



519
NEWCASTLE COURT
519

HEAD
END

WALK & BUY
MARK OF T

5LZ581



Song Cleaners & Tailors
617-536-3690

Song Cleaners & Tailors
617-536-3690

PARKING
\$1

DEAD
END

P



APPLICATION CERTIFICATE of APPROPRIATENESS-or- DESIGN APPROVAL-or-EXEMPTION
Deliver or mail to: Environment Department Boston City Hall, Rm 709 Boston, MA 02201

For Office Use Only
APPLICATION # _____
RECEIVED _____
FEE _____
HEARING DATE _____

DO NOT RETURN THIS FORM BY FAX OR EMAIL

DO NOT STAMP THIS BOX

I. PROPERTY ADDRESS 599-627 Columbus Avenue, Boston MA

NAME of BUSINESS/PROPERTY Newcastle Saranac Apartments

The names, telephone numbers, postal and e-mail addresses requested below will be used for all subsequent communications relating to this application. Environment Department personnel cannot be responsible for illegible, incomplete or inaccurate contact information provided by applicants.

II. APPLICANT The Schochet Companies - Richard Henken

CONTACT NAME Angela Gile RELATIONSHIP TO PROPERTY Project Manager

MAILING ADDRESS 536 Granite Street, Suite 301 Braintree, MA ZIP 02184

PHONE 617-482-8926 EMAIL angela.gile@schochet.com

PROPERTY OWNER NS Apartments, LLC CONTACT NAME Suneeth P. John

MAILING ADDRESS c/o The Schochet Companies 536 Granite Street Braintree, MA ZIP 02184

PHONE 617-482-8926 EMAIL sjohn@fenwaycdc.org

ARCHITECT The Architectural Team Inc. CONTACT NAME Stephen Caswell

MAILING ADDRESS 50 Commandants Way Chelsea MA ZIP 02150

PHONE 617-889-4402 x150 - 781-608-3095 (cell) EMAIL scaswell@architecturalteam.com

CONTRACTOR Keith Construction CONTACT NAME Ruben Amaral

MAILING ADDRESS 3000 Davenport Ave Suite 300 Canton MA ZIP 02021

PHONE 781-828-8474 EMAIL ramaral@keithconstruction.net

III. DESCRIPTION OF PROPOSED WORK

A BRIEF OUTLINE OF THE PROPOSED WORK MUST BE GIVEN IN THE SPACE PROVIDED BELOW, OR THE APPLICATION WILL NOT BE ACCEPTED. This description provides the basis for the official notice and subsequent decision, and it must clearly represent the entirety of the project. Additional pages may be attached, if necessary, to provide more detailed information.

Refer to the attached page for more detailed information on each of these items:

1.) Exterior Pole Mounted Light Fixtures. Supporting Documents: B 260000-001 Electrical - Exterior Pole Light Fixtures_REV1; D 17036 2019_12Dec_13 E1.01 Newcastle-Saranac Electrical Site. Estimated Cost of work: \$ 36K.

2.) Exterior Building Mounted Light Fixtures. Supporting Documents: C 260000-001 Electrical - Exterior Bldg Mtd Light Fixtures_REV1; D 17036 2019_12Dec_13 E1.01 Newcastle-Saranac Electrical Site. Estimated Cost of work: \$ 23K.

3.) Color of the existing gate into the Newcastle Courtyard. Supporting Documents: E 17036 Newcastle Historic Photo SEHS0489. Estimated Cost of work: \$ 5K.

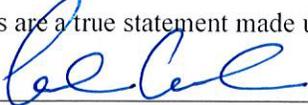
4.) Temporary Environmental Remediation Sheds. Supporting Documents: F 17036 2020_12Dec_24 Environmental Sheds. Estimated Cost of work: \$ 242K.

REQUIRED DOCUMENTATION: Please include all required documentation with this application; review instructions carefully for details.

ESTIMATED COST OF PROPOSED WORK: \$ 306,000.00

IV. DULY AUTHORIZED SIGNATURES (both required)

The facts set forth above in this application and accompanying documents are a true statement made under penalty of perjury.

APPLICANT  OWNER* 

*(If building is a condominium or cooperative, the chairman must sign.)

PRINT Richard J. Henken, Authorized Signatory

PRINT LEAH CAMHI

Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application. Misrepresentation of signatory authority may result in the invalidation of the application.

UNSIGNED OR PARTIALLY SIGNED FORMS WILL BE REJECTED

THIS APPLICATION IS NOT COMPLETE WITHOUT SIGNATURES, FEES AND REQUIRED DOCUMENTATION.

The checklist below is for reference only: Please refer to the detailed application instructions for deadlines, fee schedule and required documentation specific to your proposal.

- COMPLETED APPLICATION FORM
- APPLICATION FEE (Check or money order made payable to City of Boston; see fee schedule in Instructions)
- DESCRIPTION OF WORK (A brief description must be included on the front page; additional pages of detailed information may be attached. **Applications that only note "see attached" will not be accepted.**)
- PHOTOS OF EXISTING CONDITIONS
- DRAWINGS AND SPECIFICATIONS AS REQUIRED (See "documentation requirements" in instructions)

**Application for a Certificate of Appropriateness/Design Approval
Renovations to the NEWCASTLE SARANAC Buildings - 599-627 Columbus Avenue, Boston MA**

III. DESCRIPTION OF PROPOSED WORK

ADDITIONAL DETAIL

1.) **Exterior Pole Mounted Light Fixtures.** Since our initial walk through with SELDC, several of the existing incandescent “lollipop type” fixtures located in the back of both the Newcastle Court and Saranac Apartment buildings have been damaged and issues with the wiring identified. Because of this, replacing the existing fixtures with new was added to the Scope of Work. The existing lollipop fixtures are being replaced with a new energy efficient, dark sky compliant fixture, a design that is more appropriate to the South End Landmark District. See the attached manufacturers cut sheet (**B 260000-001 Electrical - Exterior Pole Light Fixtures_REV1**) for the Lumec VLR-29L700WW-G1-ACDR-C-3-UNV-CLO-DMG-Cage-BKTX. The existing pole and bases are currently scheduled to remain; however, it has been noted that the contractor may not be able to save the metal poles and concrete bases for reuse. The poles because of their condition and the bases because of their proximity to the excavations for the City of Boston's required Ground Water recharge system.

For locations refer to attached drawings [**D 17036 2019_12Dec_13 E1.01 Newcastle-Saranac Electrical Site**]

Estimated Cost of work: \$ 36K

2.) **Exterior Building Mounted Light Fixtures.** Also, since our walkthrough with SELDC, it has been determined that the rear building mounted light fixtures require replacement. The existing fixtures are not original. These fixtures work intermittently (some not at all) and there are deficiencies with the time clock that turns them on and off. The proposed fixtures and new time clock system are designed for energy efficiency and dark sky compliance. The proposed fixtures closely match the existing replacement fixtures. See the attached manufacturers cut sheet (**C 260000-001 Electrical - Exterior Bldg Mtd Light Fixtures_REV1**) For locations refer to attached drawings [**D 17036 2019_12Dec_13 E1.01 Newcastle-Saranac Electrical Site**]

Estimated Cost of work: \$ 23K

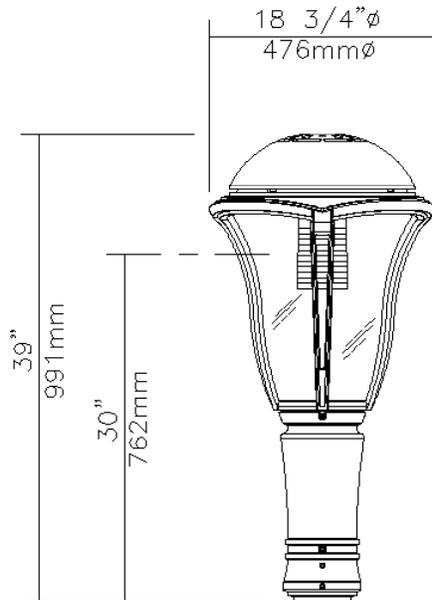
3.) **Color of the existing gate into the Newcastle Courtyard.** Refinishing the existing gate to the courtyard of the Newcastle Building has always been part of the scope. The existing gate is currently white in color, however, the only historic photo available (see attached **E 17036 Newcastle Historic Photo SEHS0489**), indicates the gate was once dark in color. As such, and in keeping with the National Park Service guidelines it has been proposed to refinish the gate a darker bronze color to match the color of the new windows.

Estimated Cost of work: \$ 5K

4.) **Temporary Environmental Remediation Sheds.** Until recently, the first floor of 607 Columbus Avenue (Saranac Building) contained a dry-cleaning establishment that polluted the soils all around the building. The Department of Environmental Protection (DEP) is requiring remediation to be implemented. Installation of temporary equipment sheds is proposed in two rear alcoves between 609 and 613 Columbus Avenue (“Alcove A”) and 613 and 615 Columbus Avenue (“Alcove B”). The proposed remediation equipment is required by DEP to capture any contaminates under the buildings for the protection of the residents and public at large. The freestanding corrugated metal sheds are proposed to be dark bronze colored, matching the new windows. The flat-roofed sheds, measuring approximately 5½ feet wide, 16-22 feet long, and 8½ feet tall, will be sited away from the adjacent alcove walls and set back from the rear elevation to minimize visibility. The height will not block resident windows. The sheds will be partially screened by existing wrought iron fencing that will be modified to meet the access requirements for the equipment. When no longer needed for protecting resident and public safety, the sheds and equipment will be removed.

Refer to the attached drawings (**F 17036 2020_12Dec_24 Environmental Sheds**) for plans and elevations that show the proposed location and detail of the shed enclosures for the equipment employed.

Estimated Cost of work: \$ 242K.



EPA: 3.0 sq ft / weight: 54 lb (24.5 kg)
Note: 3D image may not represent color or option selected.
Logos above include link, click to access.

Qty	1	Luminaire	VLR-29L700WW-G1-ACDR-C-3-UNV-CLO-DMG-Cage-BKTX
-----	---	-----------	--

Description of Components:

Hood: Made of 356 Aluminum alloy 0.188 (4.8mm) minimum thickness, mechanically assembled to the die cast aluminum heat sink.

Cage: In a round shape with 4 arms welded to the upper and lower supporting disk, this cage is made of cast 356 Aluminum alloy 0.250 (6.4mm) minimum thickness, mechanically assembled to the fitter.

Light Engine: ClearGuide technology, use of a light guide to create a clear transparent visual appearance during the day while achieving comfortable uniform light at night. Composed of 4 main components: **Heat Sink / LED Module / Optical System / Driver** Electrical components are RoHS compliant, LEDs tested by ISO 17025 2005 accredited lab in accordance with IESNA LM 80 guidelines, extrapolations in accordance with IESNA TM 21. Metal core board ensures greater heat transfer and longer lifespan.

Heat Sink: Heat Sink: Made of die cast A360 aluminum optimising the LEDs efficiency and life. Mechanically assembled to the globe. Product does not use any cooling device with moving parts (only passive cooling device).

Globe: (ACDR-C), Made of one-piece seamless injection-molded clear impact-resistant (DR) acrylic. The globe is assembled on the fitter and is rated IP66.

LED Module: Composed of 29 high-performance white LEDs. Color temperature as per ANSI/NEMA bin Warm White, 3000 Kelvin nominal (3045K +/- 175K or 2870K to 3220K), CRI 70 Min. 75 Typical.

Optical System: ClearGuide technology (3), IES type III (asymmetrical). Composed of high-performance optical grade molded PMMA (polymethyl methacrylate) acrylic light guide with precision rings providing superior optical control to achieve

desired distribution optimized to get maximum spacing and target lumens. Use of **ClearGuide** technology optics for optimal light distribution without direct view of the LED's. This system provides glare control, visual comfort, facial recognition for safety and creates light designed for vertical uniform illumination of the environment. Performance shall be tested per LM 63, LM 79 and TM 15 (IESNA) certifying its photometric performance. Street side indicated.

Driver: High power factor >90%. Electronic driver, operating range 50/60 Hz. Auto-adjusting universal voltage input from 120 to 277 VAC rated for both application line to line or line to neutral, Class 1, THD <20%. Maximum ambient operating temperature from -40F(-40C) to 130F(55C) degrees. Values based on 120 volt. Assembled on a unitized removable tray with Tyco quick disconnect plug resisting to 221F(105C) degrees. **Driver comes with dimming compatible 0-10 volts.**

The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built-in driver surge protection of 2.5kV (min).

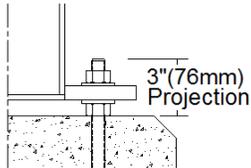
Driver Options: (CLO), Constant Light Output, driver pre-programmed to achieve the same light intensity for the duration of the life of the lamp. **(DMG)**, Dimming compatible 0-10 volts. For applicable warranty, certification and operation guide see Lumec dimmable luminaire specification document for unapproved device installed by other. To get document, click on this link: [Specification document](#) or go on web site on this address: https://www.signify.com/b-dam/signify/en-us/brands/lumec/Lumec-un-approved-control-device-installed-by-others-7_d.pdf

Surge Protector: Surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid-State Street Lighting Consortium) model specification for LED roadway luminaires electrical immunity requirements for High Test Level 10kV / 10kA.

Fitter: Made of die cast A360.1 Aluminum alloy 0.110 (2.8mm) minimum thickness, the fitter rated IP66 is complete with a door giving easy access to the driver. Comes with an easy self-adjusting system with two 2 set screws 3/8 16 UNC for ease of maintenance and installation. Removal of door not required to install luminaire. Fits on a 4"(102mm) outside diameter by 4"(102mm) long tenon.

Luminaire Useful Life: Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in-situ thermal testing in accordance with UL1598 and UL8750, Advance data and Lumileds LM-80/TM-21 data, expected to reach 100,000 + hours with >L70 lumen maintenance @ 25°C. Entire luminaire is rated for operation in ambient temperature of -40°C / -40°F up to +35°C / +95°F.

Base & Bolts Information



3" (76mm) Projection

Comes with 4 steel anchor bolts, 3/4" X 17" + 3" J Type Bolts, 8 nuts and 8 washers. Important: Do not obstruct space between anchor plate and concrete base.

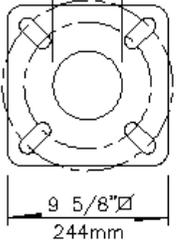
Anchor Plate

Free opening

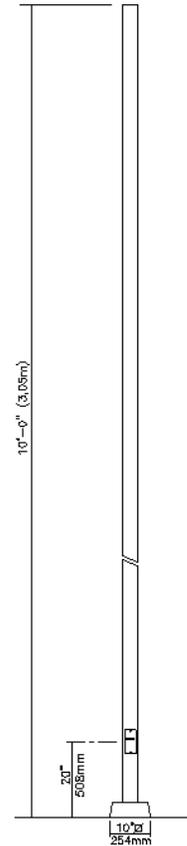
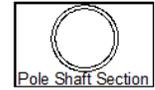
- Bolt Circle: 3 5/16" ϕ / 84mm ϕ
8 1/2" (216mm)

- Material: Cast Aluminum

- NOTE: Bolt Circle Allowed: 6 3/4" to 10" / 171mm to 254mm



9 5/8" \square / 244mm



Qty 1 Pole **APR4F-10-BKTX**

Description of Components:

Pole Shaft: Shall be made from a 4" (102mm) round extruded 6061-T6 aluminum tubing, having a 0.125" (3.2mm) wall thickness, welded to both the bottom and top of the anchor plate.

Maintenance Opening: The pole shall have a 2" x 4 1/2" (51mm x 114mm) maintenance opening centered 20" (508mm) from the bottom of the anchor plate, complete with a weatherproof aluminum cover and a copper ground lug.

Base Cover: Two piece square base cover made from formed aluminum, mechanically fastened with stainless steel screws.

Note: A tenon will be provided when the luminaire or bracket does not fit directly on pole shaft. Tenon not shown on the drawing.

IMPORTANT: Lumec strongly recommends the installation of the complete lighting assembly with all of its accessories upon the anchoring of the pole. This will ensure that the structural integrity of the product is maintained throughout its lifetime.

Pole Weight: 17 lbs (7.7 kg)

Miscellaneous

Description of Components:

Wiring: Gauge (#14) TEW/AWM 1015 or 1230 wires, 6" (152mm) minimum exceeding from luminaire.

Hardware: All exposed screws shall be complete with Ceramic primer-seal basecoat to reduce seizing of the parts and offers a high resistance to corrosion. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Anchor Bolts: Anchor bolts made of ASTM F1554 grade 55 steel with a minimum yield strength of 55,000 psi. Nuts made of ASTM F1554-99 grade A steel or better. The thread adjustment is ANSI class 2B regardless of the diameter of the bolts. Washers made of ASTM grade F-844 steel or better. All galvanized parts are hot-dip galvanized with minimum requirement the ACNOR G-164 standard.

Finish: Color to be **black textured RAL9005TX (BKTX)** and in accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with ± 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard.

The surface treatment achieves a minimum of 2000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

LED products manufacturing standard: The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Quality Control: The manufacturer must provide a written confirmation of its ISO 9001-2008 and ISO 14001-2004 International Quality Standards Certification.

Vibration Resistance: The VLR meets the **ANSI C136.31-2001**, American National Standard for Roadway Luminaire Vibration specifications for normal applications. (Tested for 1.5G over 100 000 cycles)

□

Aluminum poles are not recommended in high vibration environments such as bridge, overpass, top of building, airport, train station, etc.

Mechanical resistance: This design information is intended as a general guideline only. The customer is solely responsible for proper selection of pole, luminaire, accessories and foundation under the given site conditions and intended usage. The addition of any other item to the pole may dramatically impact the wind load on that pole. It is strongly recommended that a qualified professional be consulted to analyze the loads given the user's specific needs to ensure proper selection of the pole, luminaire, accessories, and foundation. Lumec assumes no responsibility for such complete analysis or product selection. Failure to insure proper site analysis, pole selection, loads and installation can result in pole failure, leading to serious injury or property damage.

Web site information details: / [cULus Certification](#) / [CSA Pole Certification](#)

LED light engine technical information for VLR c/w Cage

CRI = 70, CCT = 3000K nominal (3045K +/- 175K)

System (LED + driver) rated life = 100,000 hrs ¹

LED Module	Typical delivered lumens	Typical system wattage ² (W)	Typical current @ 120 V (A)	Typical current @ 208 V (A)	Typical current @ 240 V (A)	Typical current @ 277 V (A)	Typical current @ 347 V (A)	Typical current @ 480 V (A)	LED current (mA)	HID Replacement ³	Luminaire Efficacy Rating (Lm/W)	BUG rating
VLR-29L350WW-G1-3-Cage	2665	33	0.28	0.17	0.16	0.15	0.11	0.09	350	50-70W	81	B1-U3-G2
VLR-30L350WW-G1-5-Cage	2861	35	0.30	0.18	0.17	0.16	0.11	0.09	350	50-70W	82	B2-U3-G2
VLR-29L530WW-G1-3-Cage	3631	50	0.42	0.25	0.22	0.20	0.15	0.13	530	70W	73	B1-U3-G2
VLR-30L530WW-G1-5-Cage	4124	52	0.43	0.26	0.23	0.21	0.16	0.13	530	70W	79	B2-U3-G2
VLR-29L700WW-G1-3-Cage	4572	65	0.55	0.32	0.28	0.25	0.20	0.15	700	100W	70	B1-U3-G2
VLR-30L700WW-G1-5-Cage	5161	68	0.57	0.33	0.29	0.26	0.20	0.16	700	100W	76	B3-U3-G2
VLR-29L820WW-G1-3-Cage	5225	76	0.65	0.39	0.35	0.31	0.23	0.17	820	100-150W	69	B1-U3-G3
VLR-30L820WW-G1-5-Cage	5847	80	0.68	0.40	0.36	0.32	0.23	0.18	820	100-150W	73	B3-U3-G3

¹ L70 = 100,000 hrs (at ambient temperature = 25°C).

² System wattage or total luminaire wattage includes the LED module and the LED driver.

³ Note: These guidelines show typical replacements for the HID wattage ranges shown. Replacements should always be confirmed with a photometric layout.

Note: Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of Philips.



Catalog Number
Notes
Type

Contractor Select™

6RLS

6" LED Surface Mount

The Juno® Basics Series™ 6RLS Surface Mount LED attaches directly to any standard junction box in two simple steps. No recessed housing required. Use it as a downlight or a sconce. Super-thin fixture fits flush with any flat surface, mimicking the appearance of a recessed downlight. All in one design includes LED light engine, lens and trim. They are ENERGY STAR® certified, can be used to comply with Title 24, JA8 high efficacy light source requirements, Wet Location listed and include a 5-year limited warranty.



FEATURES:

- Installs directly onto industry standard junction boxes and round mudrings
- 3000K color temperatures, 90+ CRI
- Dimmable with most standard incandescent and low voltage dimmers



Catalog Number	UPC	Description	Replaces Up To	Lumens	Input Watts	CCT	CRI	Voltage	Finish	Dimming Protocol	Pallet qty.
6RLS G2 07LM 30K 90CRI 120 FRPC WH M6	190887659061	6" Basic Series™ LED Surface Mount Fixture	65W Incandescent	700	10	3000K	90	120	White	Forward & Reverse Phase Cut	540
6RLS G2 10LM 30K 90CRI 120 FRPC WH M6	190887659078	6" Basic Series LED Surface Mount Fixture	75W Incandescent	1000	14.5	3000K	90	120	White	Forward & Reverse Phase Cut	540



Specifications

CONSTRUCTION:

Decorative beveled aluminum trim frame with white finish • Diffusing dome lens conceals the LEDs from direct view and provides uniform lens luminance.

LED LIGHT ENGINE:

LED board mounted directly to aluminum housing designed to provide superior thermal management and ensure long life • 3000K LED color temperature • LED's binned for 3-step MacAdam ellipse color consistency • 90 CRI minimum • Accommodates 120 volts AC at 60Hz • Dimmable with most standard incandescent, magnetic low voltage and electronic low voltage dimmers • For a list of compatible dimmers, see [JUNORETROBASICS-DIM](#).

ELECTRICAL CONNECTIONS:

Fixture provided with leads for direct wire connection in j-box • Low profile fixture design is free from external electrical components, so j-box volume and box fill is not compromised • Accessory retrofit kit ships with a medium base socket adapter whip for installation as a retrofit trim into 5" or 6" incandescent housings with medium base sockets.

LIFE:

Rated for 50,000 hours at >70% lumen maintenance.

LABELS:

ENERGY STAR® Certified • Certified to the high efficacy requirements of California T24 • UL listed for US and Canada • Suitable for damp locations • Suitable for wet locations (indoor covered ceilings) when fixture is sealed to ceiling with field applied caulk (see instruction sheet for details).

TESTING:

All reports are based on published industry procedures; field performance may differ from laboratory performance.

JUNCTION BOX MOUNTING:

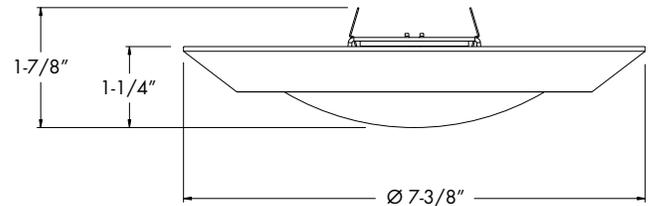
Installs directly to industry standard junction boxes • Compatible boxes include 3-1/2" and 4" octagon junction boxes (1-1/2" minimum depth), round mud rings with 2-3/4" mounting centers, and 3" & 4" diameter non-metallic boxes • Quick-mount strap and spring securement system provides fast installation of fully assembled fixture to junction box • Suitable for ceiling or wall mount • Suitable for use within closet storage spaces when installed per NEC requirements.

WARRANTY:

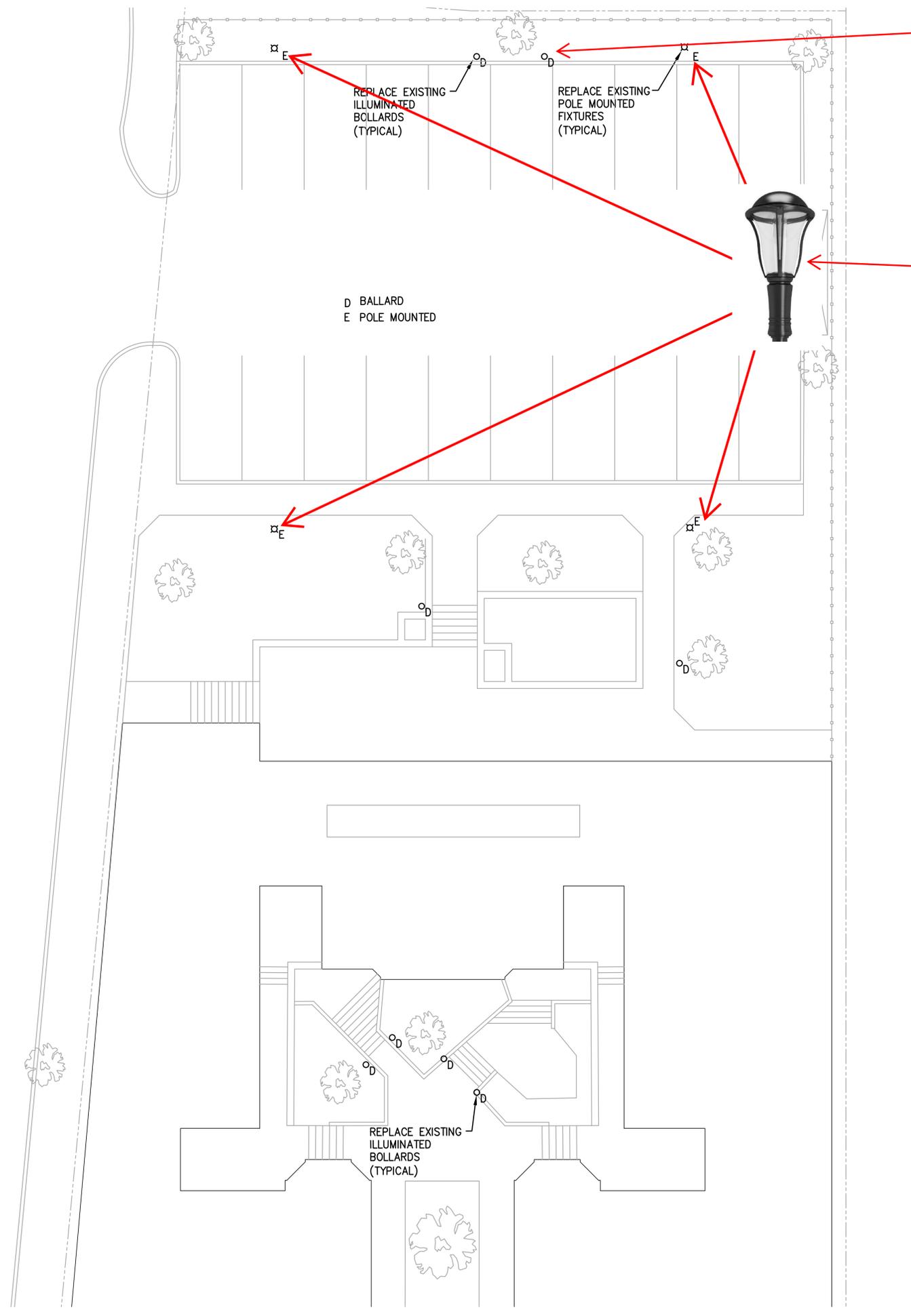
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Dimensions



Monday, February 3, 2020 10:26:41 AM
F:\Newcastle_Saranac Apartments TAT\17036-E100_NEWCASTLE E100_SARANAC.dwg



Type D bollards are not scheduled to be replaced

SITE LIGHTING NOTES:

1. REPLACE EXISTING POLE MOUNTED LIGHT WITH NEW.
2. REPLACE ALL BUILDING MOUNTED FIXTURES AS INDICATED
3. REFER TO DRAWING E210 AND 211 FOR ADDITIONAL EXTERIOR FIXTURES

Type 2 'E'

D BALLARD
E POLE MOUNTED

REPLACE EXISTING ILLUMINATED BOLLARDS (TYPICAL)

REPLACE EXISTING ILLUMINATED BOLLARDS (TYPICAL)

REPLACE EXISTING POLE MOUNTED FIXTURES (TYPICAL)

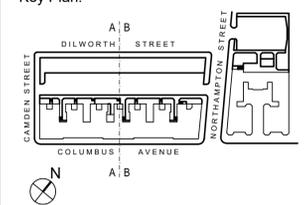
The Architectural Team, Inc.
50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
T 617.889.4402
F 617.884.4329
www.architecturalteam.com
©2011 The Architectural Team, Inc.

Consultant: South Shore Construction Consultants
345 Quincy Ave
Braintree, MA 02184
Phone: 781-849-9776 / Fax: 781-849-9778

Revision:

Architect of Record:

Drawn: MH
Checked: MH
Scale: 1/8" = 1'-0"



Project Name:
NEWCASTLE SARANAC

599-627 COLUMBUS AVE.
BOSTON, MA

Sheet Name:
NEWCASTLE SITE LIGHTING PLAN

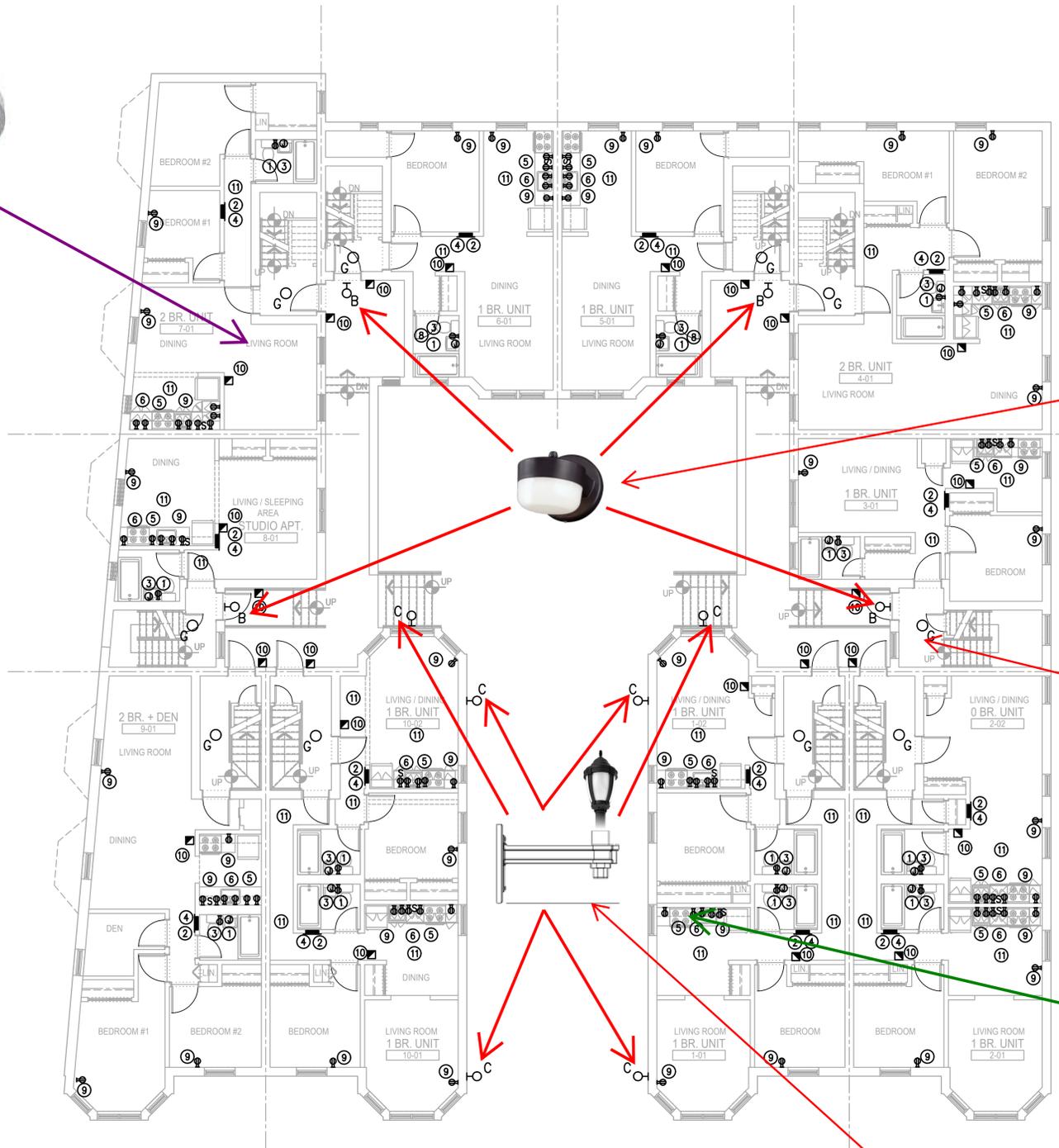
Project Number:
17036

Issue Date:
DECEMBER 13, 2019

Sheet Number:
E1.00

Friday, December 13, 2019 4:56:56 PM
 F:\Newcastle Saranac Apartments TAT\17036-POWER AND FIRE ALARM_NEWCASTLE.dwg

3 total fixtures installed per unit, 1 in kitchen, 2 in hallway



Type 5 'B'

Common area lighting is not in scope

Type 1 'C' with bracket

Under cabinet light to be installed at all kitchens, typical.

- KEY NOTES:**
- ① PROVIDE DEDICATED CIRCUIT FOR BATH GFCI RECEPTACLE MOUNTED AT COUNTER HEIGHT.
 - ② REPLACE LOAD CENTER PANELS CONNECTION TO AND RECONNECT EXISTING CIRCUITS.
 - ③ PROVIDE SEPARATE CIRCUIT FOR BATHROOM LIGHT.
 - ④ PROVIDE SEPARATE CIRCUIT FOR FIRE ALARM DEVICES WITHIN THE UNITS.
 - ⑤ PROVIDE SWITCHED GFCI RECEPTACLE AND CIRCUIT UNDER SINK FOR DISPOSAL TO REPLACE HARDWIRED.
 - ⑥ PROVIDE GFCI RECEPTACLE FOR DISHWASHER UNDER SINK TO REPLACE HARDWIRED.
 - ⑦ REPLACE UNIT PULL STRING LIGHT FIXTURES IN MECHANICAL AND ELECTRICAL CLOSETS.
 - ⑧ DISCONNECT EXISTING AND RECONNECT NEW BATHROOM EXHAUST FANS SCHEDULED FOR REPLACEMENT.
 - ⑨ PROVIDE AND INSTALL NEW GFCI OUTLETS IN KITCHENS, BATHROOMS AND WHERE A/C ARE INSTALLED. ASSUME THREE (3) PER KITCHEN; ONE (1) PER BATHROOM AND ONE (1) DEDICATED FOR EACH AIR CONDITIONER IN EACH UNIT FOR A TOTAL OF FIVE (5) FOR EACH UNIT.
 - ⑩ REPLACE EXISTING INTERCOM SYSTEM WITH NEW ALPHAONE GT SERIES MULTI-TENANT ENTRY SECURITY. UNITS & OUTSIDE ENTRY DOOR.
 - ⑪ REMOVE EXISTING UNIT LIGHT FIXTURES AND REPLACE WITH NEW LED FIXTURES.

10 1ST (ENTRANCE LEVEL) PLAN
 SCALE: 1/8" = 1'-0" 9,870 SQ. FT.

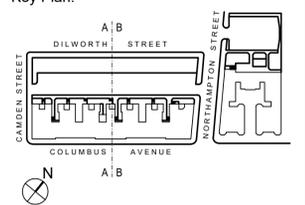
The Architectural Way, Inc.
 50 Commandant's Way at Admiral's Hill
 Chelsea MA 02150
 T 617.889.4402
 F 617.884.4329
 www.architecturalteam.com
 ©2011 The Architectural Team, Inc.

Consultant: South Shore Construction Consultants
 345 Quincy Ave
 Braintree, MA 02184
 Phone: 781-849-9776 / Fax: 781-849-9778

Revision: _____

Architect of Record: _____

Drawn: MH
 Checked: MH
 Scale: 1/8" = 1'-0"



Project Name:
NEWCASTLE SARANAC

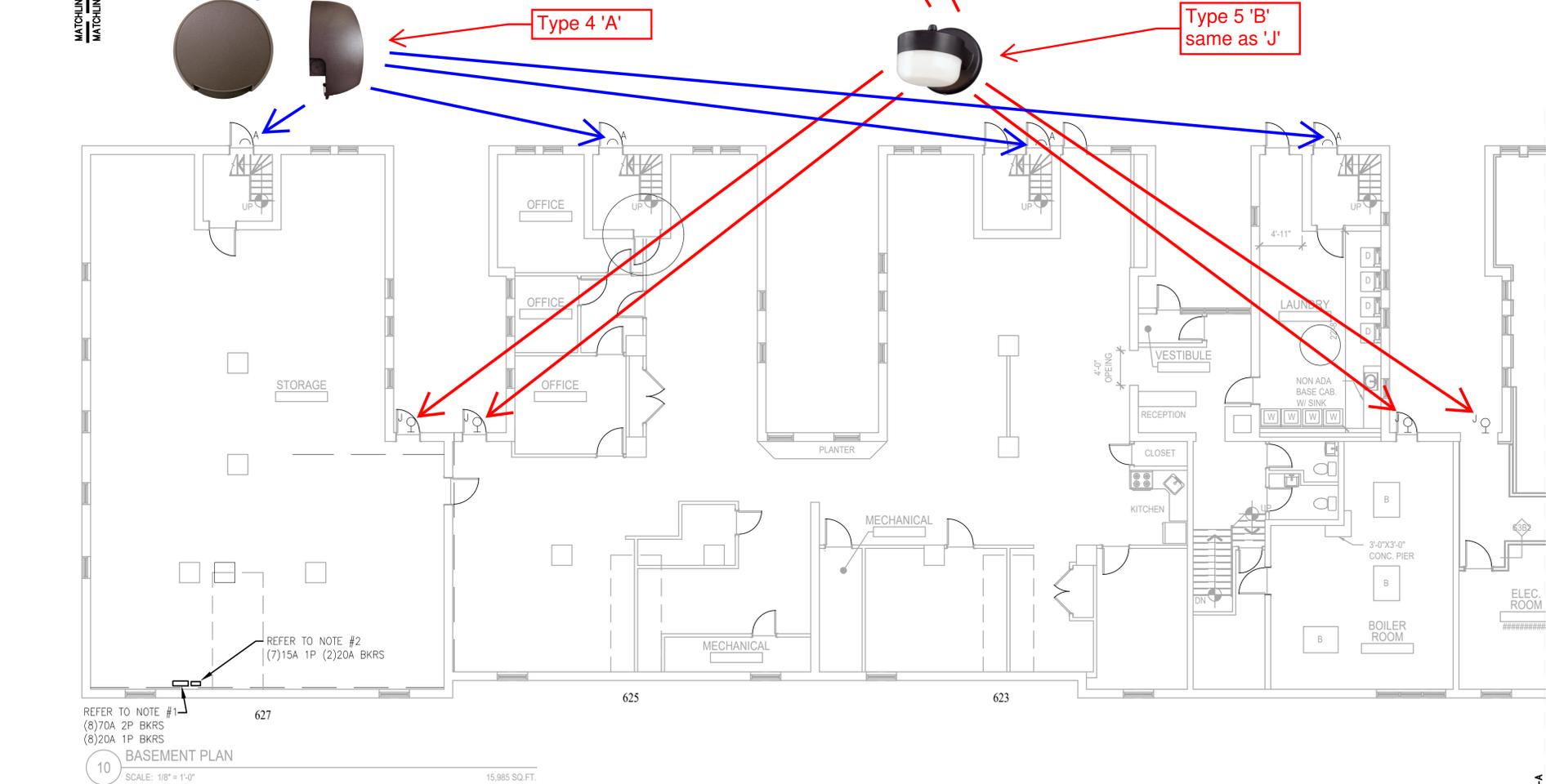
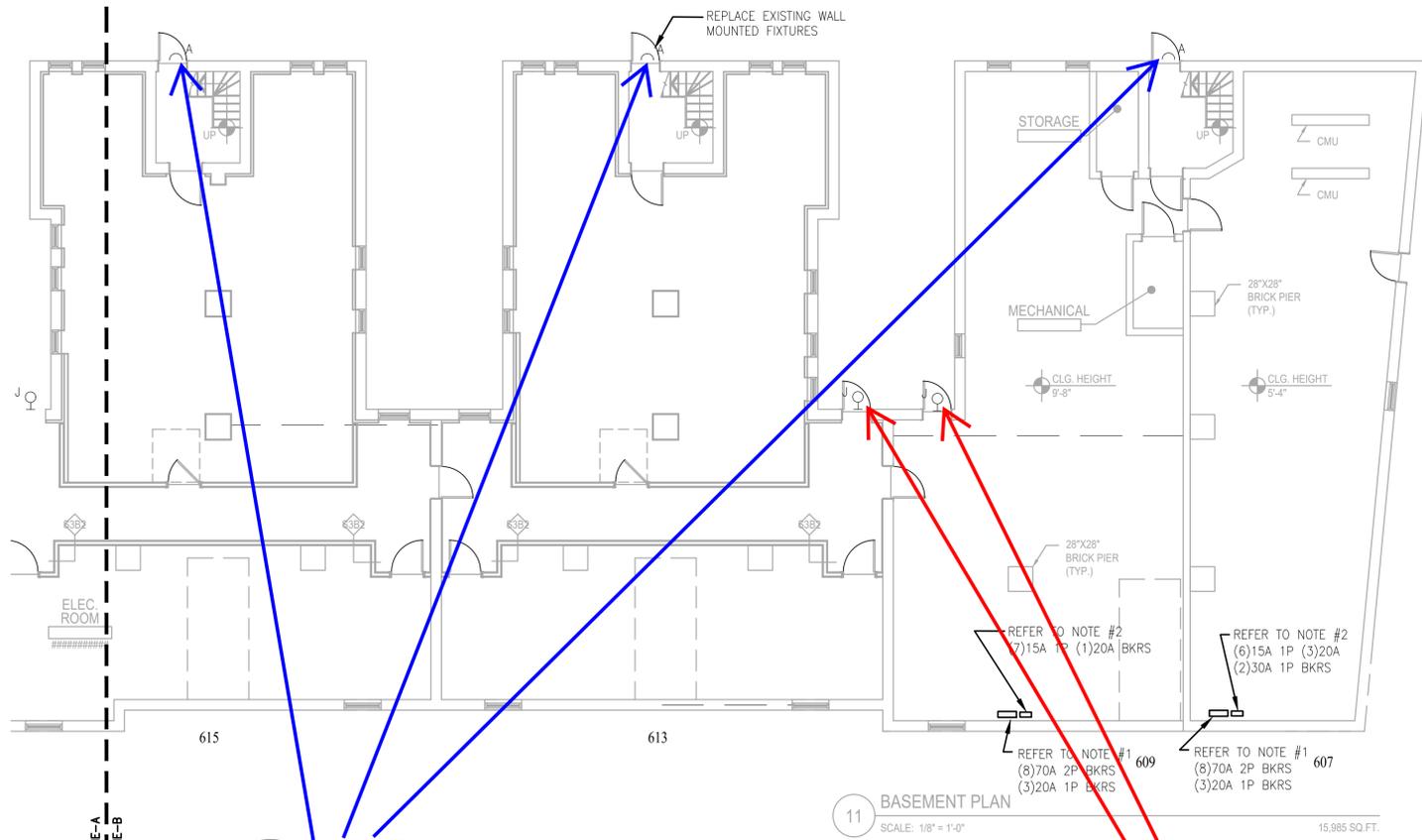
599-627 COLUMBUS AVE.
 BOSTON, MA

Sheet Name:
NEWCASTLE ELECTRICAL 1ST FLOOR PLAN

Project Number:
 17036

Issue Date:
 DECEMBER 13, 2019

Sheet Number:
E2.11



- NOTES:
- REPLACE SEVERAL EXISTING FEDERAL PACIFIC UNIT MAINS DISCONNECT PANEL AS INDICATED WITH NEW IN UTILITY ROOMS TO MATCH EXISTING.
 - REPLACE SEVERAL EXISTING FEDERAL PACIFIC HOUSE PANELS WITH NEW TO MATCH EXISTING WHERE INDICATED.
 - PROVIDE NEW LOAD CENTER PANELS WITH ARC FAULT CIRCUIT BREAKERS FOR FIRE ALARM DEVICES, KITCHEN & BATHROOM CIRCUITS. REPLACE EXISTING UNIT LOAD CENTER PANELS WITH NEW LOAD CENTER PANELS. FURNISH AND INSTALL NEW 80AMP MLO CIRCUIT PANEL THAT INCLUDES ADDITIONAL ONE (1) 15 AMP AFCI CIRCUIT BREAKER (FOR FIRE ALARM CIRCUIT); TWO (2) DUAL PURPOSE CIRCUIT BREAKERS (COMBO GFCI & ARC FAULT FOR KITCHEN AND BATHROOM CIRCUITS).
 - REMAINING CIRCUIT BREAKERS TO BE NEW STANDARD ARC FAULT CIRCUIT BREAKERS.
 - THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A SEPARATE WIRING CIRCUIT FOR BATHROOM LIGHT.
 - PROVIDE AN ALLOWANCE TO ADDRESS WIRING ISSUES THAT CAN ARISE FROM ADDING ARC FAULT CIRCUIT BREAKERS TO THE ELECTRICAL CIRCUITRY (I.E. SHARED NEUTRAL GROUNDS, GROUND FAULT ISSUES).
 - REFEED CABLE TELEVISION WIRING TO UNITS. (ADD ALTERNATE).
 - INTERCOM SYSTEM SHALL BE AIPHONE GT SERIES MULTI-TENANT ENTRY SECURITY).
 - DISCONNECT AND RECONNECT NEW AND EXISTING APPLIANCES SCHEDULED FOR REUSE.
 - DISCONNECT EXISTING AND RECONNECT NEW ALL APPLIANCES SCHEDULED FOR REPLACEMENT.
 - PROVIDE BOILER ROOM CONNECTIONS FOR NEW EQUIPMENT AS INDICATED
 - TEST EMERGENCY BATTERIES IN EGRESS LIGHTING AND REPLACE COMPONENTS AS REQUIRED.
 - REPLACE UNIT LIGHTING WITH NEW LED FIXTURES IN EXISTING LOCATION.
 - REPLACE EXISTING BUILDING MOUNTED LIGHTING. REFER TO LIGHT FIXTURE SCHEDULE FOR TYPE.
 - REPLACE COMMON AREA STAIRWELL FIXTURE WITH NEW LED LIGHT. REFER TO LIGHT FIXTURE SCHEDULE.



The Architectural Team, Inc.
 50 Commandant's Way at Admiral's Hill
 Chelsea MA 02150
 T 617.889.4402
 F 617.884.4329
 www.architecturalteam.com
 ©2011 The Architectural Team, Inc.

Consultant: South Shore Construction Consultants
 345 Quincy Ave
 Braintree, MA 02184
 Phone: 781-849-9776 / Fax: 781-849-9778

Revision:

Architect of Record:

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

Project Name:
NEWCASTLE SARANAC

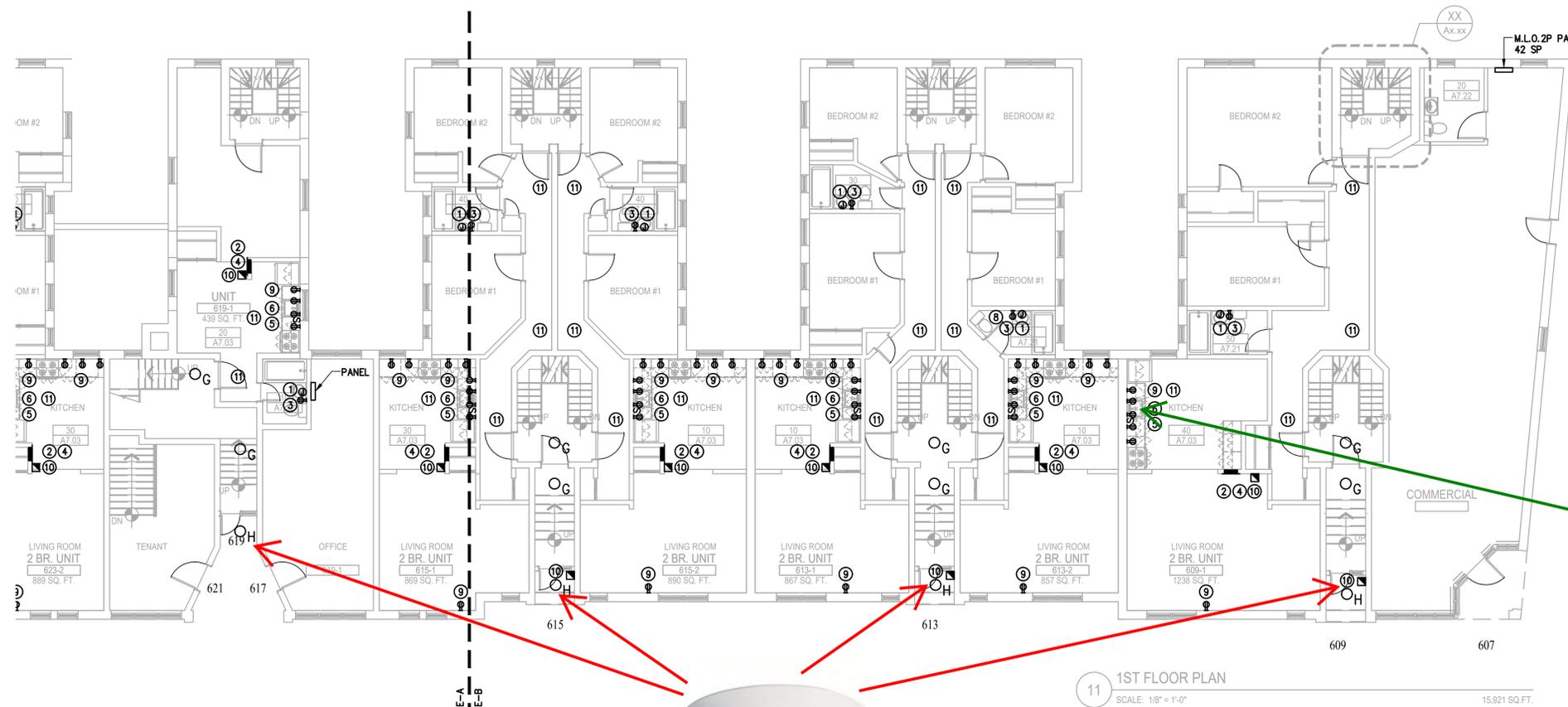
599-627 COLUMBUS AVE.
 BOSTON, MA

Sheet Name:
SARANAC ELECTRICAL BASEMENT PLAN

Project Number:
 17036

Issue Date:
 DECEMBER 13, 2019

Sheet Number:
E2.00

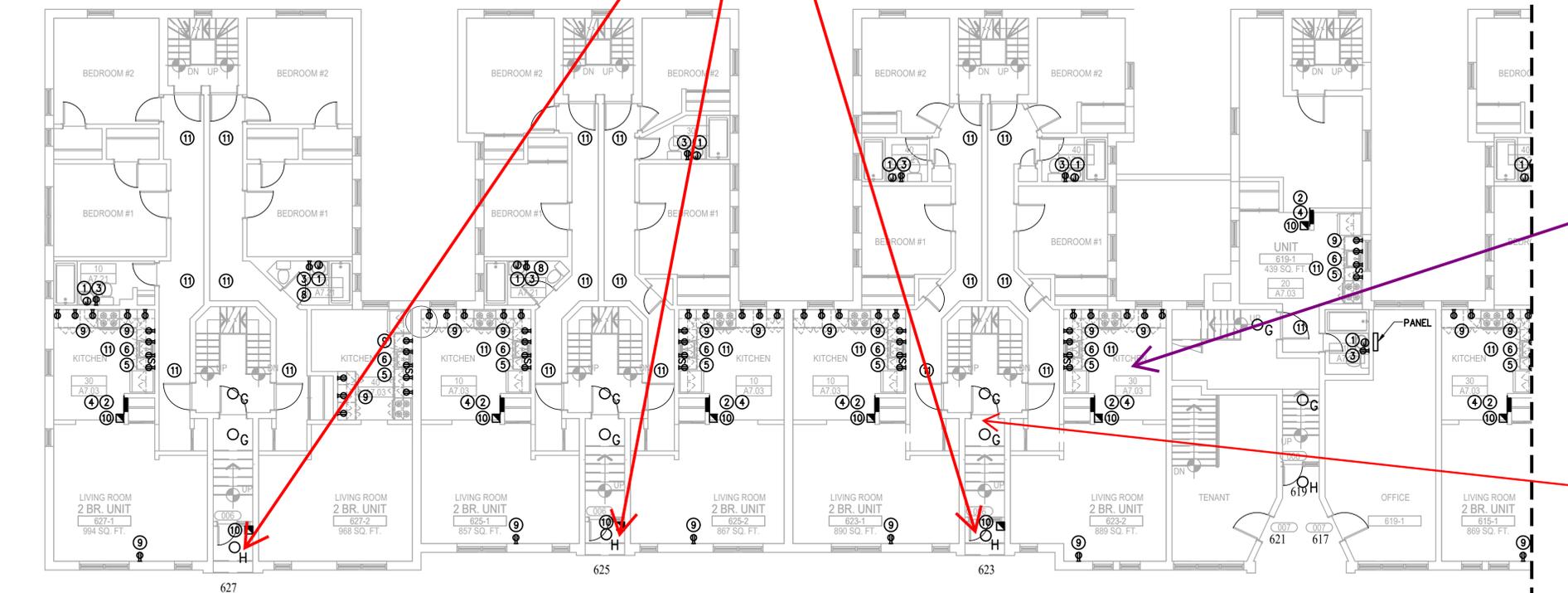


11 1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 15,921 SQ. FT.

- KEY NOTES:**
- ① PROVIDE DEDICATED CIRCUIT FOR BATH GFCI RECEPTACLE MOUNTED AT COUNTER HEIGHT.
 - ② REPLACE LOAD CENTER PANELS CONNECTION TO AND RECONNECT EXISTING CIRCUITS.
 - ③ PROVIDE SEPARATE CIRCUIT FOR BATHROOM LIGHT.
 - ④ PROVIDE SEPARATE CIRCUIT FOR FIRE ALARM DEVICES WITHIN THE UNITS.
 - ⑤ PROVIDE SWITCHED GFCI RECEPTACLE AND CIRCUIT UNDER SINK FOR DISPOSAL TO REPLACE HARDWIRED.
 - ⑥ PROVIDE GFCI RECEPTACLE FOR DISHWASHER UNDER SINK TO REPLACE HARDWIRED.
 - ⑦ REPLACE UNIT PULL STRING LIGHT FIXTURES IN MECHANICAL AND ELECTRICAL CLOSETS.
 - ⑧ PROVIDE CONNECTION TO NEW BATHROOM EXHAUST FANS AS INDICATED ON PLANS
 - ⑨ PROVIDE AND INSTALL NEW GFCI OUTLETS IN KITCHENS, BATHROOMS AND WHERE A/C ARE INSTALLED. ASSUME THREE (3) PER KITCHEN: ONE (1) PER BATHROOM AND ONE (1) DEDICATED FOR EACH AIR CONDITIONER IN EACH UNIT FOR A TOTAL OF FIVE (5) FOR EACH UNIT.
 - ⑩ REPLACE EXISTING INTERCOM SYSTEM WITH NEW AIPHONE GT SERIES MULTI-TENANT ENTRY SECURITY) UNITS & OUTSIDE ENTRY DOOR.
 - ⑪ REMOVE EXISTING UNIT LIGHT FIXTURES AND REPLACE WITH NEW LED FIXTURES.



Under cabinet light to be installed at all kitchens, typical.



10 1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 15,921 SQ. FT.

Common area lighting is not in scope

3 total fixtures installed per unit, 1 in kitchen, 2 in hallway



tat
 the architectural team

The Architectural Team, Inc.
 50 Commandant's Way at Admiral's Hill
 Chelsea MA 02150
 T 617.889.4402
 F 617.884.4329
 www.architecturalteam.com
 ©2011 The Architectural Team, Inc.

Consultant: South Shore Construction Consultants
 345 Quincy Ave
 Braintree, MA 02184
 Phone: 781-849-9776 / Fax: 781-849-9778

Revision:

Architect of Record:

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

Project Name:
NEWCASTLE SARANAC

599-627 COLUMBUS AVE.
 BOSTON, MA

Sheet Name:
SARANAC ELECTRICAL 1ST FLOOR PLAN

Project Number:
 17036

Issue Date:
 DECEMBER 13, 2019

Sheet Number:
E2.01



Consultant:

Revision:

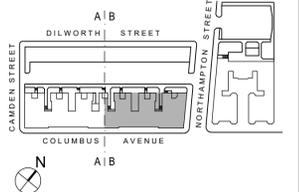
Architect of Record:

Drawn: RP

Checked: SHC

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

Key Plan:



Project Name:

NEWCASTLE SARANAC

599-627 COLUMBUS AVE.
BOSTON, MA

Sheet Name:

**ENVIRONMENTAL SHEDS PLAN
AT SARANAC BUILDING**

Project Number:

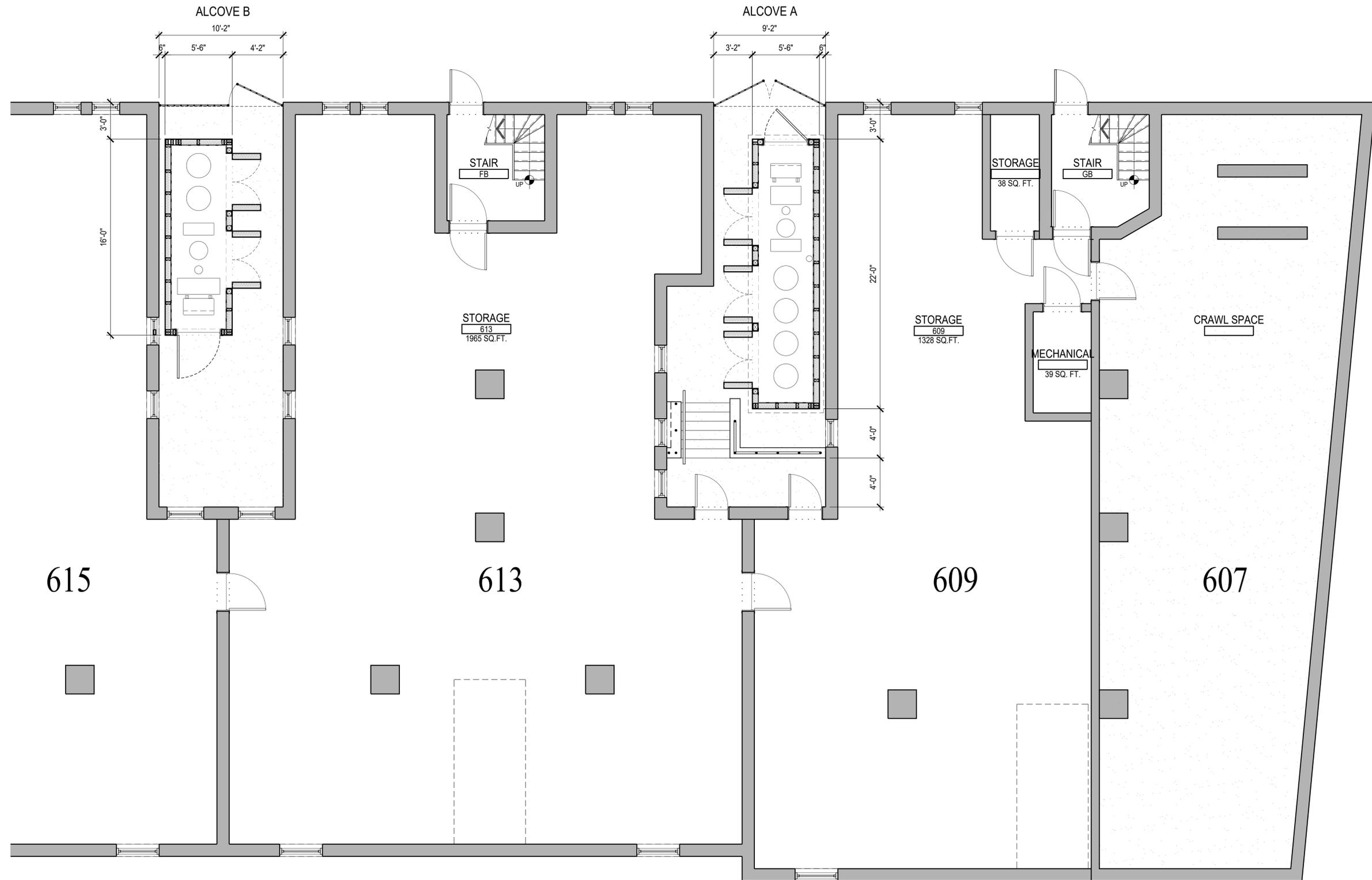
17036

Issue Date:

MARCH 30, 2020

Sheet Number:

A0.03-A



KEY TO SYMBOLS

EXTENTS OF NEW CONCRETE SLAB
(PROVIDE EXPANSION / CONTROL JOINTS)

Consultant:

Revision:

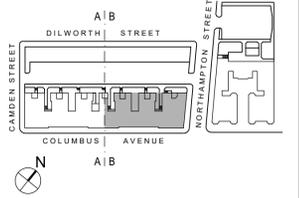
Architect of Record:

Drawn: RP

Checked: SHC

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

Key Plan:



Project Name:

NEWCASTLE SARANAC

599-627 COLUMBUS AVE.
BOSTON, MA

Sheet Name:

**ENVIRONMENTAL SHEDS
ELEVATION
AT SARANAC BUILDING**

Project Number:

17036

Issue Date:

MARCH 30, 2020

Sheet Number:

A0.03-B



Thursday, December 24, 2020 11:26:48 AM
C:\Users\Rimona\Desktop\17036 - A0.03-B SARANAC Site Plan Environmental Sheds.dwg

Consultant:

Revision:

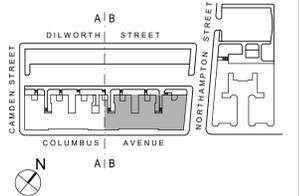
Architect of Record:

Drawn: RP

Checked: SHC

Scale: 1/2" = 1'-0"

Key Plan:



Project Name:

**NEWCASTLE
SARANAC**

599-627 COLUMBUS AVE.
BOSTON, MA

Sheet Name:

**ENVIRONMENTAL SHED A
PLAN AND SECTION
AT SARANAC BUILDING**

Project Number:

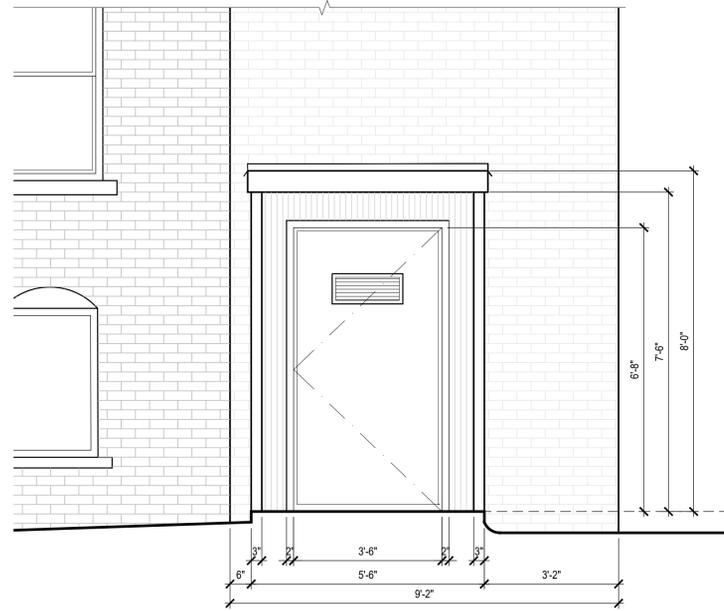
17036

Issue Date:

MARCH 30, 2020

Sheet Number:

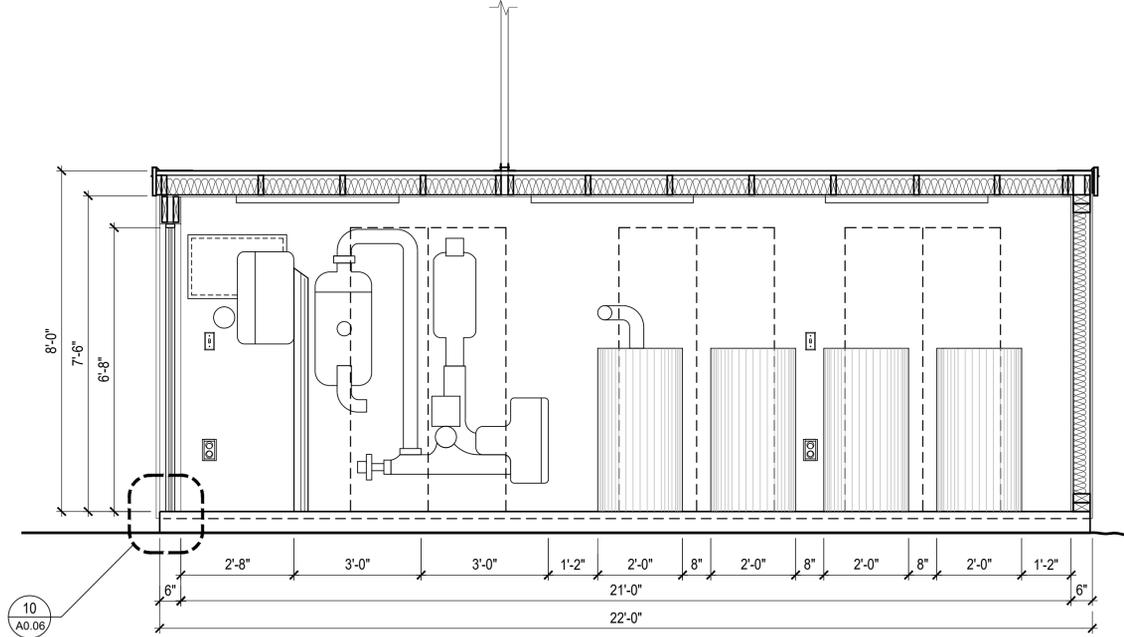
A0.04



21 ELEVATION - ENVIRONMENT REMEDIATION SHED A

SCALE: 1/2" = 1'-0"

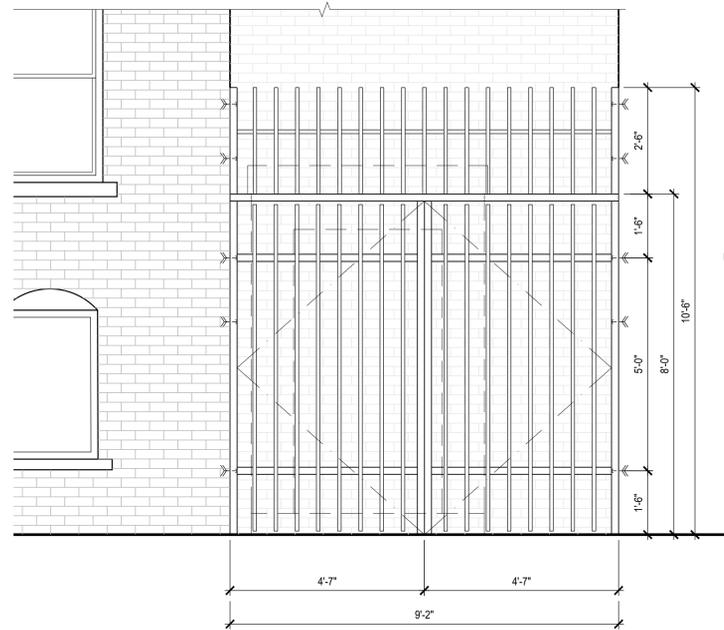
SARANAC



11 SECTION - ENVIRONMENTAL REMEDIATION SHED A

SCALE: 1/2" = 1'-0"

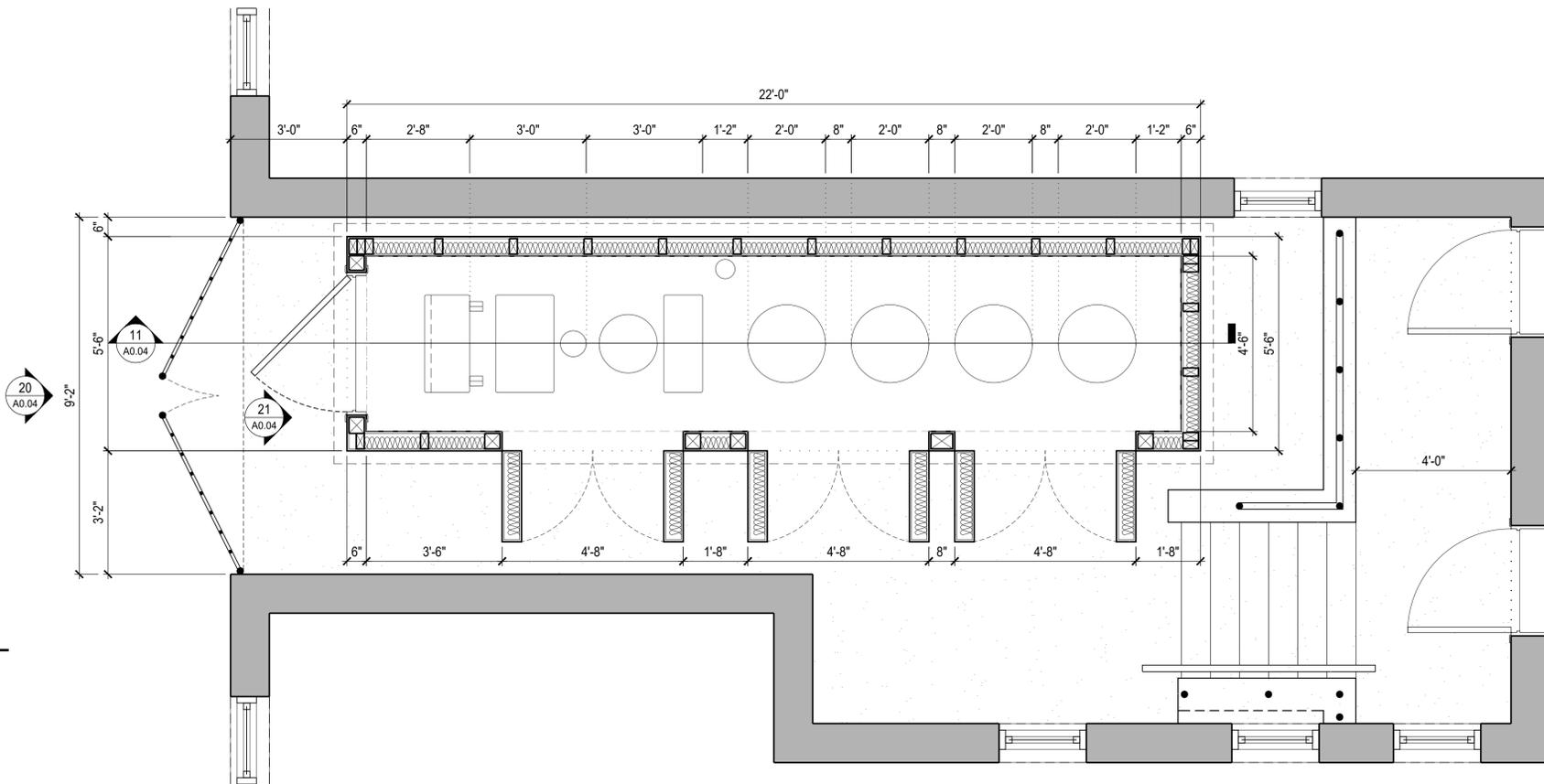
SARANAC



20 ELEVATION - GATE A

SCALE: 1/2" = 1'-0"

SARANAC



10 PLAN - ENVIRONMENTAL REMEDIATION SHED A

SCALE: 1/2" = 1'-0"

SARANAC

KEY TO SYMBOLS

NEW CONCRETE PAD / SLAB
(PROVIDE EXPANSION / CONTROL JOINTS
AS REQUIRED)

Consultant:

Revision:

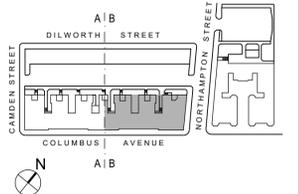
Architect of Record:

Drawn: RP

Checked: SHC

Scale: 1/2" = 1'-0"

Key Plan:



Project Name:

**NEWCASTLE
SARANAC**

599-627 COLUMBUS AVE.
BOSTON, MA

Sheet Name:

**ENVIRONMENTAL SHED B
PLAN AND SECTION
AT SARANAC BUILDING**

Project Number:

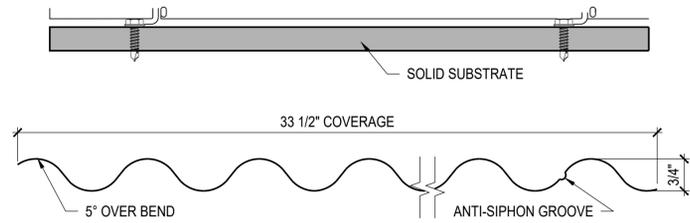
17036

Issue Date:

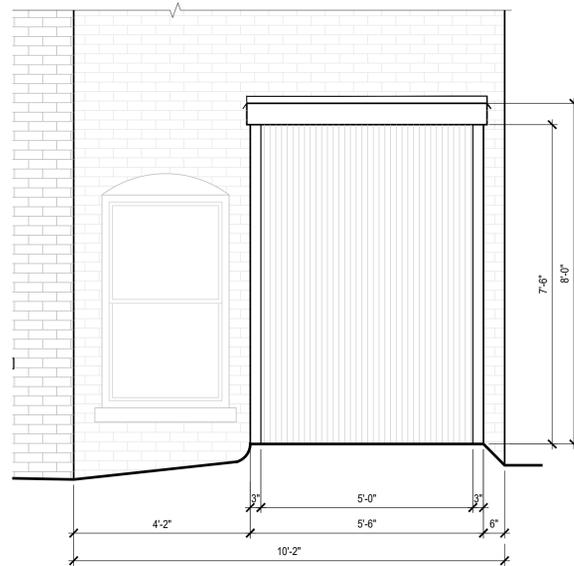
MARCH 30, 2020

Sheet Number:

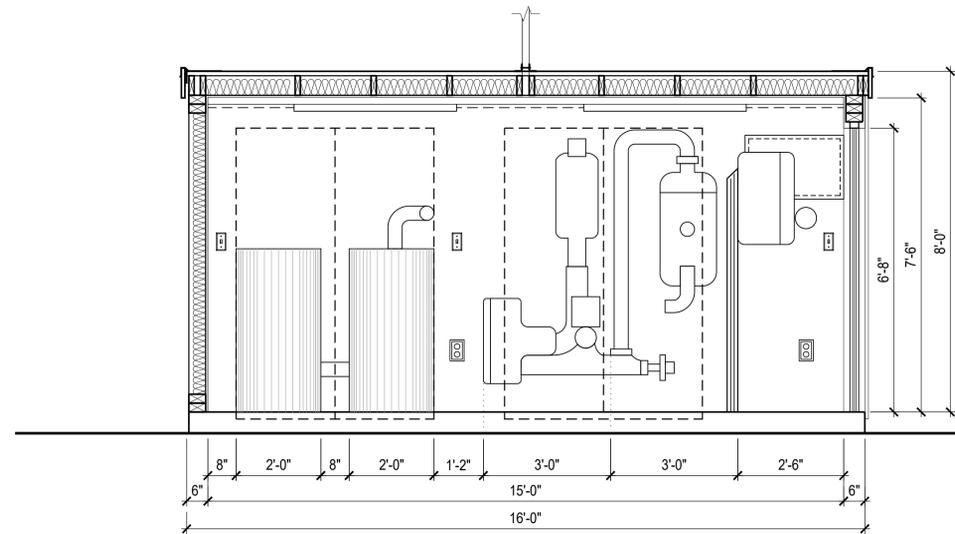
A0.05



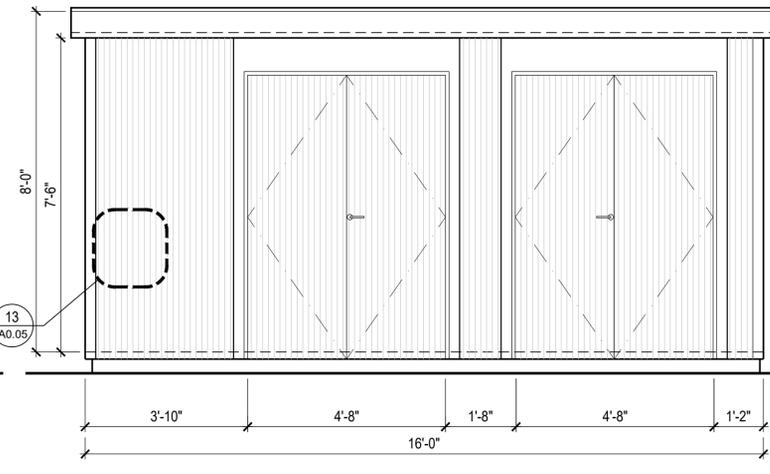
13 CORRUGATED PRODUCT DETAIL
SCALE: 6" = 1'-0"



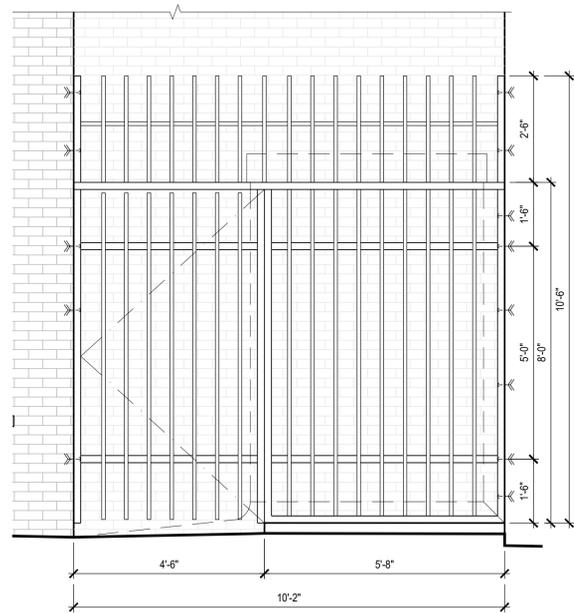
21 ELEVATION - ENVIRONMENT REMEDIATION SHED B
SCALE: 1/2" = 1'-0" SARANAC



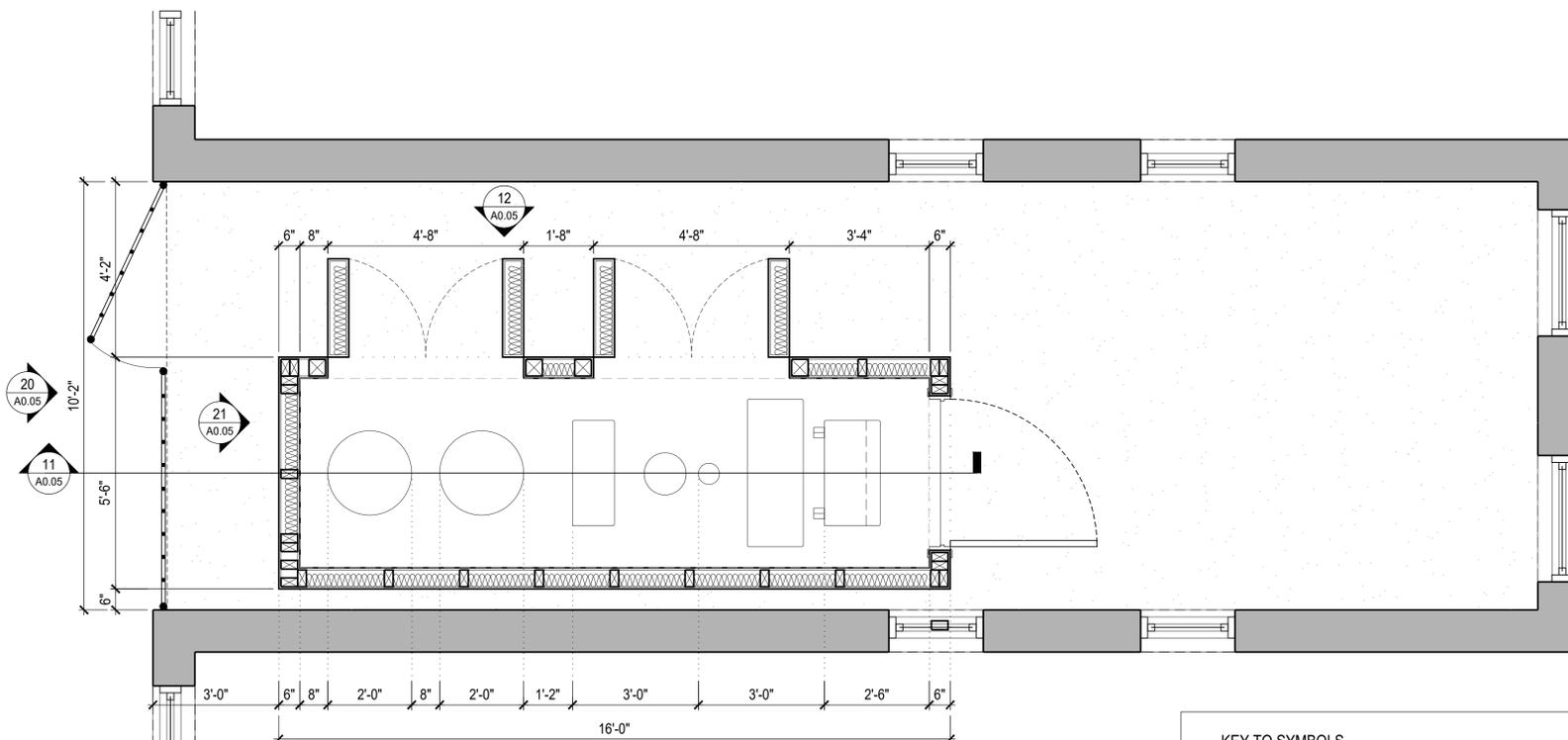
11 SECTION - ENVIRONMENTAL REMEDIATION SHED B
SCALE: 1/2" = 1'-0" SARANAC



12 ELEVATION - ENVIRONMENT REMEDIATION SHED B
SCALE: 1/2" = 1'-0" SARANAC



20 ELEVATION - GATE B
SCALE: 1/2" = 1'-0" SARANAC



10 PLAN - ENVIRONMENTAL REMEDIATION SHED B
SCALE: 1/2" = 1'-0" SARANAC

KEY TO SYMBOLS

NEW CONCRETE PAD / SLAB
(PROVIDE EXPANSION / CONTROL JOINTS
AS REQUIRED)

Consultant:

Revision:

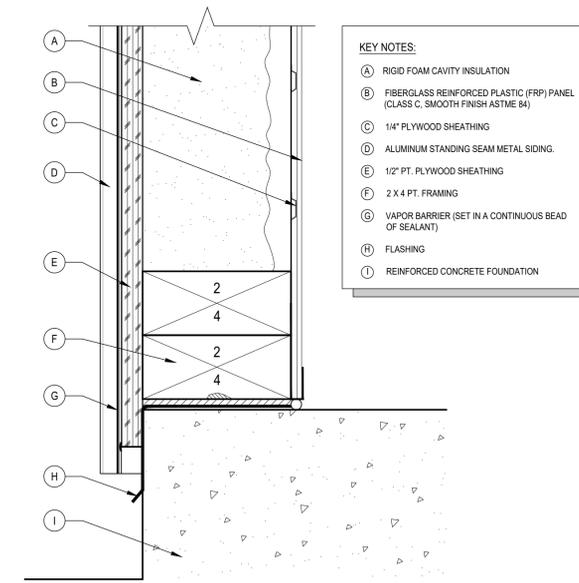
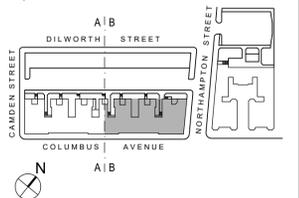
Architect of Record:

Drawn: RP

Checked: SHC

Scale: AS NOTED

Key Plan:



- KEY NOTES:**
- (A) RIGID FOAM CAVITY INSULATION
 - (B) FIBERGLASS REINFORCED PLASTIC (FRP) PANEL (CLASS C, SMOOTH FINISH ASTM E 84)
 - (C) 1/4" PLYWOOD SHEATHING
 - (D) ALUMINUM STANDING SEAM METAL SIDING
 - (E) 1/2" PLYWOOD SHEATHING
 - (F) 2 X 4 PT. FRAMING
 - (G) VAPOR BARRIER (SET IN A CONTINUOUS BEAD OF SEALANT)
 - (H) FLASHING
 - (I) REINFORCED CONCRETE FOUNDATION

10 DETAIL AT DOOR SILL
SCALE: 6" = 1'-0"

Project Name:
NEWCASTLE SARANAC

599-627 COLUMBUS AVE.
BOSTON, MA

Sheet Name:
**ENVIRONMENTAL SHED
DETAILS
AT SARANAC BUILDING**

Project Number:
17036

Issue Date:
MARCH 30, 2020

Sheet Number:
A0.06



City of Boston
Environment



City of Boston
Mayor Martin J. Walsh

EXTENSION FORM

The undersigned hereby allows the **South End Landmark District Commission** an extension of time, beyond the statutory limit, to review an application for a Certificate of Appropriateness following the lifting of the state of emergency declared by the Governor on March 10, 2020.

SUBJECT PROPERTY: Newcastle Saranac Buildings
599-627 Columbus Avenue
Boston, Massachusetts 02115

OWNER'S SIGNATURE: NS Apartments, LLC
(If building is a condominium or cooperative, the Chairperson must sign.)

MAILING ADDRESS: c/o The Schochet Companies
536 Granite Street, Suite 301
Braintree, Massachusetts 02184

TELEPHONE: 617-482-8926

EMAIL: sjohn@fenwaycdc.org

Applications will only be accepted when submitted with a properly executed Extension Form.



599

NEWCASTLE COURT

599




**AUTHORIZED
PARKING
ONLY**
SEE www.nyc.gov/311 FOR MORE INFORMATION
Only For Residents of the Same Building

FAB DCOL
FABRIC DYEING AND FINISHING



MANAGEMENT IS
NOT RESPONSIBLE
FOR THEFT OR
DAMAGE TO
VEHICLES OR
CONTENTS

