

ROBERT J. ANNESE
ATTORNEY AT LAW

January 18, 2022

Rachel Zsembery, Chair
Arlington Redevelopment Board
730 Massachusetts Avenue Annex
Arlington, MA 02476

Re: 645 Massachusetts Avenue, Arlington, Massachusetts
Chase Bank Application under Environmental Design Review

Dear Chair Zsembery:

I am submitting on behalf of Chase Bank additional information and documentation with respect to the ARB hearing scheduled for Monday, January 24, 2022.

The additional submissions consist of a letter and a response from James Lalli, Director of Architecture for Core States Group the architectural firm which has been working with Chase Bank with respect to their application dated January 14, 2022, the substance of which addresses requests for further information by Jennifer Raitt of the Department of Planning and Community Development in a memo dated September 22, 2021 sent to the representatives of Chase Bank.

The response addresses the window issues raised in the memo and also makes reference to the specification section and product cut sheet in Attachment 01.

With respect to the request relating to sidewalk seating and planters, the response of the architect indicates exterior planters similar in the style of the existing planters will be located on each side of the exterior benches, two per side with respect to each bench and reference is made to Attachment 04 for a 3D rendering showing the location of the benches and the planters. The location of the benches and the planters would appear to enhance the street scape on Mass Ave on the sidewalk in front of the Chase building and create an open inviting area not for only customers of the bank but other individuals as well to use the benches in a relaxing manner.

The calculations with respect to short-term bicycle parking have also been addressed and that parking has been arranged and located so as not to impede or adversely impact pedestrian or motor vehicle traffic along Lamson Way. (See Attachment 03)

With respect to both long-term and short-term parking, the provisions of Section 6.1.12(e)(1-5) have been taken into account with respect to how both short-term and long-term bicycle parking have been designed on the site and demonstrates that each bicycle

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rack or bicycle storage fixture or structure will accommodate a bicycle at least six feet in length and two feet wide.

In addition, the bicycle racks or storage fixtures will be secured against theft by attachment to a permanent surface and any bicycle parking apparatus will be installed in a manner that will not obstruct pedestrian or motor vehicle traffic.

Both the long term and short-term bicycle parking has been designed in a manner to separate bicycle parking from motor vehicle parking in order to minimize the possibility of bicycle or automobile damage and any bike racks or posts will be capable of securing a standard bicycle frame and one wheel using a common U-type security lock without the need to remove either wheel. (See Attachment 02 Plus, with respect to bicycle post specifications)

Unfortunately, the applicant's architect has been unable to modify the accessibility at the rear entrance to the building as any exterior ramp of any kind would impede on the existing access area and the pedestrian sidewalk. Please see the response of James Lalli with respect to that issue in the last paragraph of his letter.

The 645 Massachusetts Avenue location is, of course, in close proximity to municipal as well as privately owned commercial parking; therefore, there should be no adverse parking impact in the proximity of the property if the Chase Bank location is approved. There appear to have been no adverse traffic problems with the prior restaurant use at the property with respect to the Not Your Average Joe's restaurant operation and a prior restaurant operation in past years.

In addition, individuals with disabilities would appear to have not had difficulties in accessing the prior restaurant use and it is not anticipated that would change with the change of use to a bank use.

Notwithstanding the number of banks either located in Arlington Center or near the 645 Massachusetts Avenue proposed location, it is the position of representatives of Chase Bank that there would still be valid reasons to have a bank located at the 645 Massachusetts Avenue property in part because Chase Bank has its own identity and its own customer base who would most assuredly partake of the services offered at the 645 Massachusetts Avenue location.

Chase would like to open a branch at the 645 Massachusetts Avenue location because it is on the main through fare through the Town and would be easily accessible to its customer base.

The bank use also would present an opportunity for the property owners to have a viable tenant given the present environmental and health travails that are adversely impacting commercial property owners in the Town.

For example, the most recent tenant at the property, Not Your Average Joe's, suspended rent payments in March of 2020 because of a significant drop in revenue due to circumstances revolving around COVID-19. (See Exhibit "A")

On May 29, 2020, representatives of Not Your Average Joe's indicated to the property owners that they would only be able to pay 6% of the monthly rent owed with respect to their lease obligation because of a drastic drop in revenue. (See Exhibit "B")

Subsequently on April 28, 2021, representatives of Not Your Average Joe's contacted the owners, and the lease was terminated because Not Your Average Joe's was not able to survive economically because of their drop in revenues due to COVID-19 and Omicron issues.

From and after that date, without success, Richard J. Ramsey, one of the principals of the owners made significant efforts to lease the space to either a restaurant use or another commercial use.

Prior to the Not Your Average Joe's lease being signed, Chase Bank had actually indicated an interest in leasing the property, but the owners chose to go with the restaurant use with no one anticipating the health and environmental issues which have occurred subsequent to the lease being signed.

There has been a chilling effect upon the willingness of business entrepreneurs to spend money starting up a business, particularly a restaurant, in a new location given the fact that many potential customers are declining to enter business premises where significant gatherings of people could occur because of potential health and environmental concerns.

Those concerns do not seem to be abating at the present time.

The Chase Bank application offers an opportunity for the owners to have a viable tenant occupying the property with a consistent payment of rent being generated so that the owners can continue to maintain the building properly and pay the property taxes and other expenses which was not the case with the prior restaurant use of the property.

Given the present health and environmental concerns, the applicant suggests to the Members of the Redevelopment Board that while it is important to take into account the standards to be applied under Environmental Design Review with respect to the use of the property, it is also important to consider the economic interests of not only the property owners of the 645 Massachusetts Avenue property but other commercial properties located in the Town when considering any application under Environmental Design Review so that there is not just a focus on "black letter" language in the Zoning Bylaw defining how the use of a property is to be determined but rather there should also be an emphasis on the property owners' interest, which after all, are the individuals or entities who/which carry the property economically through both good and bad times.

The applicant's architects have made a good faith effort to comply with the provisions of 3.4.4 i.e., the Environmental Design Review standards to the best extent possible with respect to the property site and suggest the following to the members of the Board:

1. The use requested is listed as a special permit use in the use regulations for the applicable district or so designated elsewhere in the Bylaw.
The property is in a B-5 Central Business zone and a bank use is allowed in this zone if approved by the ARB.
2. The requested use is essential or desirable to the public convenience or welfare. The language of this criteria is in the alternative and while many uses may not be essential to a particular site, it is suggested that a bank use and particularly a Chase Bank use, would be desirable to the public convenience or welfare for the reasons stated earlier in that Chase Bank has its own following and it will be convenient for its customers who in many instances will be residents of the Town to visit the Bank at the 645 Massachusetts Avenue property.
3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety for the reasons stated earlier in that the property is located both in close proximity to a private commercial parking area which in part serves the property and municipal parking facilities.
4. The requested use will not overload any public water, drainage or sewer system or any other municipal systems which will adversely impact the health safety or general welfare.
5. Any special regulations for the use as maybe provided in the Bylaw are fulfilled.
6. The requested use will not impair the integrity or character of the district or adjoining districts nor be detrimental to the health safety or general welfare. The proposed use will not impair the integrity of character of the district or adjoining districts but rather will fit in appropriately with the integrity or character

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of the area with the physical characteristics of the building not changing substantially beyond those characteristics which have existed for many years.

7. The requested use will not by its addition to the neighborhood cause an excess of the use that could be detrimental to the character of the neighborhood.

While there are other banks in the area where the 645 Massachusetts Avenue proposed site is located, the addition of a Chase Bank at the property will not be detrimental to the character of the neighborhood but again will fit in with the character of the neighborhood and will serve the purpose of offering banking services to existing and new customers of Chase Bank giving them a central location within the heart of the Town to partake of banking services.

For all of the above reasons, the applicant respectfully requests that the members of the Arlington Redevelopment Board approve their request filed under environmental design review for use of the property for a Chase Bank location.

Respectfully,


Robert J. Annese

RJA/lms

Enclosures



2 Granite Avenue, Suite 300
Milton, MA 02186
Direct Dial: (774) 213-2914
Fax: (774) 213-2899
Email: jmcguire@nyajoes.com

Joseph McGuire
Chief Financial Officer

March 18, 2020

RE: Extraordinary Circumstances, rent and other expenses

Dear Landlord,

After enjoying positive comparable sales through January and February of this year, our restaurants are experiencing a sharp drop in revenue due to circumstances revolving around Covid-19. We are now being ordered by state or local authorities to suspend on-premises consumption of food and beverages at the vast majority of our locations.

Considering the likelihood that these unprecedented circumstances will continue for some time, we must suspend normal operations and rent payments at all our locations effective immediately. We understand our obligations under our lease, but it is our hope that under these extraordinary circumstances you will exercise patience and forbear from exercising any remedies under the lease. We commit to communicate regularly with you regarding our status, when we are able to return to regular operations and work with you to formulate a plan to return to regular rent payments.

We value our relationship with you, and hope that you will be patient with us as we work through these extraordinary events.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe McGuire', written over a white background.

Joe McGuire, Chief Financial Officer



2 Granite Avenue, Suite 300
Milton, MA 02186
Direct Dial: (774) 213-2914
Fax: (774) 213-2899
Email: jmcguire@nyajoes.com

Joseph McGuire
Chief Financial Officer

May 29, 2020

Key West Realty LLC
Attn: Chris Lyons
63 Trapelo Road
Belmont
MA, 02478 01890

RE: Extraordinary Circumstances, rent and other expenses

Dear Landlord,

I write to follow up on our communication to you at the end of March. As of this writing, we have either paid or are about to pay all non-rent expenses related to our location under lease with you for April, May, and June. We are pleased to inform you that all property and casualty insurance premiums related to our leased premises are paid up to date.

We are opening many of our restaurants for take-out and delivery and have 10 locations that have opened in the back half of May, and we expect to open most of the rest by mid-June. We have implemented a slimmed down menu that delivers a bit better margin than our full menu, and are operating the locations with managers only – we do not see a financially sensible path to bringing back hourly employees until we have full access to our dining rooms.

Without the revenue generated by the dining room, we are simply unable to pay our regular rent. However, while we are operating at this reduced capacity (so far, at about 25 – 30% of previous revenue) we will remit 6% percentage rent. For those locations opened in May, we will remit this percentage rent in the first week of June. For those locations opened in June, we will remit this percentage rent in July. We do understand this is less than what is specified in the lease, but we believe that percentage rent plus expenses is a better solution than no rent, and we hope that you agree with this sentiment.

Considering these circumstances, and the likelihood that they will continue for some time, we have implemented this policy. We commit that we will regularly communicate with you regarding our status and plans, and when we are able to return to regular operations, our plan to return to regular rent payments.

We value our relationship with you, and hope that you will be patient with us as we work through these extraordinary events.

Sincerely,

Joe McGuire, Chief Financial Officer



January 14, 2022

Town of Arlington
Department of Planning & Community Development
730 Mass Ave. Annex
Arlington, MA 02476

Re: Application for Special Permit Review, 645 Massachusetts Avenue – Third Review

The whom it may concern;

We would like to thank you for the follow up comments and feedback to previous memo provided on August 30, 2021. To respond to the comments issued on September 22, 2021 by Jennifer Raiit, (Copy attached at the end of this report for reference), we offer the following, in conjunction with the attached revised documents:

Comment: The Board requested that the Applicant install clear-glazed windows along the street front façade that align with the commercial district and use; move the proposed blade sign; maintain the existing sidewalk seating and planters from the prior tenant; address the rear access point for accessibility; and incorporate the required bike parking. The Board also asked the Applicant to provide a better description of their services and how they differ from similar business uses in Arlington Center.

Comment: Regarding the windows along the Massachusetts Avenue and David Lamson Way facades, the renderings and elevations in the sign package show that the gridded windows will be replaced with commercial windows. It appears from the renderings that the glazing has also been addressed. Specifications on the window type and glazing have not been provided.

Response: The gridded windows will be replaced with new Aluminum Frame (Kawneer storefront system – Trifab Versa Glaze Line) with double glazed, thermally broken, glazing. Storefront frames will be a black anodized finish. More detailed information on the storefront system can be found in the provided specification section and product cut sheet in Attachment 01.

Comment: With regard to signage, the board can find that the request to move the proposed blade has been addressed.

Response: Comment satisfied.



Comment: Regarding sidewalk seating and planters, the applicant has revised the renderings to show seating and planters along the Massachusetts Avenue façade. The Applicant will need to provide updated site and/or floor plans indicating the locations of these items.

Response: Please reference the updated floor/site plan (attachment 03) showing location of outdoor seating and planters. Note that there are 2 proposed exterior benches along Massachusetts Ave façade. The style and material of the benches will be similar to the existing. Exterior planters with similar style of existing planters will be located on each side of exterior benches, 2 per side of each bench, along Massachusetts Ave. Also, please reference 3D rendering – (Attachment 04) for exterior views along Massachusetts Ave. and David Lamson Way.

Comment: Regarding bicycle parking, the applicant states that submission materials have been updated to show short term bicycle parking in front of the site. A bicycle rack is shown on the renderings on DRC Page 8 of the updated sign package. The applicant should update site and/or floor plans, accordingly, indicate amount of short-term bicycle parking provided. While the applicant indicates that long-term parking will be integrated into the project, the applicant will need to provide updated floor plans identifying the location, quantity and type of long-term bicycle parking. Bike Rack specifications for short-term parking are needed to determine compliance with Section 6.1.12.E.

Response: Short-Term Parking

Please refer to updated floor/site plan (Attachment 03) and 3D renderings (Attachment 04) for location of short-term bicycle parking. Note, per Town of Arlington Bicycle Parking Guidelines – minimum number of short-term spaces matrix – the number of required spaces for “Retail or Service Use” (0.60 spaces per 1,000 sq. ft. of gross floor area), is 3 bicycle parking spaces. This is calculated based on the proposed bank space of 3,826 square feet. Please refer to Attachment 02 and 04 showing location of (3) 2-bicycle parking bicycle racks. Each rack provides parking for 2 bicycles. Location of these is 2 along Massachusetts Ave, 1 along David Lamson Way, all are oriented so parked bicycles should not impede on pedestrian traffic. A product cut sheet for a “Post and Ring” style rack has been included for your reference, (attachment 02).

Response: Long-Term Parking

Please refer to updated floor/site plan (Attachment 03) for location of Long-term bicycle parking. Note, per Town of Arlington Bicycle Parking Guidelines – minimum number of long-term spaces matrix – the number of required spaces for “Retail or Service Use” (0.10 spaces per 1,000 sq. ft. of gross floor area), is 1 bicycle parking space. This is calculated based on the proposed bank space of 3,826 square feet. Bank employees needing access to long-term bicycle parking would be able to store a bicycle inside the employee lounge. Please refer to (Attachment 03) showing location of (1) bicycle storage located inside a secured/locked employee lounge with access to only bank personnel. Furthermore, bank hours of operation would be 8am to 5pm but if an employee would need to store a bicycle overnight, this location would be secure, out of the elements, and available for overnight or multiple days.

Comment: Regarding providing an accessible entrance at the rear of the building, the applicant concluded that the existing conditions prohibit their ability to improve accessibility through the rear entrance. The closest HP placard parking space to the main entry and ATM is in front of the Coldwell Banker property at 635 Massachusetts Ave.

The applicant should provide a more detailed update regarding any of the above items at the continued hearing.

Response: As stated previously, existing conditions really prohibit the ability to improve accessibility at this entrance. Furthermore, any improvement, such as an exterior ramp, would impede on the existing public access area and pedestrian sidewalk. Existing parking meters and trees along David Lamson Way would restrict pedestrian path if exterior ramp was added. In addition, there are multiple existing constraints that will limit the ability to make the rear door fully accessible, including impacts to the upper-level tenant entrance, existing Municipal parking lot, and sidewalk.

We look forward to the opportunity to meet with the board again to review this project. Please let us know if anything additional is required.

Sincerely,

James Lalli
Director of Architecture - Financial
908.462.9949 | jlalli@core-states.com



Trifab® VG (VersaGlaze®)

Trifab VG 450, 451 & 451T (Thermal) Framing Systems

Design Versatility
with Unmatched
Fabrication Flexibility



Preston Pointe, Louisville, KY
Architect: Potter & Associates Architects PLLC, Louisville, KY
Glazing Contractor: Kentucky Mirror & Plate Glass Company, Louisville, KY

Trifab® VG (VersaGlaze) is built on the proven and successful Trifab platform – with all the versatility its name implies. Trifab set the standard and Trifab® VG improves upon it. There are enough fabrication, design and performance choices to please the most discerning building owner, architect and installer. Plus the confidence a tried and true framing system instills. Select from four glazing applications, four fabrication methods and multiple infill choices. Consider thermal options and performance, SSG and Weatherseal alternatives and your project takes an almost custom shape whether your architecture is traditional or modern and the building is new or retrofitted.

Aesthetics

Trifab® 450 has 1-3/4" sight lines and both Trifab® 451 and Trifab® 451T have 2" sight lines, while all three have a 4-1/2" frame depth. Designers can not only choose front, center or back glass planes, they can now add the versatility of multi-plane glass applications, thus allowing a greater range of design possibilities for specific project requirements and architectural styles. Structural Silicone Glazing (SSG) and Weatherseal options further expand the designer's choices.

Trifab® VG can be used on almost any project due to virtually seamless incorporation of Kawneer entrances, Sealair® windows or GLASSvent™ for visually frameless ventilators. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing owner, architect and installer with proven, tested and quality products from a single source supplier.

Economy

Trifab® VG offers four fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two piece vertical members. Provides the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation.
- **Shear Block** – for punched openings or continuous runs using tubular moldings. Provides the option to pre-assemble multi-lite units using shear block clips under controlled shop labor conditions. Clips provide tight joints for transporting large units. Less field time is necessary to fill large openings.
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the job.
- **Type B** – for multi-lite punched openings. Provide option for pre-assembled units for installation into single openings and controlled shop labor costs. Head and sill running through provide fewer joints and require less time to fill large openings.



Brighton Landing, Cambridge, MA
Architects: ADD Inc., Cambridge, MA
Glazing Contractors: Ipswich Bay Glass Company, Inc., Rowley, MA

Trifab® VG 450, 451 and 451T can be flush glazed from either the inside or outside. The Weatherseal option provides an alternative to the structural silicone glazed vertical mullions. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior, without the added labor of scaffolding or swing stages. Optional patented HP Flashing™ and HP Interlock

clip are engineered to eliminate the perimeter sill fasteners and their associated blind seals and are compatible with all glass planes.

Performance

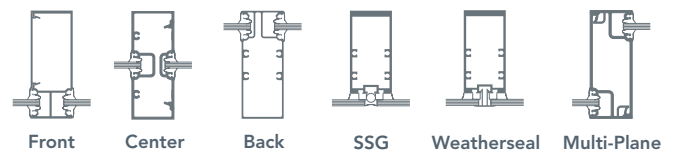
Kawneer's IsoLock™ Thermal Break option is available on Trifab® VG 451T. This process creates a composite section and prevents dry shrinkage.

U-factor, CRF values and STC ratings for Trifab® VG vary depending upon the glass plane application. Project specific U-factors can now be determined for each individual project. (See Kawneer Architectural Manual or Website for additional information)

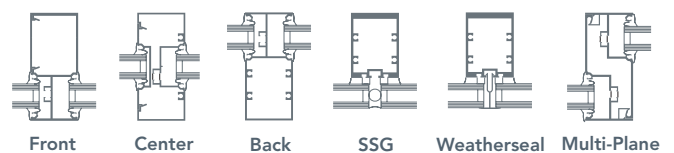
Performance Test Standards

Air Performance	ASTM E 283
Water	AAMA 501 and ASTM E 331
Structural	ASTM E 330
Thermal	AAMA 1503
Thermal Break	AAMA 505 and AAMA TIR-A8
Acoustical	AAMA 1801 and ASTM E 1425

Trifab VG 450



Trifab VG 451/451T



Finishes

Permadonic Anodized finishes are available in Class I and Class II in seven different colors.

Painted Finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially-designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

BLACK ANODIZED ALUMINUM STOREFRONT

Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770 . 449 . 5555



1600 Wall System[®]1 / System[®]2

Imposing Statements –
Used Together
Or Independently



Knight Oil Tools Corporate Facility, Lafayette, LA
Architect: Donald J. Breaux Architect, Lafayette, LA
Glazing Contractor: Advantage Glass & Mirror, New Iberia, LA, with
installation assistance from DeGeorge Glass Company, Inc., Metairie, LA

Building on the proven success of Kawneer's 1600 Wall System[®] which set the standards for curtain wall engineering, 1600 Wall System[®]1 and 1600 Wall System[®]2 provide reliability with versatile features. Both are stick-fabricated, pressure glazed curtain walls for low-to-mid-rise applications and are designed to be used independently or as an integrated system to provide visual impact for almost any type of building.

- 1600 Wall System[®]1 is an outside glazed, captured curtain wall
- 1600 Wall System[®]2 is a Structural Silicone Glazed (SSG) curtain wall

Aesthetics

Even the smallest details of 1600 System[®]1/1600 Wall System[®]2 reflect the aesthetics and reliability that derive from Kawneer's precise engineering and experience. The joinery for both systems is accomplished with concealed fasteners to create unbroken lines and a monolithic appearance. When using optional, open back horizontal mullions, the fillers snap at the edge, producing an uninterrupted sight line.

Performance

Key aspects of 1600 System^{®1} and 1600 Wall System^{®2} are enhanced for higher performance. Pressure equalization has been designed into the system and all components are silicone compatible to provide superior longevity. For installations where severe weather conditions are prevalent, 1600 Wall System^{®1} has been large missile hurricane impact and cycle tested. Proven through years of high performance, both systems are tested according to industry standards:

Air Performance	ASTM E-283
Static Water Penetration	ASTM E-331
Dynamic Water Penetration	AAMA 501.1
Structural Performance	ASTM E-330
"U" Value, CRF	AAMA 1503.1
Sound Transmission Rating	ASTM E 90-90
Seismic Performance	AAMA 501.4

For the Finishing Touch

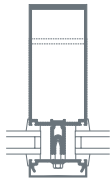
Permadonic Anodized finishes are available in Class I and Class II in seven different colors.

Painted Finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially-designed colors.

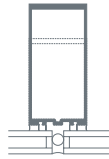
Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.



Hunter Henry Center at Mississippi State University,
Mississippi State, MS
Architect: Foil Wyatt Architects & Planners, P.A., Jackson, MS
Glazing Contractor: American Glass Company, Inc., Columbus, MS



1600 Wall System^{®1}



1600 Wall System^{®2}

1600 Wall System^{®1}/1600 Wall System^{®2}:

- for reliability
- for performance
- for versatility
- for a smooth, monolithic appearance
- for uninterrupted sight lines

Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770 . 449 . 5555



CHASE

SECTION 084113 – ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

1.7 PRE-INSTALLATION MEETING

- A. Convene pre-installation meeting with Architect of Record, General Contractor and fenestration installer one week before starting work of this section.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Handle products of this section in accordance with AAMA CW-10.
- B. Protect finished aluminum surfaces with wrapping. Do not use adhesive papers or sprayed coatings that bond to aluminum when exposed to sunlight or weather.
- C. Upon receipt of materials, installer shall examine the shipment for damage and completeness.
- D. Store materials in a clean, dry location, out of direct sunlight.
- E. Stack all materials to prevent damage and to allow for adequate ventilation.

1.9 PROJECT CONDITIONS

- A. Verify actual dimensions of Aluminum framed storefront openings by field measurements before fabrication and indicate field measurements on shop drawings.
- B. Coordinate the work with installation of firestopping components or materials.
- C. Install sealants within sealant manufacturer's required temperature and humidity conditions range. Maintain this minimum temperature during and 48 hours after installation.

1.10 WARRANTY

- A. See Section 017800 - Closeout Submittals, for additional warranty requirements.
- B. Correct defective Work within a five-year period after Date of Substantial Completion.
- C. Provide 10-year manufacturer warranty against degradation of exterior finish. Include provision for replacement of units with excessive fading, chalking, or flaking.

PART 2 - PRODUCTS**2.1 MANUFACTURERS**

- A. Basis-of-design product:
 - 1. Manufacturer: Kawneer Company Inc.; www.kawneer.com.
 - a. Exterior storefront framing system: Trifab® VG 451T, 2" x 4 1/2" extruded Aluminum framing, center-glazed, thermally broken with a 1/4" (6.4 mm) urethane separation mechanically and adhesively joined to Aluminum, designed in accordance with AAMA TIR-A8 and tested in accordance with AAMA 505.
 - b. Interior storefront partition system: Trifab® VG 451, 2" x 4 1/2" extruded Aluminum framing, center-glazed.
 - c. Entrance, Vestibule and exterior Employee Access doors: 500 Standard series; 1-3/4" thick, 5" top rails, 5" vertical stiles, 10" non-standard bottom rails, square glazing stops; match storefront framing finish.
 - d. Interior Employee Access doors: 190 Standard series; 1-3/4" thick, 2-1/4" top rails, 2-1/8" vertical stiles, 10" non-standard bottom rails, square glazing stops; match storefront framing finish.
 - e. Flush exterior doors ("Egress"): Flushline®; door face sheet shall be 0.062" (1.6 mm) Architectural quality 5005 alloy aluminum sheet, plain unpatterned.
- B. Substitutions: refer to Section 016000. Acceptance will be in written form, either as an addendum or modification, and documented by a formal change order signed by the Owner and Contractor.
 - 1. U.S. Aluminum, C.R. Lawrence Co.; www.crlawrence.com.
 - 2. Efcocorp; www.efcocorp.com.
 - 3. Arcadia, Inc.; www.arcadiainc.com.

CHASE

SECTION 084400 - CURTAIN WALL AND GLAZED ASSEMBLIES

- B. Minimum manufacturer's warranty against failure of glass seal on insulating glass units, including interpane dusting or misting: 5 years. Include provision for replacement of failed units.
- C. Minimum manufacturer's warranty against excessive degradation of exterior finish: 10 years. Include provision for replacement of components with excessive fading, chalking, or flaking.
- D. Minimum installer's warranty against defective workmanship: 2 years.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Basis of Design: Kawneer Company, Inc., www.kawneer.com; 1600 Wall System 1.
 - 1. Factory fabricated, factory finished aluminum framing members with infill, and related flashings, anchorage and attachment devices.
 - 2. Cross-Section: 2-1/2 x 6 inch nominal dimension.
 - 3. Structurally Reinforced Members: Extruded aluminum with internal reinforcement of structural steel member.
 - 4. Outside glazed, with pressure plate and mullion cover.
 - 5. Finish shall be as noted in the drawings:
 - a. Class I AAMA 611 AA-M12C22A41 Clear anodic coating not less than 0.7 mils thick (Kawneer #14).
 - b. Class I AAMA 611 AA-M10C21A44 Black anodic coating not less than 0.7 mils thick (Kawneer #29).
- B. Substitutions: Refer to Section 016000.

2.2 MATERIALS

- A. Extruded Aluminum: ASTM B 221 (ASTM B 221M): 6063 alloy, T6 temper.
- B. Sheet Aluminum: ASTM B 209 (ASTM B 209M).
- C. Column Covers: Aluminum, 0.040 inch thick, finish to match curtain wall framing members.
- D. Fasteners: Aluminum, nonmagnetic stainless steel or other materials to be non-corrosive and compatible with aluminum window members, trim hardware, anchors, and other components.
- E. Anchors, Clips, and Accessories: Aluminum, nonmagnetic stainless steel, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions or other suitable zinc coating; provide sufficient strength to withstand design pressure indicated.
- F. Pressure Plate: Pressure plate shall be aluminum and fastened to the mullion with stainless steel screws.
- G. Reinforcing Members: Aluminum, nonmagnetic stainless steel, or nickel/chrome-plated steel complying with ASTM B 456 for Type SC 3 severe service conditions, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions or other suitable zinc coating; provide sufficient strength to withstand design pressure indicated.
- H. Sealant: For sealants required within fabricated curtain wall system, provide permanently elastic, non-shrinking, and non-migrating type recommended by sealant manufacturer for joint size and movement.
- I. Thermal Barrier: Thermal separator shall be extruded of a silicone compatible elastomer that provides a minimum 1/4" (6.3) separation.
- J. Tolerances: Reference to tolerances for wall thickness and other cross-sectional dimensions of glazed curtain wall members are nominal and in compliance with AA Aluminum Standards and Data.
- K. Exposed Flashings: 0.032 inch thick aluminum sheet; finish to match framing members.
- L. Glazing: As specified in Section 088000.
- M. Glazing Gaskets: Type to suit application to achieve weather, moisture, and air infiltration requirements, and compliant with ASTM C864.

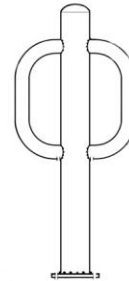
**FINISH:
BLACK**

Assembly Instructions

Two Bike Post



Bottom view

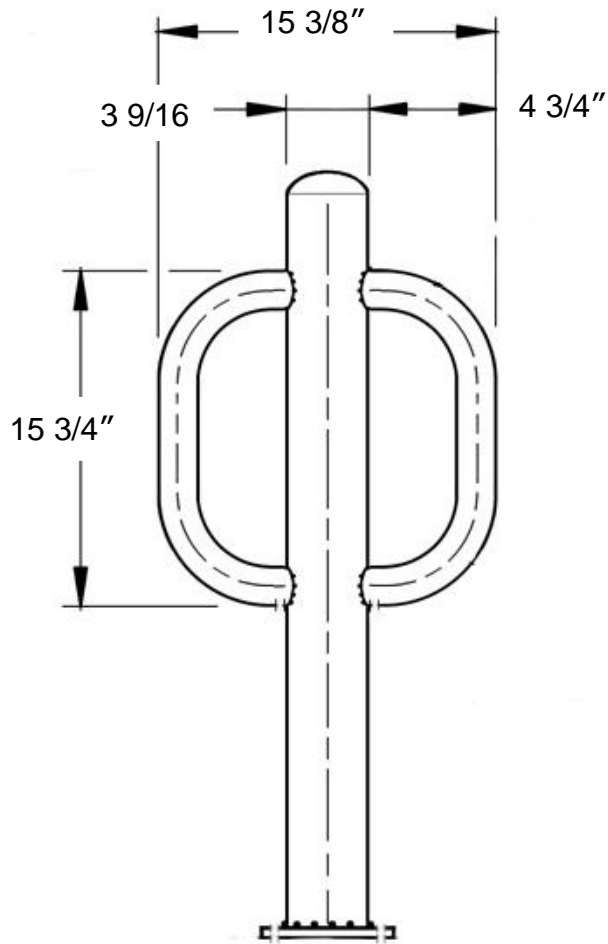


- Step 1:** Position the bike rack standing at the desired location and mark the four mounting holes
- Step 2:** Remove the bike rack and drill four holes at the marks for 1/2" diameter anchors.
(Anchors are not supplied)
- Step 3:** Securely install the four anchors per the manufacturers instructions and mount the bike rack.

Tools required: (1) Power drill, (1) Carbide tipped masonry bit, Marking pen, (1) 3/8" Drive ratchet, (1) 9/16" Deep well socket

Specification Sheet

Two Bike Post

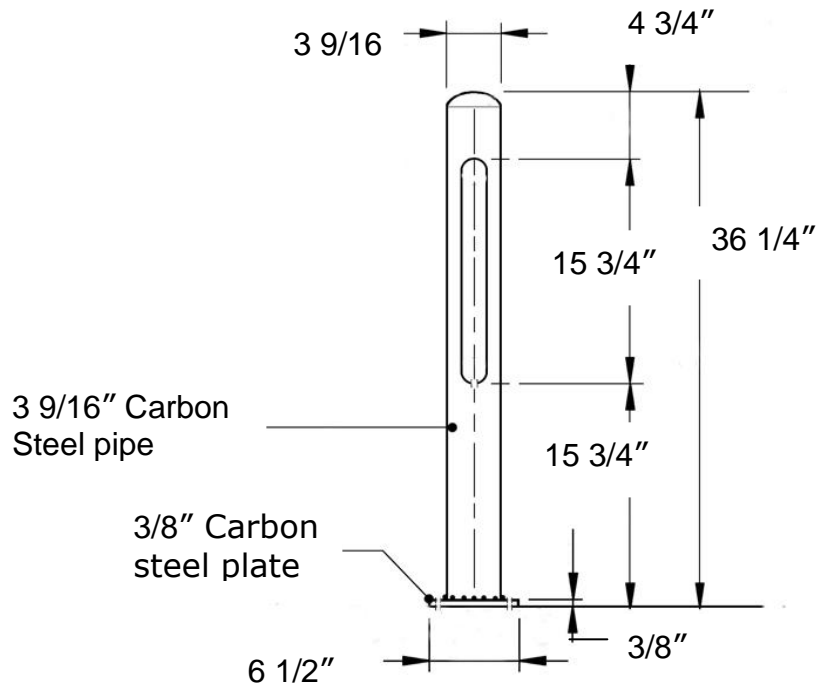


Front view

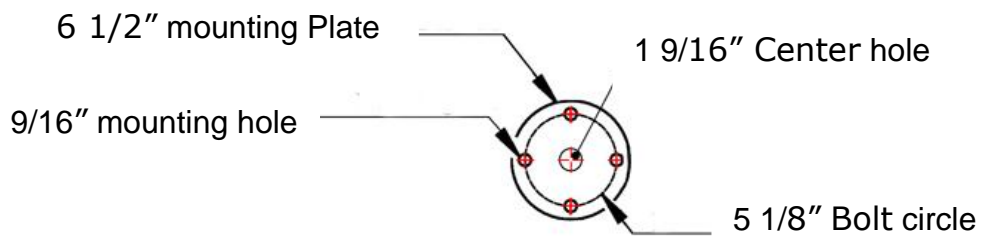
Material: Carbon steel

Finish: Powder coating

Two Bike Post



Side view



Bottom Plate view

PRODUCT CARE AND MAINTENANCE INSTRUCTIONS

To maintain the appearance of your powder coated product, regular care is recommended. Routine cleaning and prompt attention to scratches or cuts will help protect and prolong your product's finish.

HANDLING & INSPECTION

- Avoid damaging the metal's coating when handling the product. Damages such as scratches and cuts can leave the metal vulnerable to rust.
- Do not drag the product on the ground. Protect the product from being hit by heavy or sharp objects.
- Perform routine inspection every 3 to 6 months. Identify and repair issues early to avoid progression of damage. In coastal, industrial, and high-traffic environments, inspection and cleaning should be performed more frequently.
- Tighten loose parts and replace missing parts immediately.

CLEANING

- Perform routine cleaning every 3 to 6 months. Regular cleaning will extend the life of the product and maintain its optimum appearance.
 1. Clean the product with a diluted solution of mild detergent (such as dish soap) and warm water. Use a cloth or soft bristle brush to remove any accumulated dirt.
 2. After cleaning, rinse the surface thoroughly with clean water.
 3. Wipe dry with a soft cloth.

NOTE:

- *Never use abrasive cleaners, brushes, or steel wool to clean powder coated products.*
- *Be sure to read all manufacturers' directions of the detergent to make sure it is safe for use on powder coated metal surfaces. A small test area should be checked first.*
- *Do not let cleaning solution dry on the product's surface.*
- Bird droppings should be cleaned off as soon as possible. They can be particularly damaging and lead to permanent staining and corrosion.

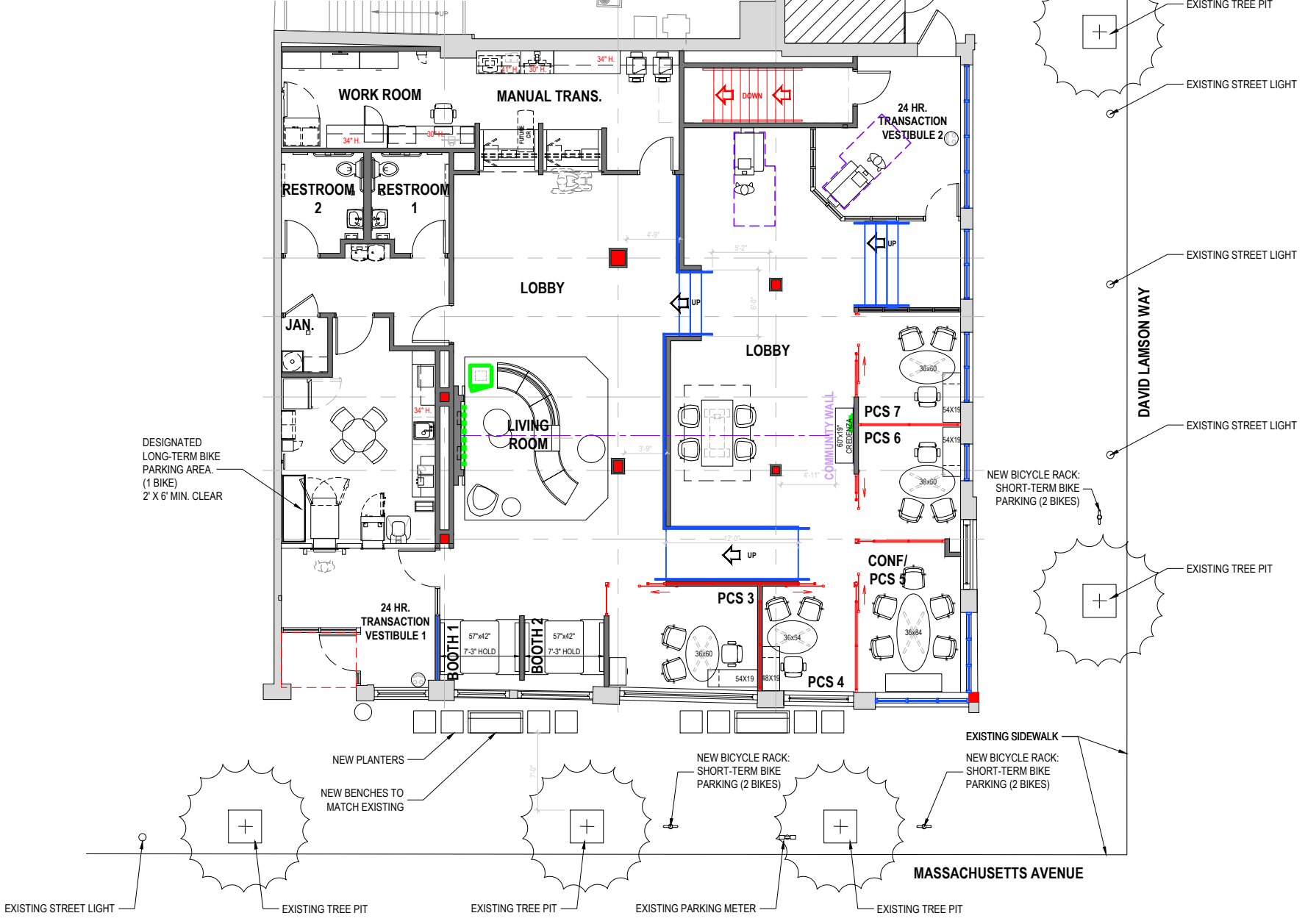
MINOR DAMAGE REPAIR

- To help prevent the exposure of metal to the elements, it is recommended to touch up any spots that encounter a scratch or chip. Rust should be removed as soon as possible to prevent worsening of damage.
 1. Thoroughly clean the areas (as described above).
 2. Use fine-grit sandpaper to lightly sand away any rust and then wipe off the surface.
 3. Apply an exterior metal primer to scuffed areas, ensuring that all exposed metal surfaces are sealed. Wait for the primer to dry completely.
 4. Apply a matching color paint that is specially formulated for metal to the primed areas.

GRAFFITI REMOVAL

- Clean the surface with 50% concentration of isopropyl alcohol (IPA) or a biodegradable graffiti-cleaning spray.
- Avoid using knives or hard scraping tools, as these may damage the product's surfaces.

ATTACHMENT 03



PROPOSED FLOOR PLAN ARLINGTON MASS AVE 645 Mass Ave - Arlington, MA 02476



DATE	DESIGNER	AREA	SCALE
09 JUN 21	KMS	SEE ABOVE	NONE





CHASE





CHASE



NO PARKING
EXCEPT
AS SHOWN
ON THIS SIGN

NO PARKING
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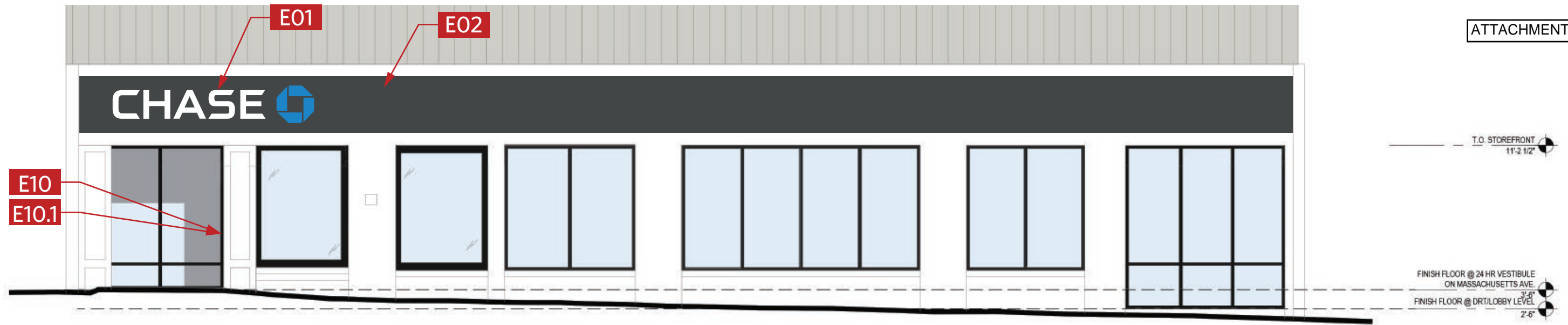
E01 - LIF-WBO-18-LED

E02 - NMP-XX

E10 - ADA-EP

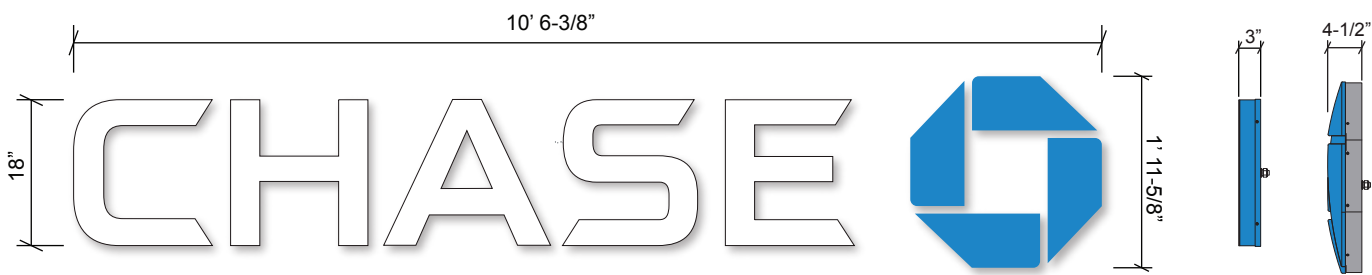
E10.1 - CUST-VIN

ATTACHMENT 05



South Elevation - Massachusetts Ave

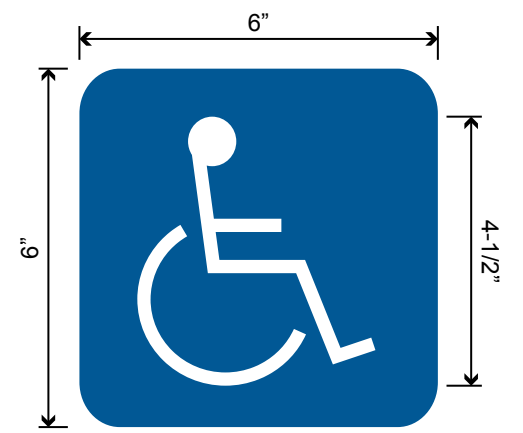
SIGN E10 NOT SEEN FROM THIS ANGLE



LIF-WBO-18-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 20.7 SF
SCALE: NTS



NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
SCALE: NTS



ADA-EP
HANDICAPPED ENTRANCE PLAQUE
SCALE: NTS

CUST-VIN
MATCHING BLUE VINYL BACKER
SCALE: NTS



SIGN E10 MOUNTS BACK-TO-BACK WITH SIGN I01.

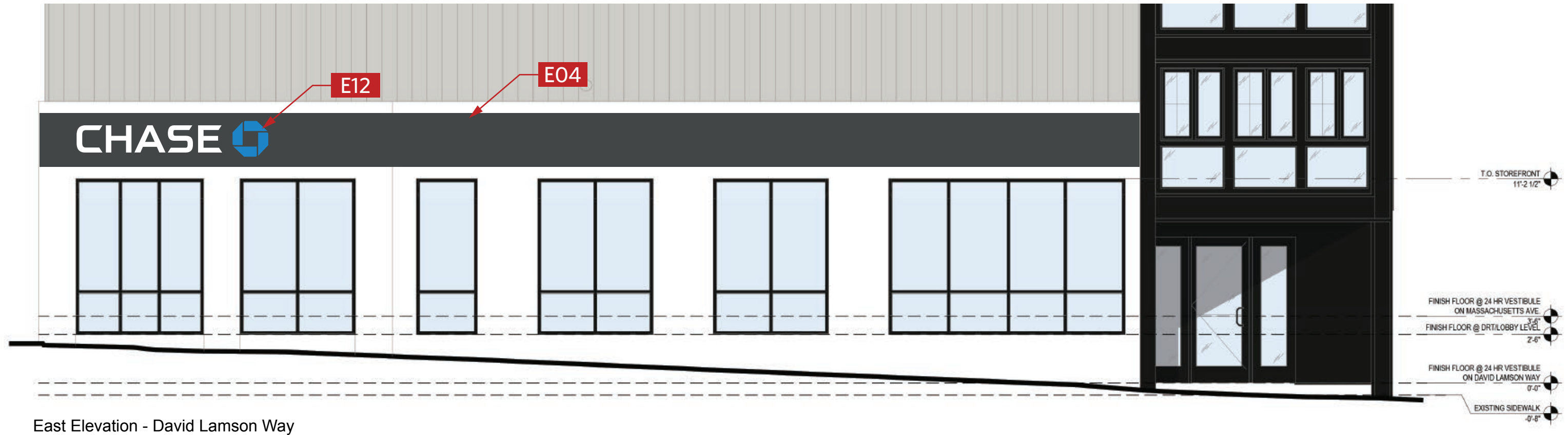


CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

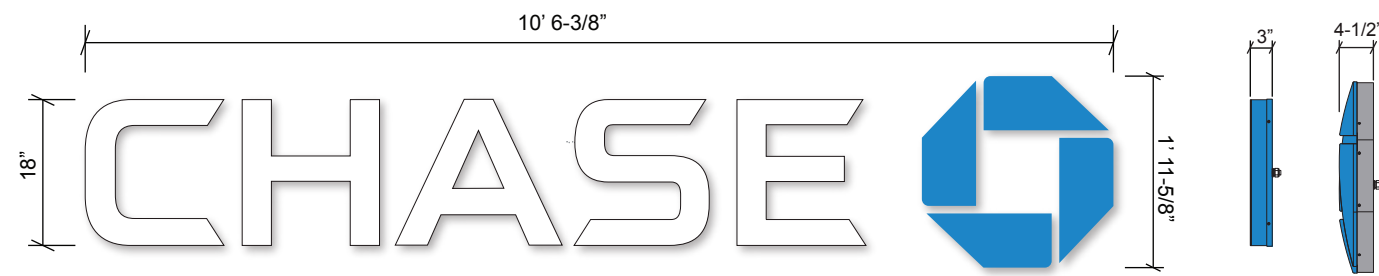
DESIGNER - JM
CREATED - 06.17.21
DRAWING - B95122

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East Elevation - David Lamson Way



LIF-WBO-18-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 20.7 SF
 SCALE: NTS



NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
 SCALE: NTS

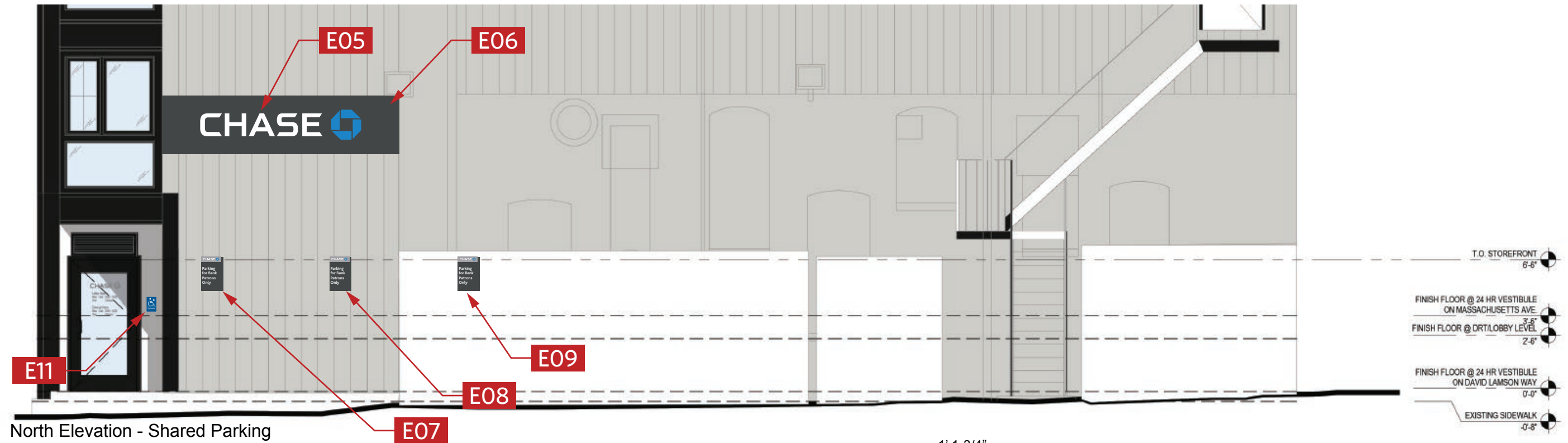


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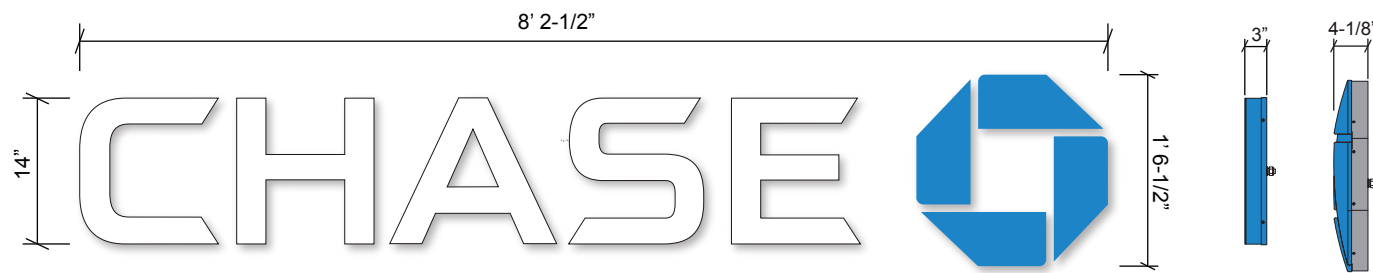
DESIGNER - JM
 CREATED - 06.17.21
 DRAWING - B95122

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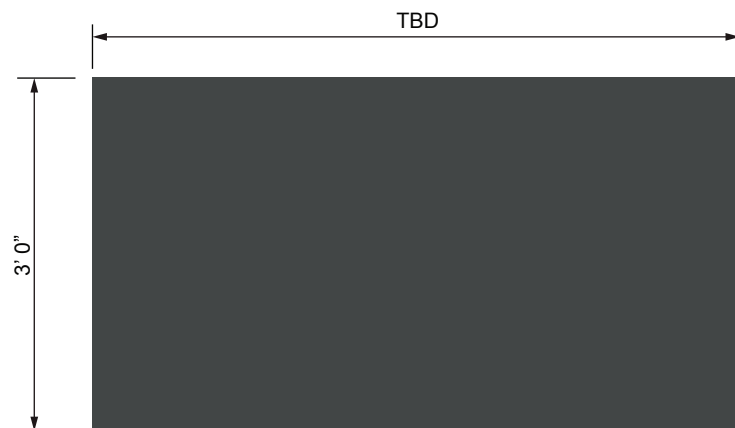
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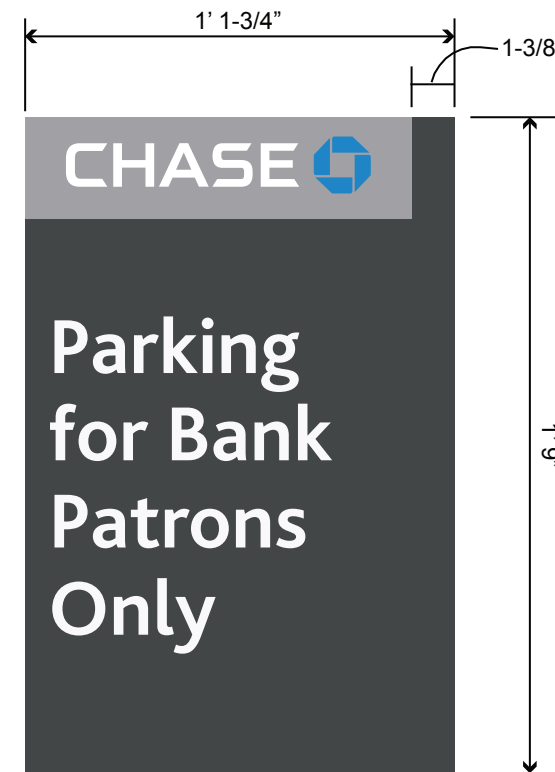
North Elevation - Shared Parking



LIF-WBO-14-LED
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 12.7 SF
 SCALE: NTS



NMP-XX
DARK NICKEL METAL PAN - DIMENSIONS TBD
 SCALE: NTS



TC-W-A-RE
WALL MOUNTED REGULATORY SIGN (RE-ENGINEERED) - 2SF
 SCALE: NTS



ADA-EP-NA
HANDICAPPED ENTRANCE PLAQUE - NOT ACCESSIBLE
 SCALE: NTS



CHS.NB.961 - Arlington Mass Avenue
 645 Massachusetts Avenue
 Arlington, MA 02476

DESIGNER - JM
 CREATED - 06.17.21
 DRAWING - B95122

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ARCHITECTURAL RENDERING - CORNER ELEVATION



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Arlington, MA 02476

DESIGNER - JM

CREATED - 06.17.21

DRAWING - B95122

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ARCHITECTURAL ELEVATION - MASSACHUSETTS AVENUE



CHS.NB.961 - Arlington Mass Avenue
645 Massachusetts Avenue
Arlington, MA 02476

DESIGNER - JM

CREATED - 06.17.21

DRAWING - B95122

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ARCHITECTURAL ELEVATION - DAVID LAMSON WAY ELEVATION



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Survey Photos



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Approach Photos



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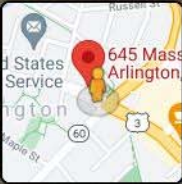
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PROPOSED
CHASE BANK

DAVID LAMSON
WAY

EXISTING ADA
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