LG-2**

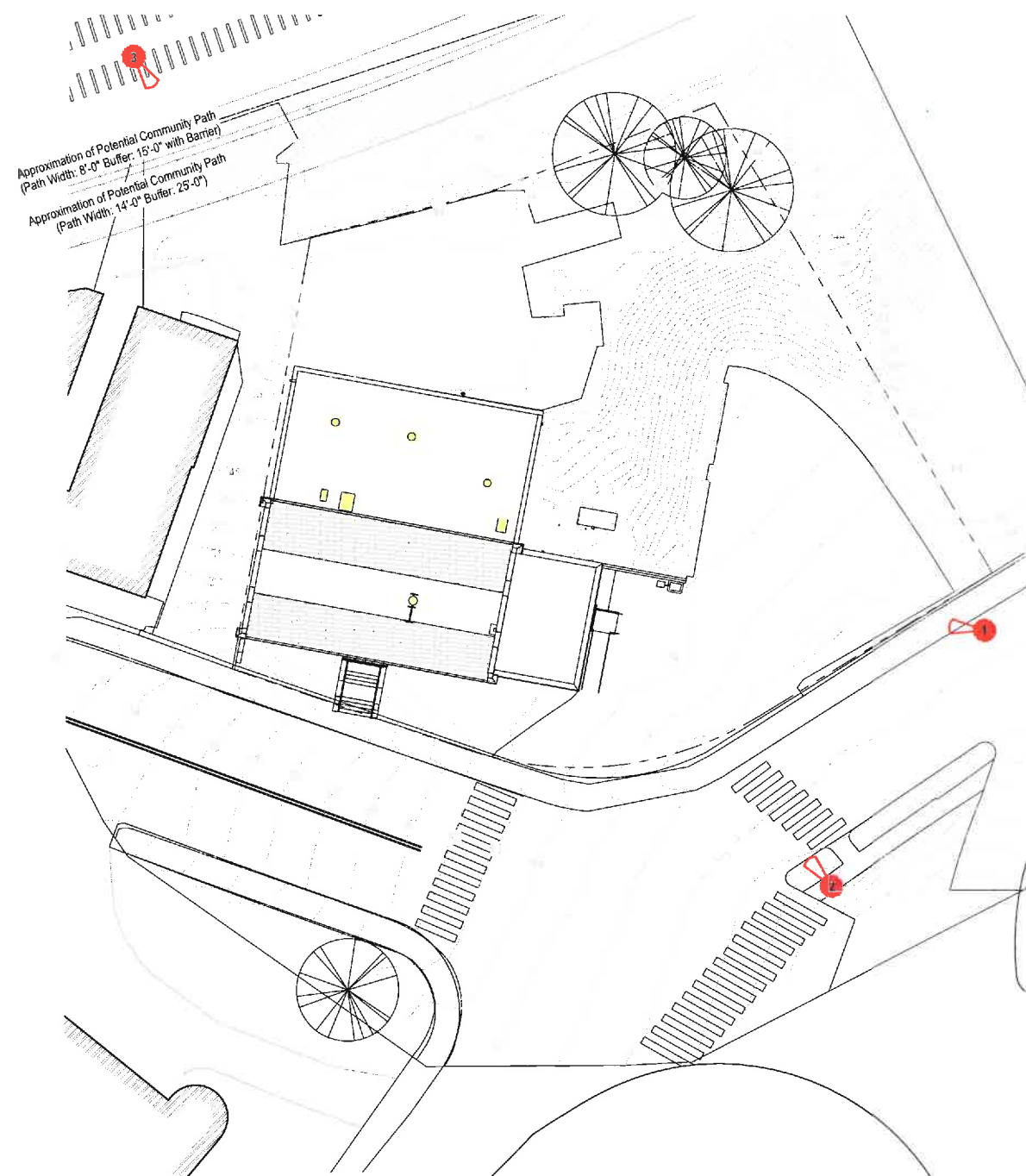


# Existing Rooftop Equipment:

Upper Roof: 1 Cellular Antenna

Lower West Roof: 0 Units

Lower South Roof: 3 Units, 3 Vents



① Existing HVAC Diagram  
1" = 20'-0"



1 - View From Pleasant Street Sidewalk



2 - View From Across Intersection



3 - View From Royal Road (across the tracks)

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Project Number  
1809.00  
Project Title  
Belmont Police Station  
Renovation &  
Expansion

460 Concord Ave,  
Belmont, MA 02478

Drawing Title  
Existing Rooftop  
Equipment

Date/Issued For  
12.14.2018

60% CD Progress

**NOT FOR  
CONSTRUCTION**

Scale  
1" = 20'-0"

Drawn By  
SB/GRK

Drawing Number

**R-1**

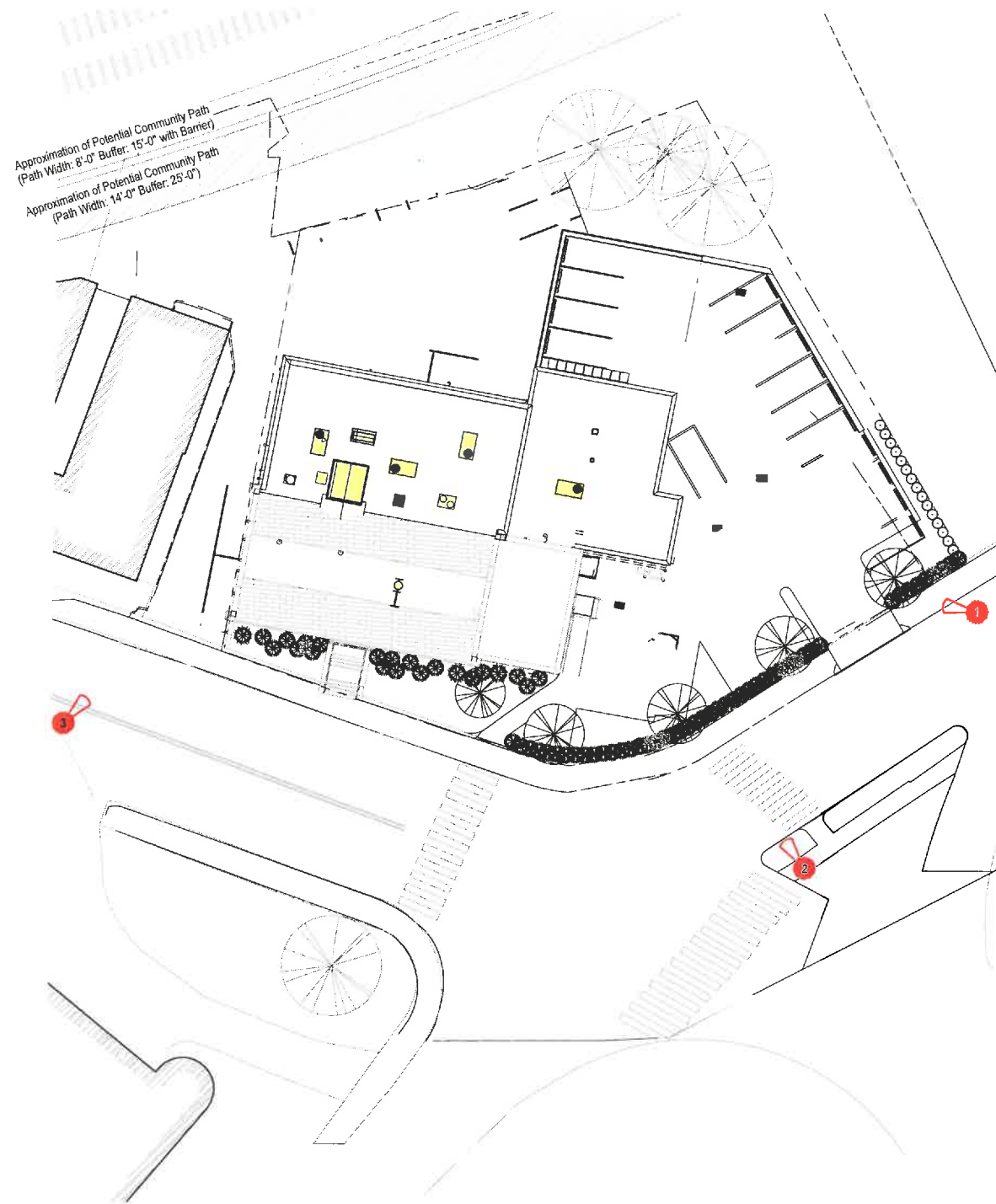


# Proposed Rooftop Equipment:

Upper Roof: 1 Cellular Antenna (existing)

Lower West Roof: 1 Unit

Lower South Roof: 5 Units, 1 Elevator Shaft, 1 Roof Access Hatch



1 Proposed HVAC Diagram  
1" = 20'-0"



1 - View From Pleasant Street Sidewalk



2 - View From Across Intersection



3 - View From Concord Avenue

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Project Number  
1809.00

Project Title  
Belmont Police Station  
Renovation &  
Expansion

460 Concord Ave,  
Belmont, MA 02478

Drawing Title  
Proposed Rooftop  
Equipment

Date/Issued For  
12.14.2018

60% CD Progress

NOT FOR  
CONSTRUCTION

Scale  
1" = 20'-0"

Drawn By  
SB/GRK

Drawing Number

R-2

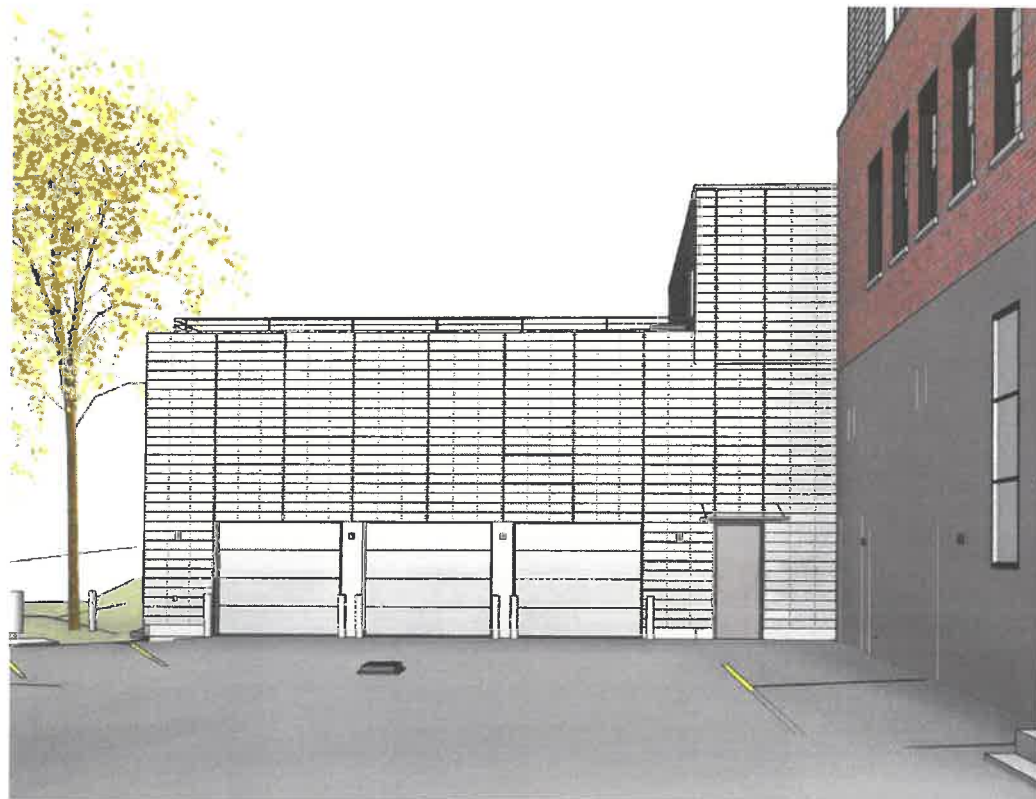




④ View of Sally Port Addition



③ Northwest Corner



① View of Garage Addition



② Northeast Corner

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Project Number  
1809.00

Project Title  
Belmont Police Station  
Renovation &  
Expansion

460 Concord Ave,  
Belmont, MA 02478

Drawing Title  
Proposed Project  
Renderings

Date/Issued For  
12.14.2018

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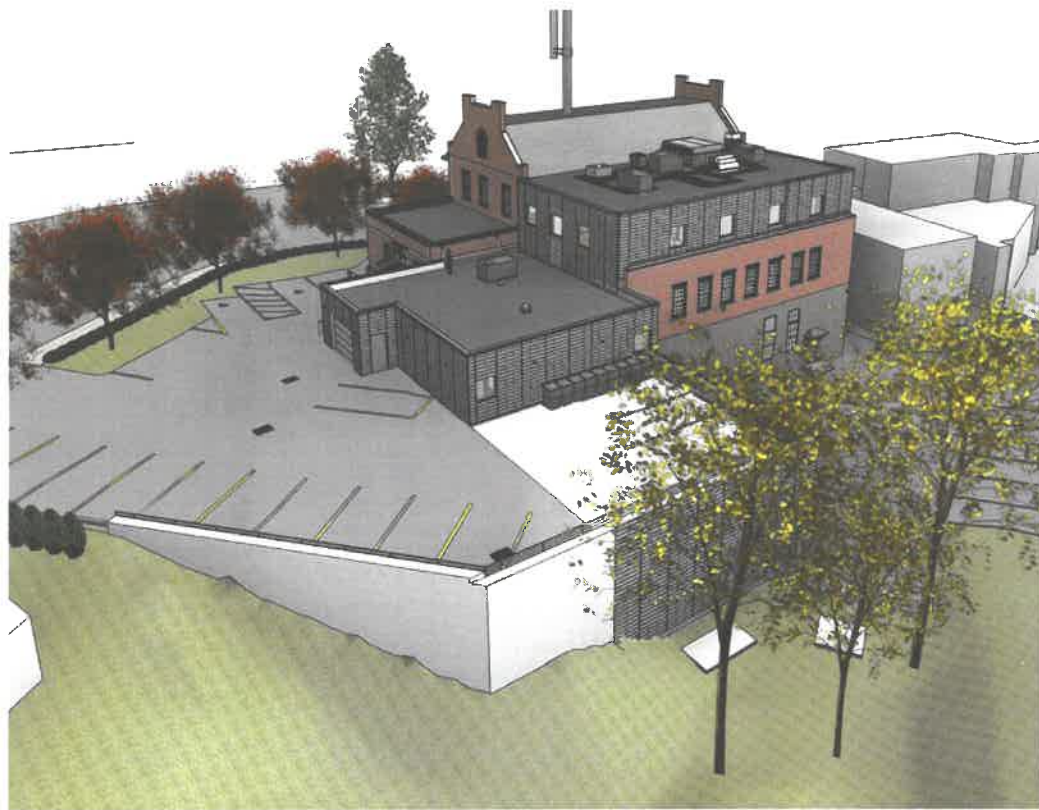
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Drawing Number

**RND-1**





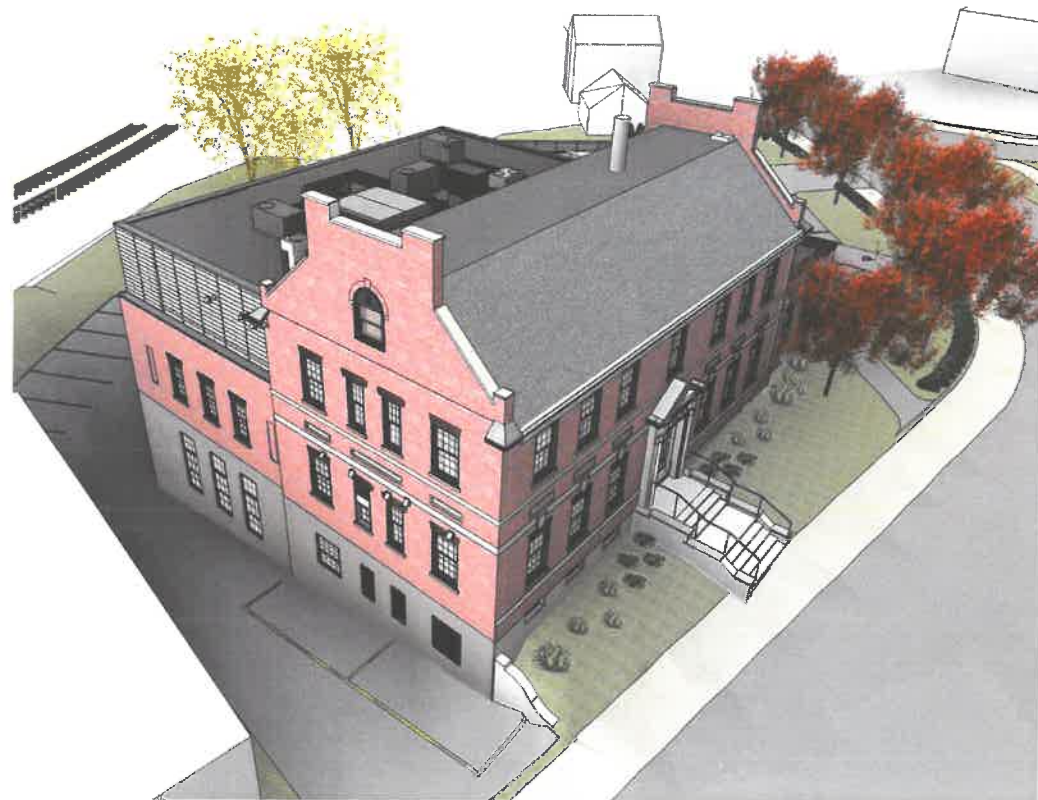
③ SouthWest - Aerial



② NorthWest - Aerial



④ SouthEast - Aerial



① NorthEast - Aerial

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Scale

Drawn By  
SB/GRK

Drawing Number  
RND-2





Project Number  
1809  
Project Title  
Belmont Police Station  
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460 Concord Ave  
Belmont, MA 02478

Hammer+Walsh  
Design Inc.  
Landscape Architecture  
Master Planning  
281 Summer Street, 6th Floor  
Boston, MA 02210-1539  
(617) 439-0125  
www.hammerwalsh.com

Drawing Title

LANDSCAPE  
PLAN

Date/Issued For  
12.21.2018

60% CD Progress

NOT FOR  
CONSTRUCTION

Scale

3/32"=1'-0"

Drawn By

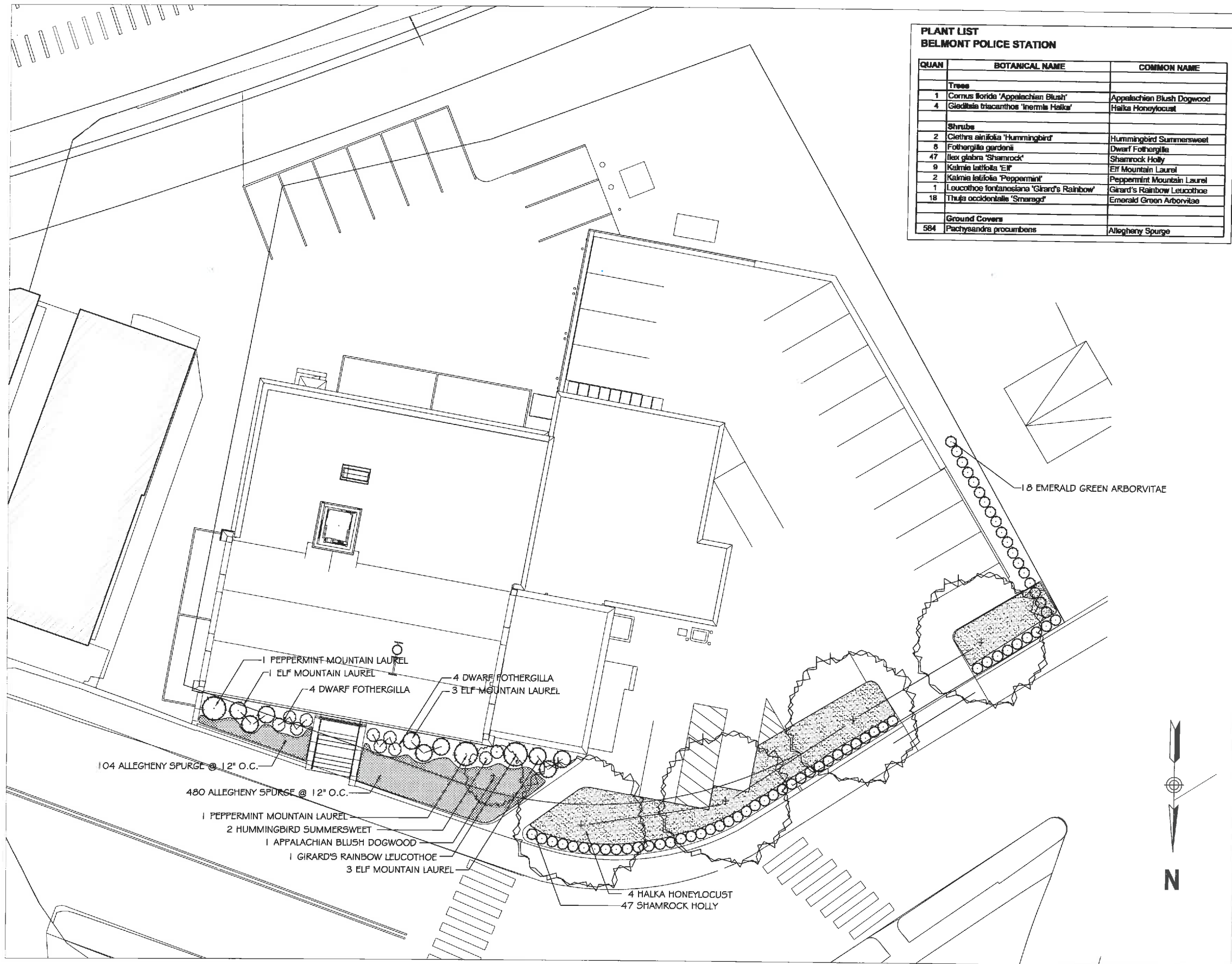
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Drawing Number

LS100

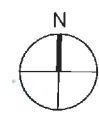
PLANT LIST BELMONT POLICE STATION		
QUAN	BOTANICAL NAME	COMMON NAME
Trees		
1	Cornus florida 'Appalachian Blush'	Appalachian Blush Dogwood
4	Gleditsia triacanthos 'Inermis Halka'	Halka Honeylocust
Shrubs		
2	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet
6	Fothergilla gardenii	Dwarf Fothergilla
47	Ilex glabra 'Shamrock'	Shamrock Holly
9	Kalmia latifolia 'Elf'	Elf Mountain Laurel
2	Kalmia latifolia 'Peppermint'	Peppermint Mountain Laurel
1	Leucothoe fontanesiana 'Girard's Rainbow'	Girard's Rainbow Leucothoe
16	Thuja occidentalis 'Emerald'	Emerald Green Arborvitae
Ground Covers		
584	Pachysandra procumbens	Allegheny Spurge





PLANT LIST BELMONT POLICE STATION		
QUAN	BOTANICAL NAME	COMMON NAME
Trees		
1	Cornus florida 'Appalachian Blush'	Appalachian Blush Dogwood
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18	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae
Ground Covers		
584	Pachysandra procumbens	Allegheny Spurge

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Drawing Title

# LANDSCAPE PLAN

Date/Issued For  
12.21.2018  
60% CD Progress

**NOT FOR  
CONSTRUCTION**

Scale  
 $\frac{3}{32}'' = 1'-0''$

Drawn By  
NH

Drawing Number  
LS100



## Street Tree



Halka Honeylocust

## Deciduous Ornamental Tree



Appalachian Blush  
Dogwood

## Deciduous Ornamental Shrubs



Hummingbird  
Summersweet



Dwarf  
Fothergilla

## Broadleaf Evergreen Shrubs



Elf Mountain Laurel



Peppermint Mountain Laurel



Girard's Rainbow Leucothoe

## Broadleaf Evergreen Hedge



Shamrock Holly

## Coniferous Evergreen Screening Plant



Emerald Green Arborvitae

## Semi-Evergreen Groundcover



Allegheny Spurge

# TGAS

THE GALANTE  
ARCHITECTURE  
STUDIO INC

146 MT AUBURN ST CAMBRIDGE, MA 02138

6 1 7 5 7 6 2 5 0 0

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Project Number  
1809

Project Title  
Belmont Police Station  
Renovation & Expansion

460 Concord Ave  
Belmont, MA 02478

Hammer+Walsh  
Design Inc.  
Landscape Architecture  
Master Planning  
281 Summer Street, 6th Floor  
Boston, MA 02210-1539  
(617) 439-0125  
www.hammerwalsh.com

Drawing Title

## PLANT IMAGES BOARD

Date/Issued For  
12.21.2018

60% CD Progress

NOT FOR  
CONSTRUCTION

Scale

As Shown

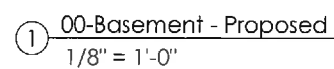
Drawn By

NH

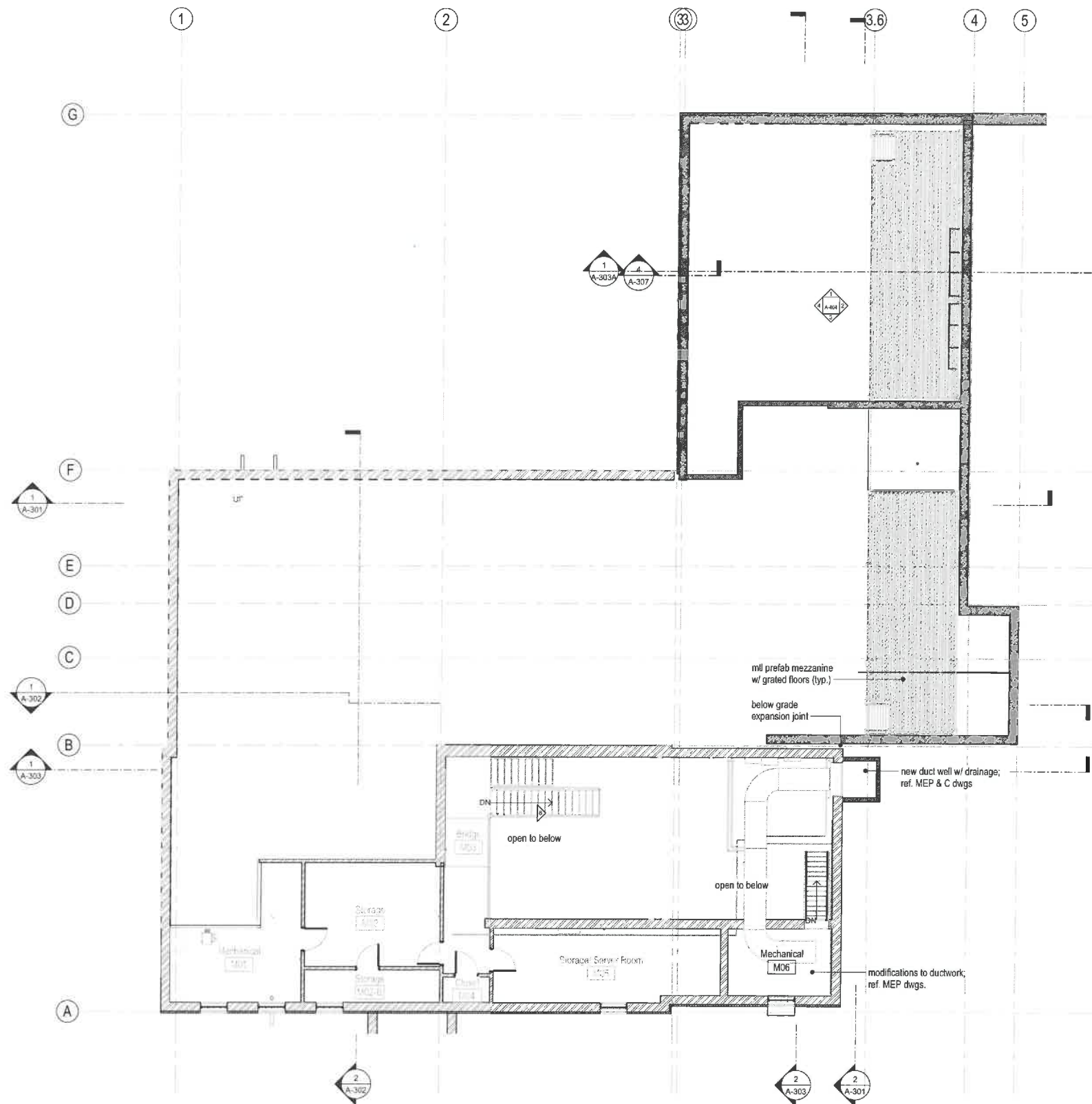
Drawing Number

# LS200





A-100



① 00M-Mezzanine - Proposed  
1/8" = 1'-0"

Note:  
1. See enlarged floor plans for additional scope not captured in floor plans  
2. Ref. MEP, S, & C dwgs for additional scope

Area Schedule (Existing GFA)	
Existing GFA - Basement	5807 SF
Existing GFA - Mezzanine	1482 SF
Existing GFA - First Floor	5807 SF
Existing GFA - Second Floor	2450 SF
Existing GFA - Attic	1101 SF
	16647 SF

Area Schedule (Proposed GFA)	
Proposed GFA - Basement	3507 SF
Proposed GFA - First Floor	2015 SF
Proposed GFA - Second Floor	2516 SF
	8037 SF

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STUDIO INC

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Project Number  
1809.00

Project Title  
Belmont Police Station  
Renovation &  
Expansion

460 Concord Ave,  
Belmont, MA 02478

Drawing Title  
Mezzanine Floor  
Plan

Date/Issued For  
12.14.2018

60% CD Progress

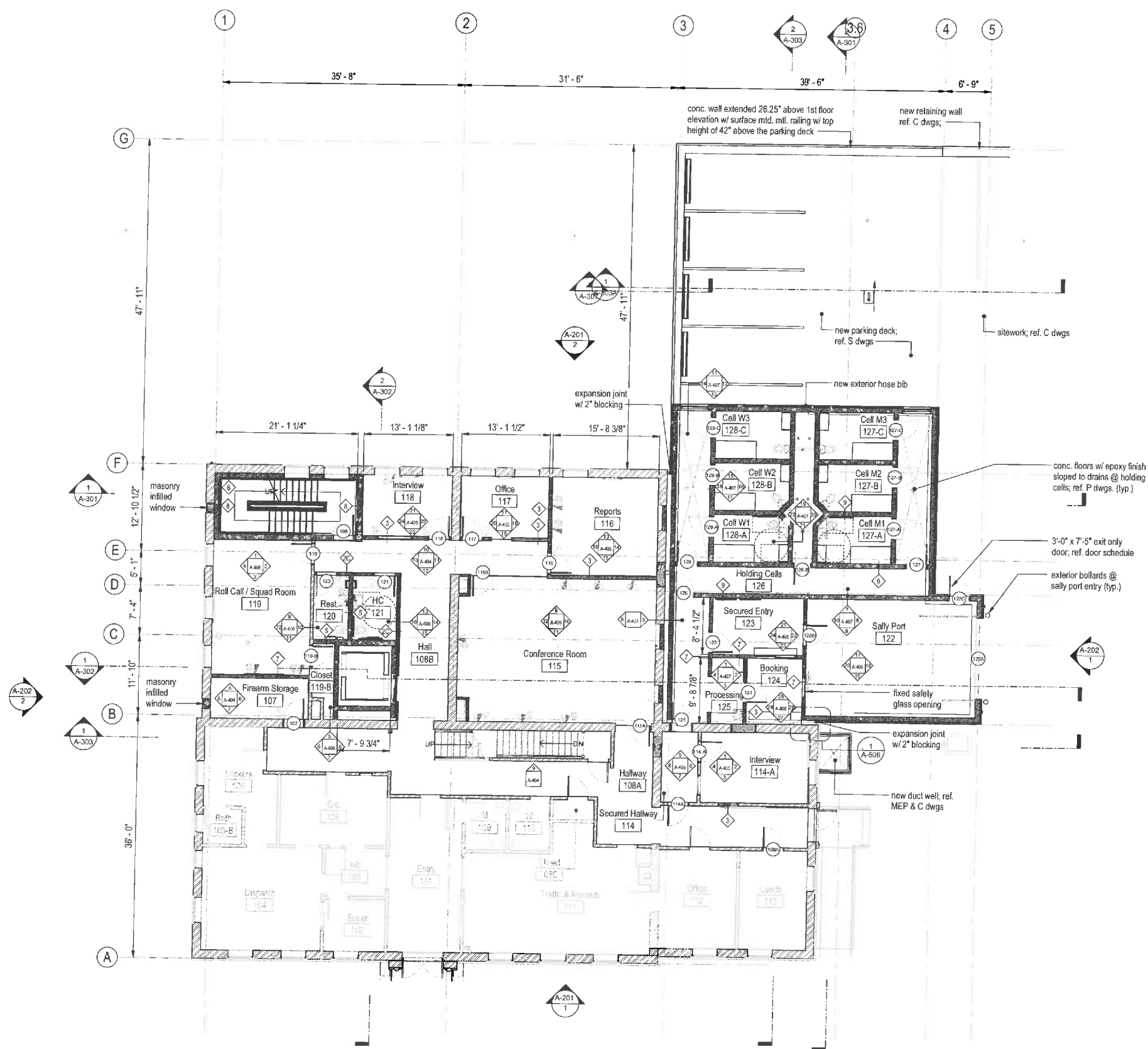
**NOT FOR  
CONSTRUCTION**

Scale  
1/8" = 1'-0"

Drawn By  
GRK

Drawing Number

**A-100M**



- Note:
1. Holding cell walls are based on using a steel wall panel system.
  2. Glass Opening in Interview rooms 114-A & 117 are to have one way glass
  3. See enlarged floor plans for additional scope not captured in floor plans
  4. Ref. MEP, S, & C dwgs for additional scope

Area Schedule (Existing GFA)	
Existing GFA - Basement	5807 SF
Existing GFA - Mezzanine	1482 SF
Existing GFA - First Floor	5807 SF
Existing GFA - Second Floor	2450 SF
Existing GFA - Attic	1101 SF
	16647 SF

Area Schedule (Proposed GFA)	
Proposed GFA - Basement	3507 SF
Proposed GFA - First Floor	2015 SF
Proposed GFA - Second Floor	2516 SF
	8037 SF

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ARCHITECTURE  
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Project Number  
1809.00  
Project Title  
Belmont Police Station  
Renovation &  
Expansion

460 Concord Ave,  
Belmont, MA 02478

Drawing Title  
First Floor Plan

Date/Issued For  
12.14.2018

60% CD Progress

**NOT FOR  
CONSTRUCTION**

Scale  
1/8" = 1'-0"

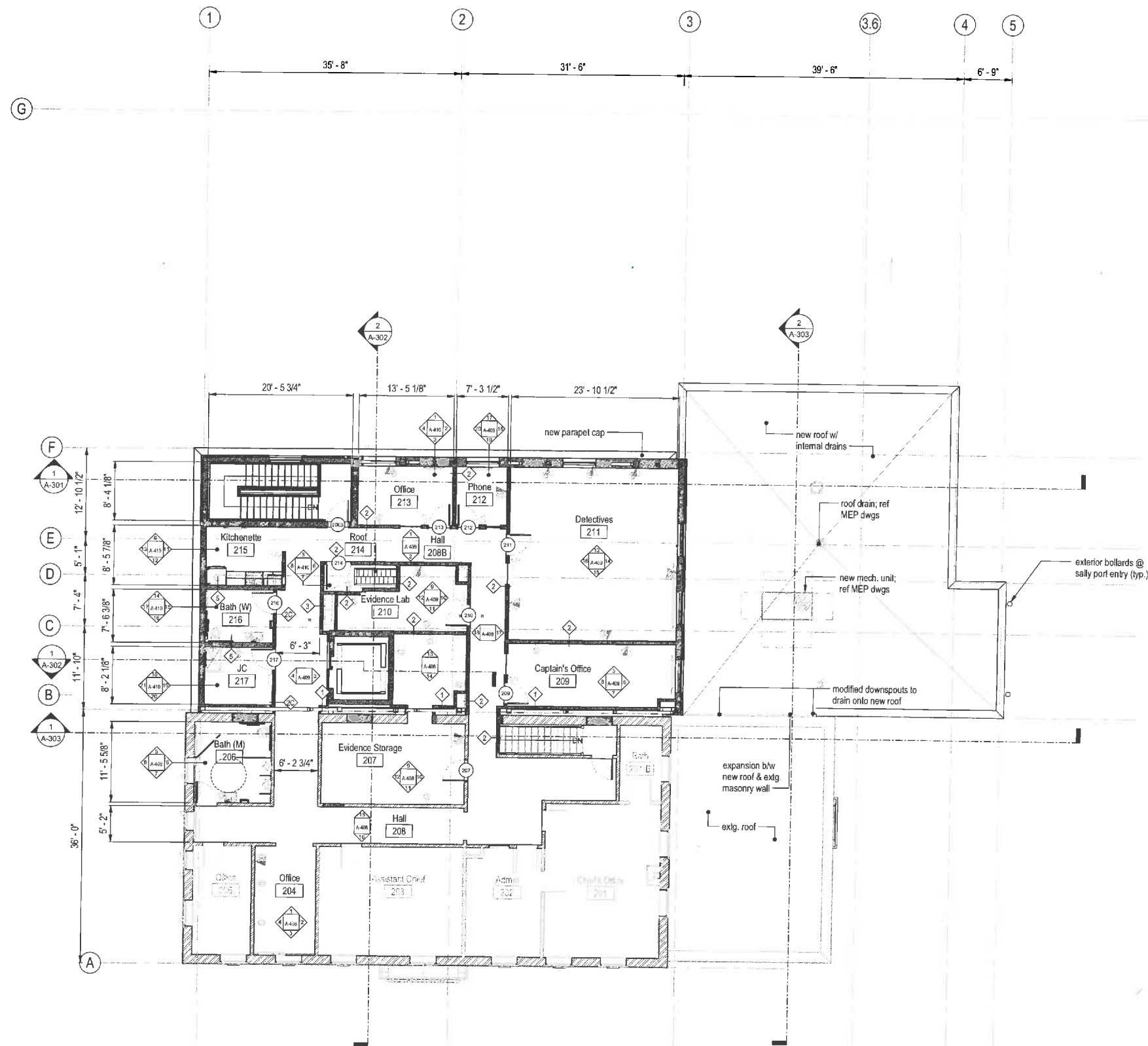
Drawn By  
GRK

Drawing Number

**A-101**

① 01-First Floor - Proposed  
1/8" = 1'-0"





① 02-Second Floor - Proposed  
1/8" = 1'-0"

- Note:
1. See enlarged floor plans for additional scope not captured in floor plans
  2. Ref. MEP, S, & C dwgs for additional scope

Area Schedule (Existing GFA)	
Existing GFA - Basement	5807 SF
Existing GFA - Mezzanine	1482 SF
Existing GFA - First Floor	5807 SF
Existing GFA - Second Floor	2450 SF
Existing GFA - Attic	1101 SF
	16647 SF

Area Schedule (Proposed GFA)	
Proposed GFA - Basement	3507 SF
Proposed GFA - First Floor	2015 SF
Proposed GFA - Second Floor	2516 SF
	8037 SF

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Project Number  
1809.00  
Project Title  
Belmont Police Station  
Renovation &  
Expansion

460 Concord Ave,  
Belmont, MA 02478

Drawing Title  
Second Floor Plan

Date/Issued For  
12.14.2018

60% CD Progress

**NOT FOR  
CONSTRUCTION**

Scale  
1/8" = 1'-0"

Drawn By  
GRK

Drawing Number  
**A-102**

Note:  
1. Ref. MEP, S, & C dwgs for additional scope

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Project Number  
1809.00  
Project Title  
Belmont Police Station  
Renovation &  
Expansion

460 Concord Ave,  
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Drawing Title  
Proposed Roof  
Plan

Date/Issued For  
12.14.2018

60% CD Progress

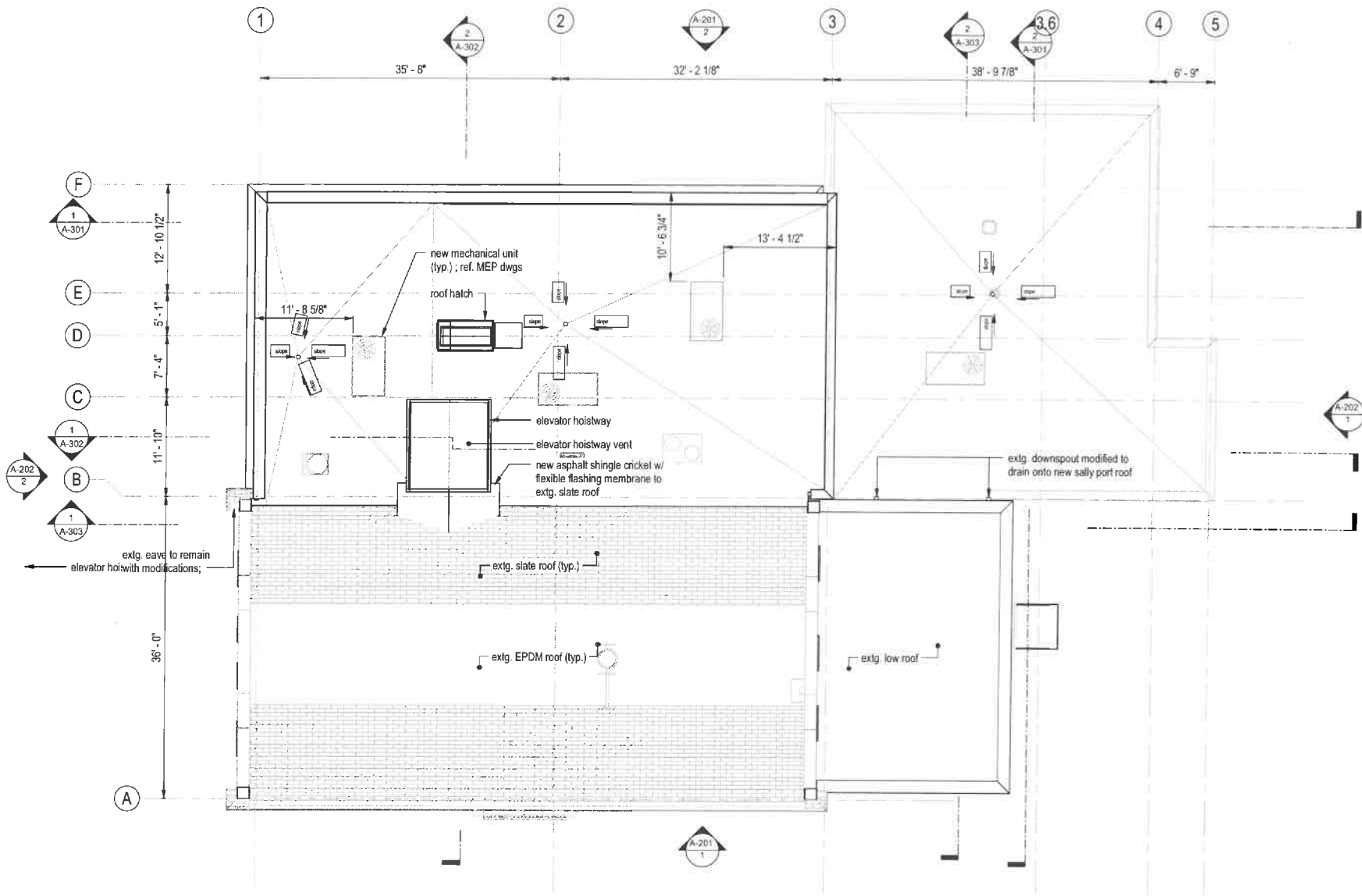
NOT FOR  
CONSTRUCTION

Print: 24 x 36

Scale  
1/8" = 1'-0"

Drawn By  
GRK

Drawing Number  
A-103



① 03 - Roof Plan - Proposed  
1/8" = 1'-0"

Project Number  
1809.00

Project Title  
Belmont Police Station  
Renovation &  
Expansion

460 Concord Ave,  
Belmont, MA 02478

Drawing Title  
Proposed Building  
Elevations

Date/Issued For

12.14.2018

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CONSTRUCTION**

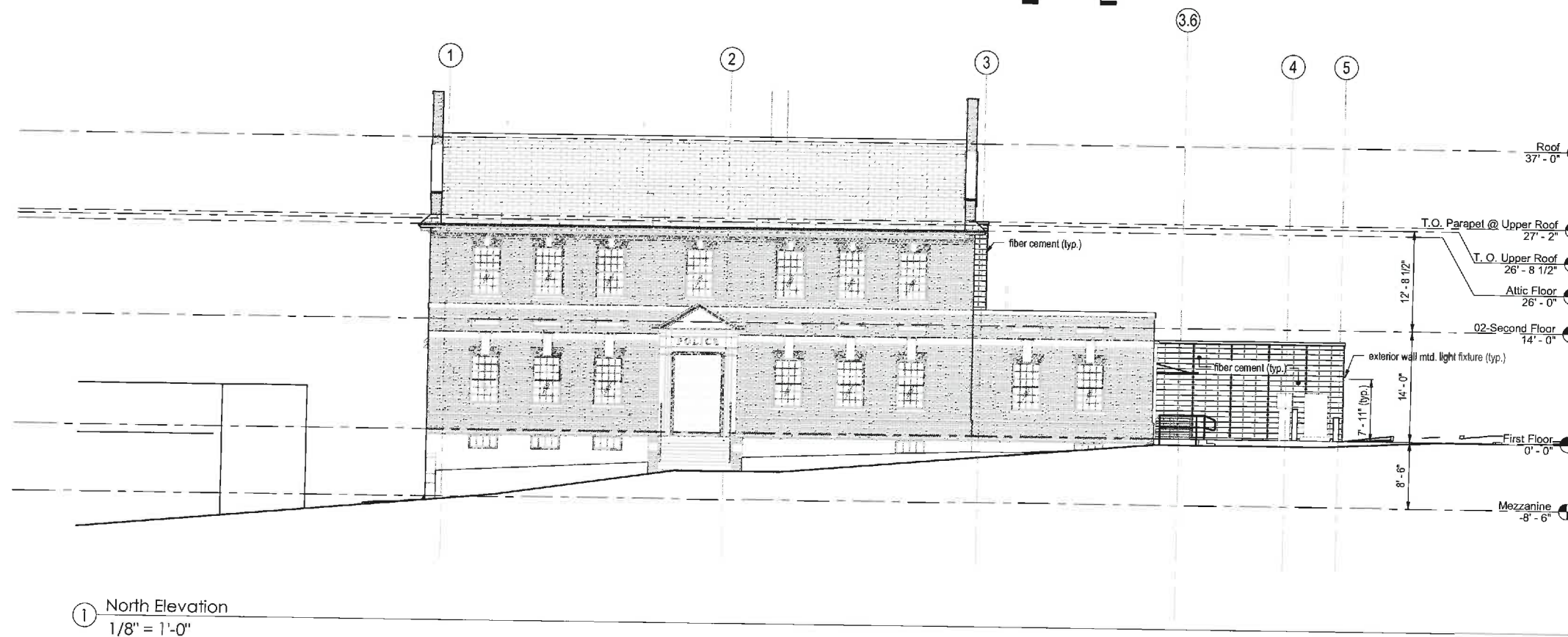
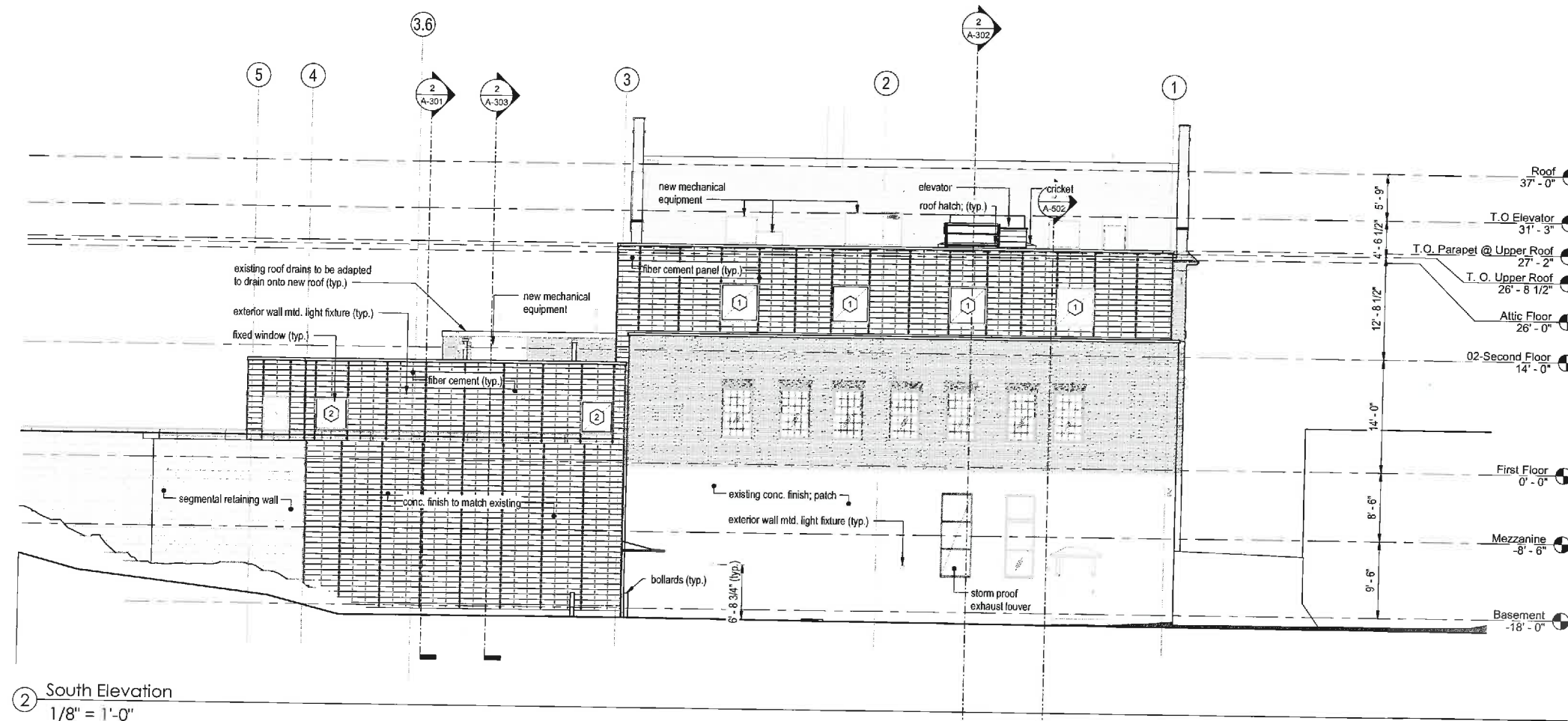
Print: 24x36

Scale  
1/8" = 1'-0"

Drawn By  
GRK

Drawing Number

**A-201**





# TGAS

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STUDIO INC

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Project Number  
1809.00

Project Title  
Belmont Police Station  
Renovation &  
Expansion

460 Concord Ave,  
Belmont, MA 02478

Drawing Title  
Proposed Building  
Elevations

Date/Issued For  
12.14.2018

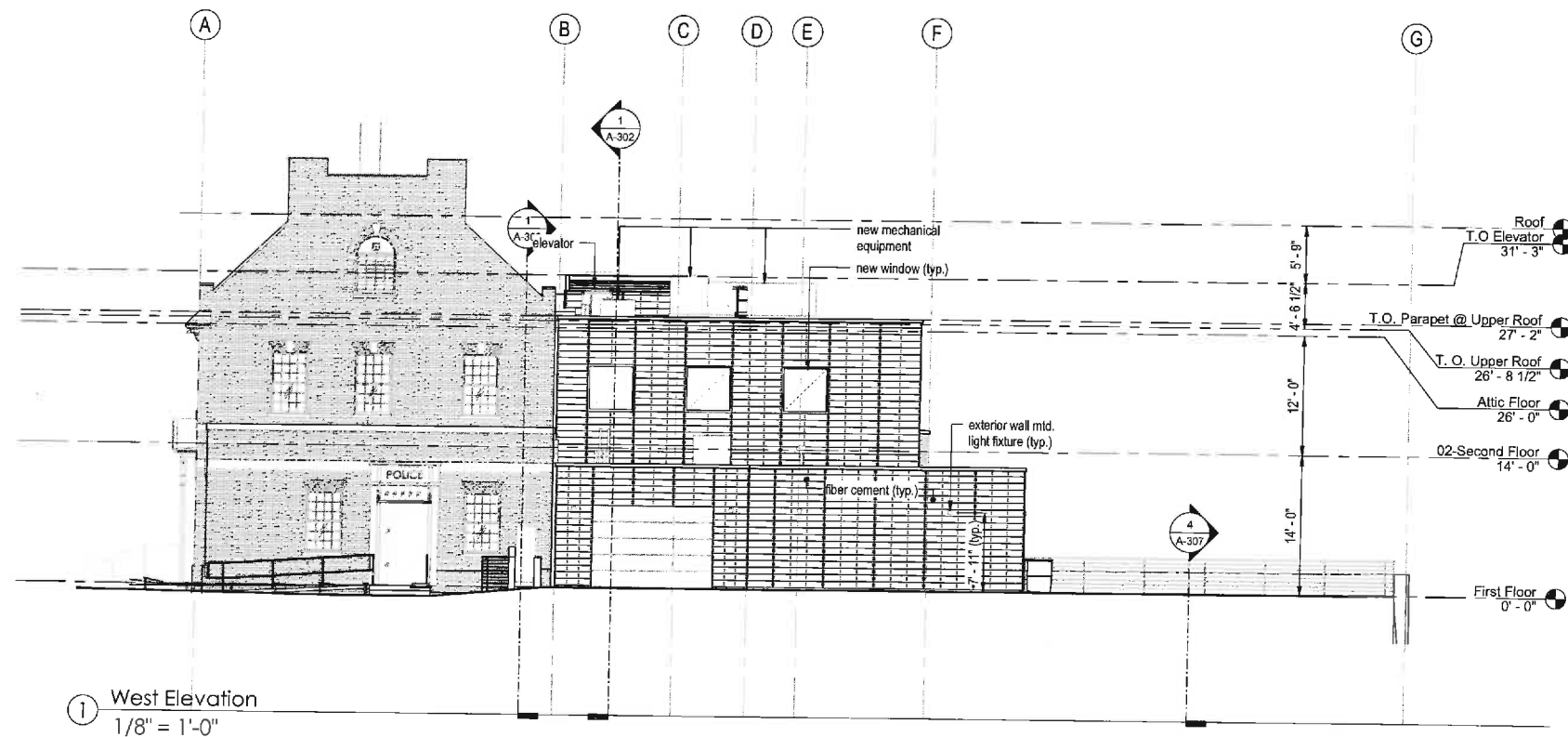
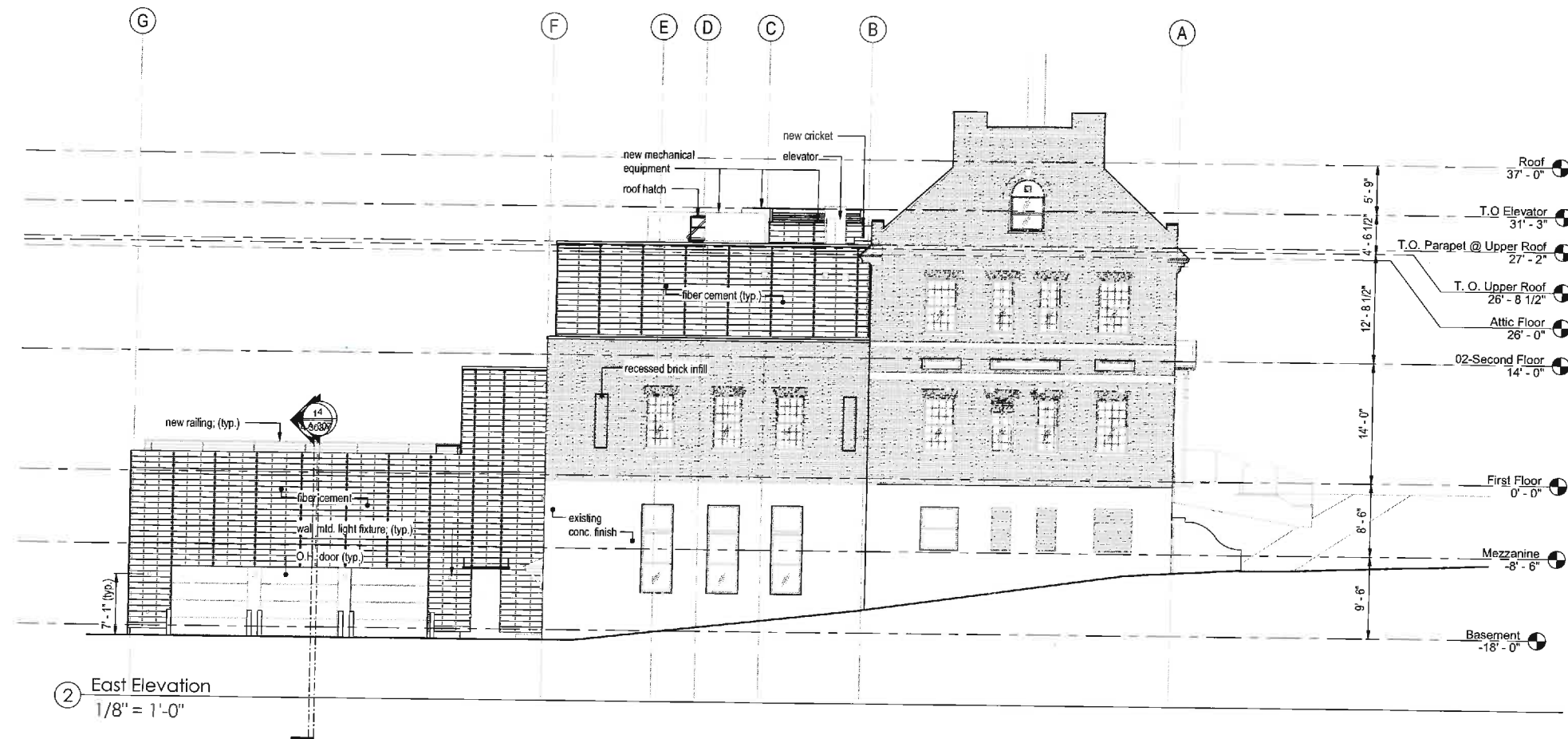
60% CD Progress

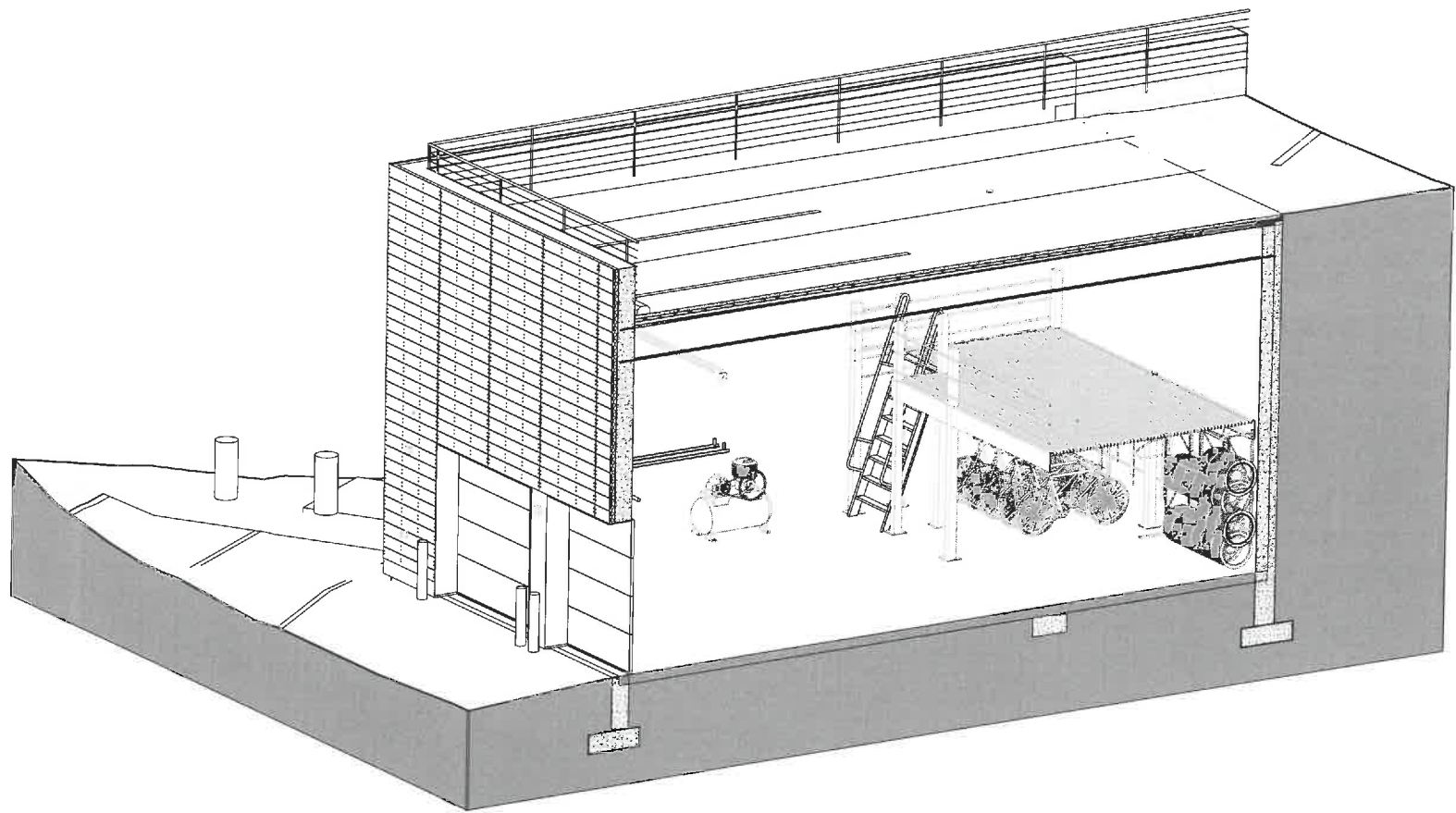
**NOT FOR  
CONSTRUCTION**

Scale  
1/8" = 1'-0"

Drawn By  
GRK

Drawing Number  
**A-202**





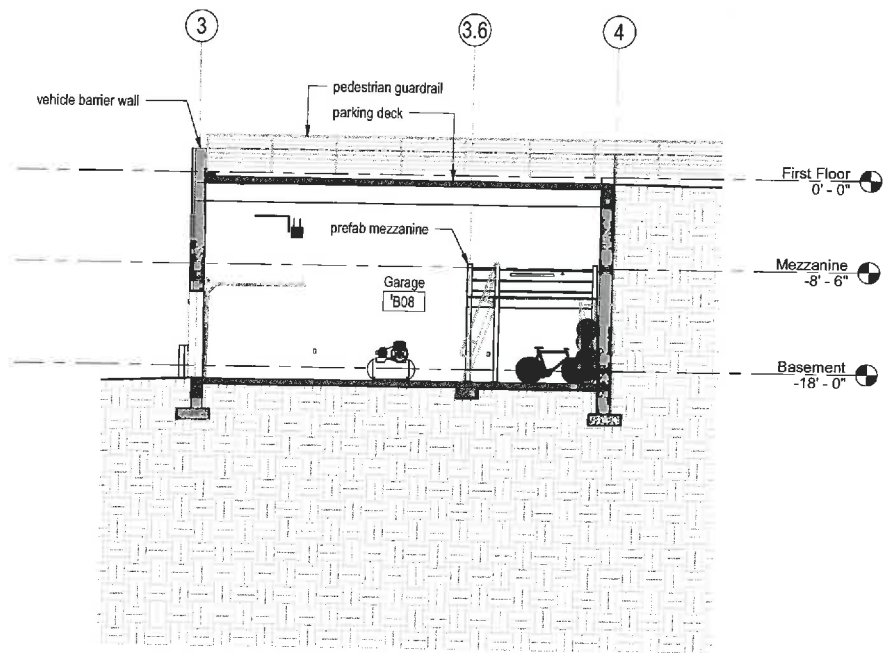
② Axon Section - Parking Deck

Project Number  
1809.00

Project Title  
Belmont Police Station  
Renovation &  
Expansion

460 Concord Ave,  
Belmont, MA 02478

Drawing Title  
Building Sections



① Section @ Parking Deck  
1/8" = 1'-0"

Date/Issued For  
12.14.2018

60% CD Progress

NOT FOR  
CONSTRUCTION

Scale  
1/8" = 1'-0"

Drawn By  
GRK

Drawing Number  
A-303A