

TOWN OF ARLINGTON
REDEVELOPMENT BOARD

PLANNING & COMMUNITY
DEVELOPMENT

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 3.4 of the Zoning Bylaw)

OCT 23 A 9:24

Docket No. _____

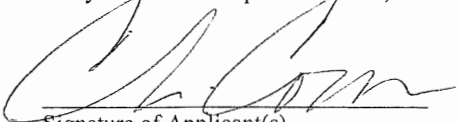
1. Property Address: 10 Sunnyside Avenue, Arlington, MA 02474
Name of Record Owner(s): 10 Sunnyside Ave LLC Phone: 781-646-4911
Address of Owner: 10 Sunnyside Avenue, Arlington, MA 02474
Street City, State, ZIP
2. Name of Applicant(s) (if different than above): Chris Cormier
Address: c/o Robert J. Annese, 1171 Massachusetts Ave., Arlington, MA 02476 Phone: 781-646-4911
Status Relative to Property (occupant, purchaser, etc.): Owner under agreement
3. Location of Property: 033.0-0002-0002.B
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Middlesex South District Registry of Deeds, Book 71763, Page 163; or- registered in Land Registration Office, Cert. No _____, Book _____, Page _____
5. Present Use of Property (include # of dwelling units, if any): automotive garage & repair facility
6. Proposed Use of Property (include # of dwelling units, if any): mixed use residential; 26 residential units as well as one unit of retail space
7. Permit applied for in accordance with the following Zoning Bylaw section(s):

<u>Section 3.4</u>	<u>Environmental Design Review</u>
<u>Section 5.5 -B4</u>	<u>Mixed Use</u>
<u>Section 6.1</u>	<u>Table of Off Street Parking Regulations</u>
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

See attached Statement incorporated by reference into the terms of this Application.

(In the statement below, strike out the words that do not apply)

The applicant states that it is the owner ~~or occupant or purchaser~~ under agreement of the property in Arlington located at 10 Sunnyside Avenue, Arlington which is the subject of this application; and that unfavorable action ~~-or-~~ no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.



Signature of Applicant(s)
Chris Cormier

c/o Robert J. Annese, 1171 Mass Ave., Arlington, MA 02476
Address

781-646-4911
Phone

Town of Arlington Redevelopment Board
Application for Special Permit in accordance with
Environmental Design Review (Section 3.4)

Required Submittals Checklist

File each in triplicate except for model
References are to Arlington Zoning Bylaw

- √ Dimensional and Parking Information Form
- √ Site plan of proposal
- X Model, if required
- √ Drawing of proposed structure
- √ Proposed landscaping. May be incorporated into site plan
- √ Photographs
- √ Impact statement
- √ Application and plans for sign permits
- √ Stormwater management plan (for stormwater management during construction for projects with new construction)

FOR OFFICE USE ONLY

_____ Special Permit Granted	Date: _____
_____ Received evidence of filing with Registry of Deeds	Date: _____
<u>EL</u> Notified Building Inspector of Special Permit filing	Date: <u>10/26/18</u>

TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Petition for Special Permit under Environmental Design Review (see Section 3.4 of the Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

1. **Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Currently the existing site is a one story structure surrounded by old pavement for parking along with a chain-link fence securing the property. There is currently very little to no landscaping or plantings. The new proposal will incorporate new plantings, trees and green open space to the site.

2. **Relation of Buildings to Environment.** Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on abutting property in an RU, RI or R2 district or on public open space.

The building which abuts the site on the left side of the property is a 3 story brick commercial building. On the right side, the abutting structure is a two story masonry commercial garage. Further down Sunnyside Avenue are a mixture of single and multifamily dwellings.

3. **Open Space.** All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.

The current building on the existing site sits approximately 4 feet from the edge of the street so the pavement goes to the edge of the building which does not allow for any landscaping. The new proposal pushes the new building back 15 feet from the sidewalk to allow for green open space at the front of the building as well as side yard setbacks for additional open space on the side of the building.

4. **Circulation.** With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

Circulation within the site has been designed in a way to have the pedestrian / bike traffic at the left side of the site and the vehicular traffic entering and exiting the site on the far right side of the site. Having the pedestrian / bike traffic at the left side of the site keeps the circulation closer to the Broadway intersection as well as the Alewife Greenway Bike Path.

5. **Surface Water Drainage.** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

The new proposal brings the new green open space onto the site which will help with natural drainage within the site. The civil engineer will also incorporate additional onsite drainage that will allow the site to manage all the rain runoff with the site itself.

6. **Utility Service.** Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

All the new utility service will be underground.

7. **Advertising Features.** The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

The proposed signage for the residential entry is detailed on drawing A7. The retail signage will be designed at a later date when a future tenant leases the space. All the signage will be done in accordance with the Arlington Bylaws and regulations.

8. **Special Features.** Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

At this time, there are no special features designed for the project. If one is needed and designed, it would be designed in accordance with the Arlington Bylaws as well as having the proper setbacks and screening required by the Bylaw.

9. **Safety.** With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The new building design has large setbacks from the property lines giving the site more areas for landscaping, lighting as well as additional security features that will not negatively impact on the abutting neighborhood.

10. **Heritage.** With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.

The existing one story masonry building was built approximately around 1920. The site and building does not appear to be historic or significant to Arlington's Heritage.

11. **Microclimate.** With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.

The Applicant's plans have been prepared to deal with minimizing any noise emanating from any air-conditioning or heating system servicing the property and there will be no vapor or fumes generated by the property construction and use.

In addition the building will be constructed in accordance with the plans submitted which comply with the height requirement's contained in the Zoning Bylaws with no significant massing effect which could impact abutting properties.

12. **Sustainable Building and Site Design.** Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality.
Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.
[LEED checklists can be found at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b>]

The building will be designed to meet a number of the LEED performance objectives.

The building will be designed to comply with the Green Building Certification System standards prepared for the U.S. General Services Administration with respect to the guiding principles for new construction and major renovation as follows:

1. Robustness-Integrated Principals

The Building has been sited on the lot in such a manner as to add to the open space on the lot. There will be no generation of greenhouse gas emanating from the site whether during the construction phase or thereafter.

2. Energy

The Building has also been designed with energy efficiency in mind with respect to the physical characteristics of the building itself and with respect to the interior property and equipment such as stoves, sinks, refrigerators, etc. at the property.

3. Water

A storm water management plan is being worked on and generated with the engineering department and the Building Inspection and Department for the Town.

4. Resources/Materials

Proper waste disposal is being provided for with respect to the Applicant's plans and no ozone depleting compound will be used at the property.

5. Indoor Environment

Adequate lighting controls are also provided for with respect to the Applicant's plans so that there is no adverse impact with regard to neighboring properties as a result of any lighting emanating from the property.

Adequate steps will also be taken to protect indoor air quality during the construction phase and only low emitting materials will be used during the construction phase at the property.

All as shown on exhibit A affixed to this response and incorporated into its terms by reference

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw)

1. The use requested is listed in the Table of Use Regulations as a special permit in the district for which application is made or is so designated elsewhere in this Bylaw.

The use is so listed.

2. The requested use is essential or desirable to the public convenience or welfare.

It has been apparent for many years that the Town and its inhabitants and potential inhabitants would benefit from mixed use development in the Town.

The Applicant's plans provide for a mixed use development and also provide additional residential living space in the Town and at the same time provides four (4) affordable housing residential units for families and individuals of lower economic means to have an opportunity to live in the Town.

3. The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

While the existing use of the property is an automobile garage and repair shop the new use will generate less traffic to and from the property and adequate steps have been taken to provide for pedestrian safety in accordance with Applicant's plan.

4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.}

There will be no overload of any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or general welfare.

5. Any special regulations for the use, set forth in Article 11, are fulfilled.

This requirement is satisfied with respect to the Applicant's plans.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

Far from impairing the integrity and character of the district or adjoining districts, the Applicant's plans will decidedly improve the integrity or character of the district or adjoining district as a result of the building to be constructed at the site replacing the existing garage building.

The Applicant's plans will not be detrimental to the health, morals or welfare.

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

The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood. As stated previously, the requested use will be an improvement to the neighborhood generating less traffic in an area in the Town which has historically been used for automotive repair purposes. The residential use will be by far a decadently less intensive use the neighborhood.

STATEMENT OF THE APPLICANT

Applicant proposes to construct a mixed use development at the real estate property located at 10 Sunnyside Avenue, Arlington, Massachusetts. Said real estate presently consisting of an automobile repair garage business operation with the applicant proposes a missed use development at the site consisting of twenty-six (26) residential units and one (1) retail unit.

The residential unit breakdown would be 4 one bedroom units, 18 two bedroom units and 4 three bedroom units.

The one bedroom units would range in square feet from 632 square feet to 716 square feet. The two bedroom units from 839 square feet to 1,322 square feet and the three bedroom units from 1,125 square feet to 1,245 square feet all as shown on certain plans of RCA, LLC, 415 Neponset Avenue, Dorchester, MA 02122. Said plans dated August 17, 2018. Said plans shown on Plan 1 and Plans A1 through A10, all of which have been submitted with the applicant's building plans.

The one unit of retail space would contain approximately 2,461 square feet.

Parking would be provided both at ground level and basement level parking. The ground level parking providing for nineteen (19) spaces and the basement level providing for twenty (20) spaces for a total of thirty-nine (39) parking spaces.

There are presently forty-two (42) parking spaces on the property.

The lot contains 16,500 square feet and has 150 feet of frontage on Sunnyside Avenue with the minimum zoning requirement being 50 feet.

The floor area ratio with respect to the property is .33 and the proposed floor area ratio would be 2.04 while zoning allows a maximum of 1.0.

The lot coverage presently is .94 and the proposed conditions would be .87 while zoning allows a maximum lot coverage of .40.

The existing front yard setback is 4.3 feet and the proposed front yard setback would be 15 feet.

The right yard setback is presently 7.9 feet and the proposed would be 15 feet. While the left side yard is one foot and the proposed would be 9 feet.

There is presently no rear yard setback and the proposed rear yard setback would be 9.6 feet while the zoning requirement would be a minimum of 16 feet.

The existing building currently is one story and the proposed number of stories would be four while zoning allows for a total of four stories.

The present usable open space is 11.111% and the proposed would be for 2.2%.

The landscaped open space would be 2.100.

There are presently 42 parking spaces at the site while the applicant proposed 39 parking spaces and zoning requires 47.8 parking spaces.

The parking area setbacks comply with the zoning requirement.

Bicycle parking has been provided in connection with the application as shown on Plan No. A1 with bicycle parking being provided within the interior of the building and outside of the proposed building.

The property is located in a B4 zone in accordance with the terms of the amended zoning bylaw section 5.5.1(E) B4: Vehicular oriented business district. The vehicular oriented business district provides for establishments that are primarily oriented to automotive traffic, which means they require large amounts of land in proportion to building coverage. This district also consists of establishments devoted to the sale or servicing of motor vehicles, the sale of vehicle parts and accessories, and service stations. Arlington has an abundance of automotive and automotive accessory sales and service establishments. As these businesses gradually close, the Town has encouraged conversion of the property to other retail, service, office or residential use, particularly as part of mixed-use development.

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. 3586

Property Location: 10 Sunnyside Avenue, Arlington, MA

Zoning District: B4

Owner: 10 Sunnyside Ave, LLC

Address: 10 Sunnyside Avenue, Arlington 02474

Present Use/Occupancy: No. of dwelling units:

Uses and their gross square feet:

Automobile garage

5,389 G.S.F.

Proposed Use/Occupancy: No. of dwelling units:

Uses and their gross square feet:

26 residential units/1 retail space

33,702 G.S.F.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
Lot size (sq. ft.)	16,500 sq. ft.	16,500 sq. ft.	0 min.
Frontage (ft.)	150'	150'	50' min.
Floor area ratio	.33	2.04	1.0 max.
Lot Coverage (%)	.94%	.87%	.40% max
Lot Area per Dwelling Unit (Sq. ft.)	N/A	635	700 min.
Front Yard Depth (ft.)	4.3'	15'	0 min.
Side Yard Depth (ft.) right side	70.9'	15'	0 min.
left side	1.0'	9.0'	0 min.
Rear Side Yard Depth (ft.)	0	9.6'	16' min.
Height (stories)	1	4	4 max.
Height (ft.)	16'/20'±	50'	50' max.
Open Space (% of GFA)	.018 (300 sq. ft.)	.26	min.
Landscaped (square feet)	978	2,100	1650 (10%)
Usable (square feet)	11,111	42,28	3300 (20%)
Parking Spaces (number)	42	39	47.8 min.
Parking area setbacks	0/3'	3'	3' min.
Loading Spaces (if applicable)	0	0	1 min.
Type of construction			
Distance to Nearest Building	24'±/93'±	33'-6"/36'-2"	10' min.

OPEN SPACE/GROSS FLOOR AREA

Refer to Zoning Bylaw Article 2, Definitions and Article 6, Dimensional Regulations

Address: 10 Sunnyside Avenue, Arlington, MA Zoning District: B4

<u>OPEN SPACE</u>	EXISTING	PROPOSED
Total lot area	16,500 sq. ft.	16,500 sq. ft.
Open Space (Usable)*	11,111 sq. ft.	4,228 sq. ft.
Open Space (Landscaped)	978 sq. ft.	2,100 sq. ft.

*Usable Open Space must be at least 75% open to the sky, free of automotive, traffic and parking, and readily accessible. Open space shall be deemed usable only if: 1) at least 75% of the area has a grade of less than 8% and no horizontal dimension less than 25 feet.

<u>GROSS FLOOR AREA (GFA)</u>		
Accessory building	n/a	n/a
Basement or cellar (>5' excluding mechanical area)	n/a	n/a
1 st Floor	5,445± sq. ft./0.33 FAR	5,321 sq. ft.
2 nd Floor	n/a	10,131 sq. ft.
3 rd Floor	n/a	9,125
4 th Floor	n/a	9,125
5 th Floor	n/a	n/a
Attic (>7'3" in height, excluding elevator, mechanical)	n/a	n/a
Parking garages (except as used for accessory Parking garages or off street loading purposes)	42	39
All weather habitable porches and balconies	n/a	2,128. sq. ft.
Total Gross Floor Area (GFA)	5,445± sq. ft./0.33 FAR	35,830± sq. ft./2.17 FAR

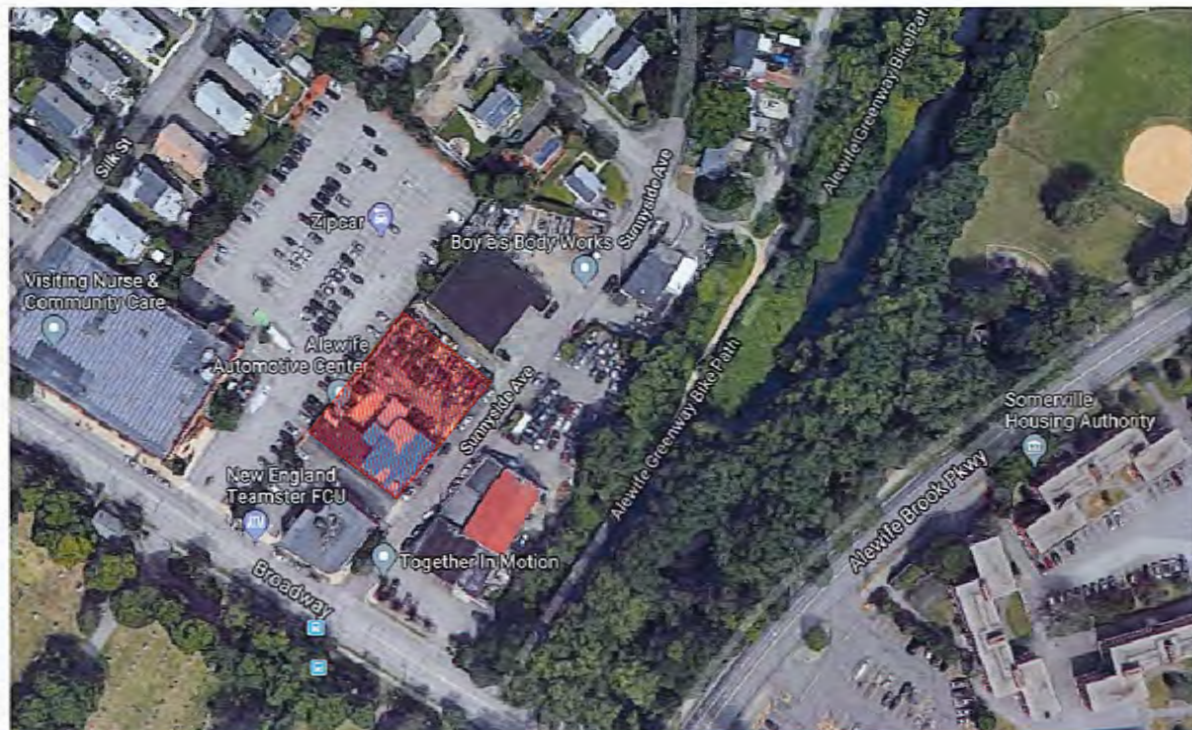
REQUIRED MINIMUM OPEN SPACE AREA

Proposed Usable Open Space Percent of GFA 11,111 sq. ft. 4,228 sq. ft.
 Proposed Landscaped Open Space Percent of GFA 978 sq. ft. 2,100 sq. ft.

This worksheet applies to plans dated August 17, 2018 designed by RCA, LLC

Reviewed by Inspectional Services Michael Byrne Date: October 30, 2018

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



**10 SUNNYSIDE AVENUE
ARLINGTON, MA
ZONING REVIEW**

ITEM	
ZONING DISTRICT	ARTICLE 6 / B-4
EXISTING USE	AUTOMOTIVE GARAGE
PROPOSED USE	26 RESIDENTIAL UNITS & 1 RETAIL SPACE
LOT SIZE	16,500 S.F.

**DIMENSIONAL REGULATIONS
TABLE 5-26**

ITEM	REQUIRED	PROPOSED
MIN. LOT SIZE	NONE	16,500 S.F.
MIN. LOT AREA PER UNIT	700 S.F. X 26= 18,200 S.F.	16,500 S.F. [±]
MIN. LOT FRONTAGE	50'	150'
MAX. FLOOR AREA RATIO	1.0	2.04 (33,702 S.F. [±])
MAX. ALLOWABLE STORIES	4	4
MAX. ALLOWABLE BUILDING HEIGHT	50'-0"	50'-0"
MIN. FRONT YARD	0'	13'-0" [±] / 15'-0" [±] / 17'-0" [±]
MIN. SIDE YARD	0'	9'-0" [±] / 15'-0" [±] / 19'-0" [±]
MIN. REAR YARD	16'	9'-6" [±] / 13'-6" [±]
MIN. LANDSCAPE AREA	10% (1,650 S.F.)	2,100 S.F. [±]
OPEN SPACE	3' BUFFER	3' BUFFER

UNIT BEDROOM BREAKDOWN		
1 BEDROOM	4 UNITS	(632 SQ. FT. - 716 SQ. FT.)
2 BEDROOM	18 UNITS	(839 SQ. FT. - 1,322 SQ. FT.)
3 BEDROOM	4 UNIT	(1,125 SQ. FT. - 1,245 SQ. FT.)
TOTAL:	26 UNITS	

RETAIL SPACE	1 UNIT	(2,461 SQ. FT.)
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PARKING
GROUND LEVEL GARAGE: 19 PARKING SPACES
BASEMENT GARAGE: 20 PARKING SPACES
TOTAL: 39 PARKING SPACES

**** 2 ACCESSIBLE PARKING SPACES PROVIDED**

5.5 BUSINESS DISTRICTS:

5.5.1 (E) B4: VEHICULAR ORIENTED BUSINESS DISTRICT. THE VEHICULAR ORIENTED BUSINESS DISTRICT PROVIDES FOR ESTABLISHMENTS THAT ARE PRIMARILY ORIENTED TO AUTOMOTIVE TRAFFIC, WHICH MEANS THEY REQUIRE LARGE AMOUNTS OF LAND IN PROPORTION TO BUILDING COVERAGE. THIS DISTRICT ALSO CONSISTS OF ESTABLISHMENTS DEVOTED TO THE SALE OR SERVICING OF MOTOR VEHICLES, THE SALE OF VEHICULAR PARTS AND ACCESSORIES, AND SERVICE STATIONS. ARLINGTON HAS AN ABUNDANCE OF AUTOMOTIVE AND AUTOMOTIVE ACCESSORY SALES AND SERVICE ESTABLISHMENTS. AS THESE BUSINESSES GRADUALLY CLOSE, THE TOWN HAS ENCOURAGED CONVERSION OF THE PROPERTY TO OTHER RETAIL, SERVICE, OFFICE OR RESIDENTIAL USE, PARTICULARLY AS PART OF MIXED-USE DEVELOPMENT.



GENERAL NOTE:
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

RCA, LLC
415 Niagara Ave. | www.rcaarchitect.com
Dorchester, Massachusetts 01922
Telephone: 617-252-0010
Fax: 617-252-1080

10 Sunnyside Avenue
Arlington, MA 02474

PROJECT #
18-084
DATE: 8-17-18
REV:
SCALE:
NONE
DRAWN BY:
C.D.
CHECKED BY:
R.P.B.

AERIAL PHOTO & ZONING
INFORMATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF APRIL 11, 2018 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 25017C0417E
 EFFECTIVE DATE: 06-04-2010

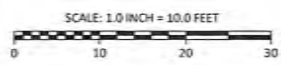
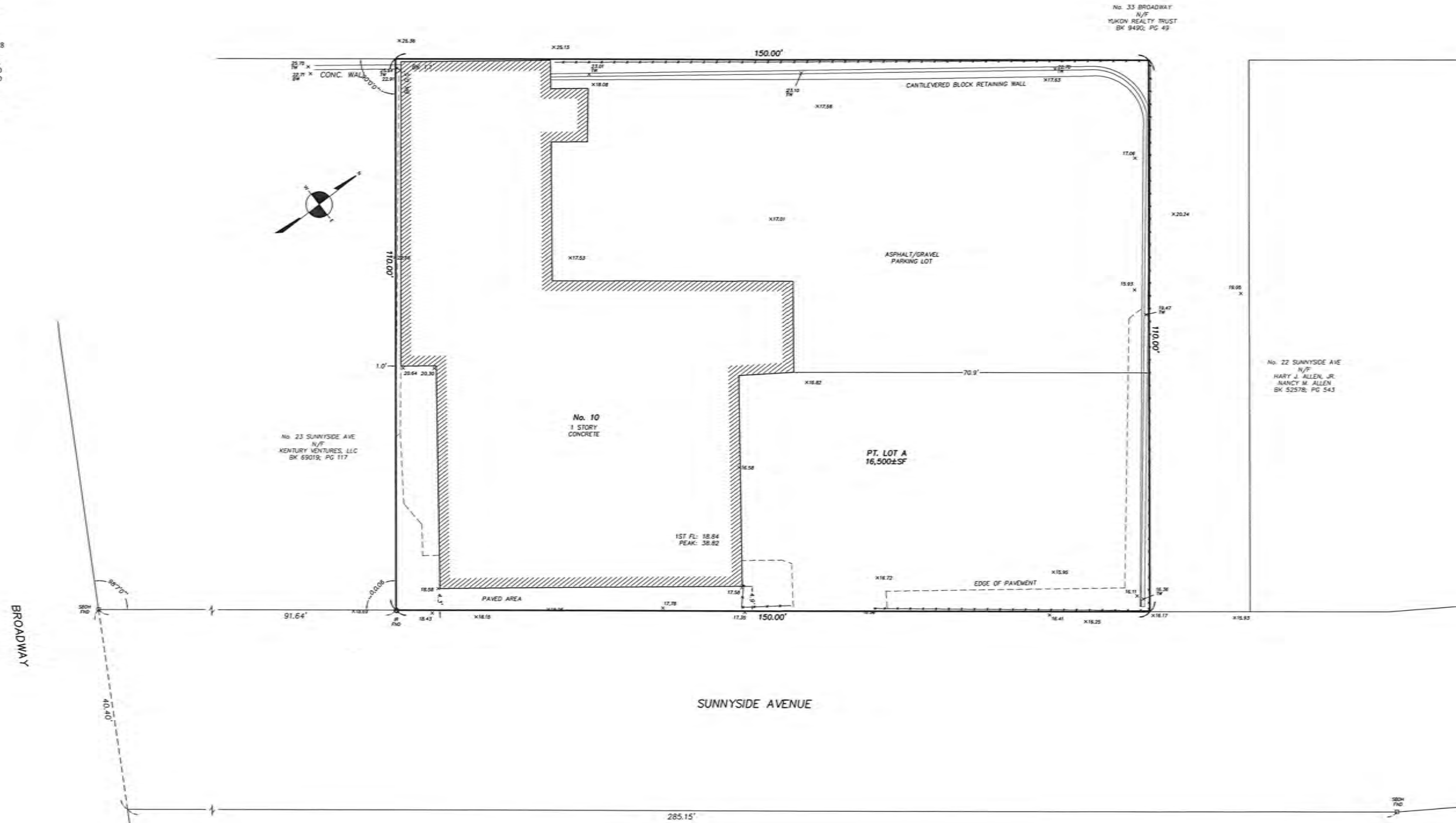
REFERENCES:
 OWNER OF RECORD:
 10 SUNNYSIDE AVENUE LLC
 10 SUNNYSIDE AVENUE
 ARLINGTON, MA 02474

DEED: BK 67225; PG 528
 PLAN: #1068 OF 1948
 BK 2637; PG 301
 BK 3202; PG END
 BK 4963; PG END
 #2 OF 1940
 #1177 OF 1946
 #415 OF 1947
 #354 OF 1954
 #723 OF 1955
 LCC: 2392-B
 2392-D

NOTES:
 PARCEL ID: 33-2-2.8

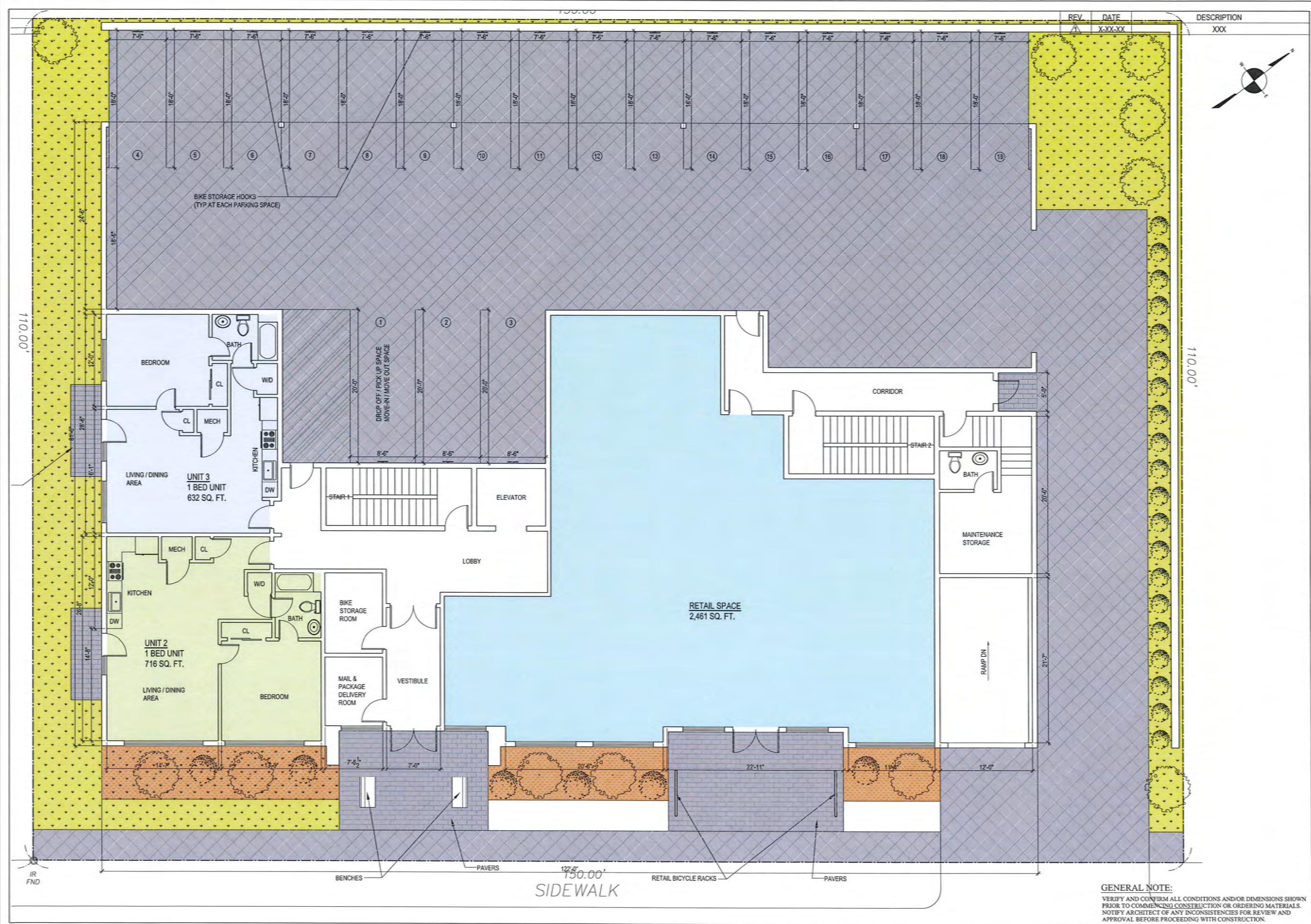
SITE PLAN OF LAND LOCATED AT 10 SUNNYSIDE AVENUE ARLINGTON, MA

DATE: JUNE 15, 2018 SCALE: 1.0 INCH = 10.0 FEET



FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	06/15/18
JOB #	18-00225





REV	DATE	DESCRIPTION
X-XX-XX		XXX



RCA, LLC
 413 Newport Ave.
 Dorchester, Massachusetts 02122
 Telephone: 617.282.0010
 Fax: 617.282.1010
 www.rca-llc.com

10 Sunnyside Avenue
 Arlington, MA 02474

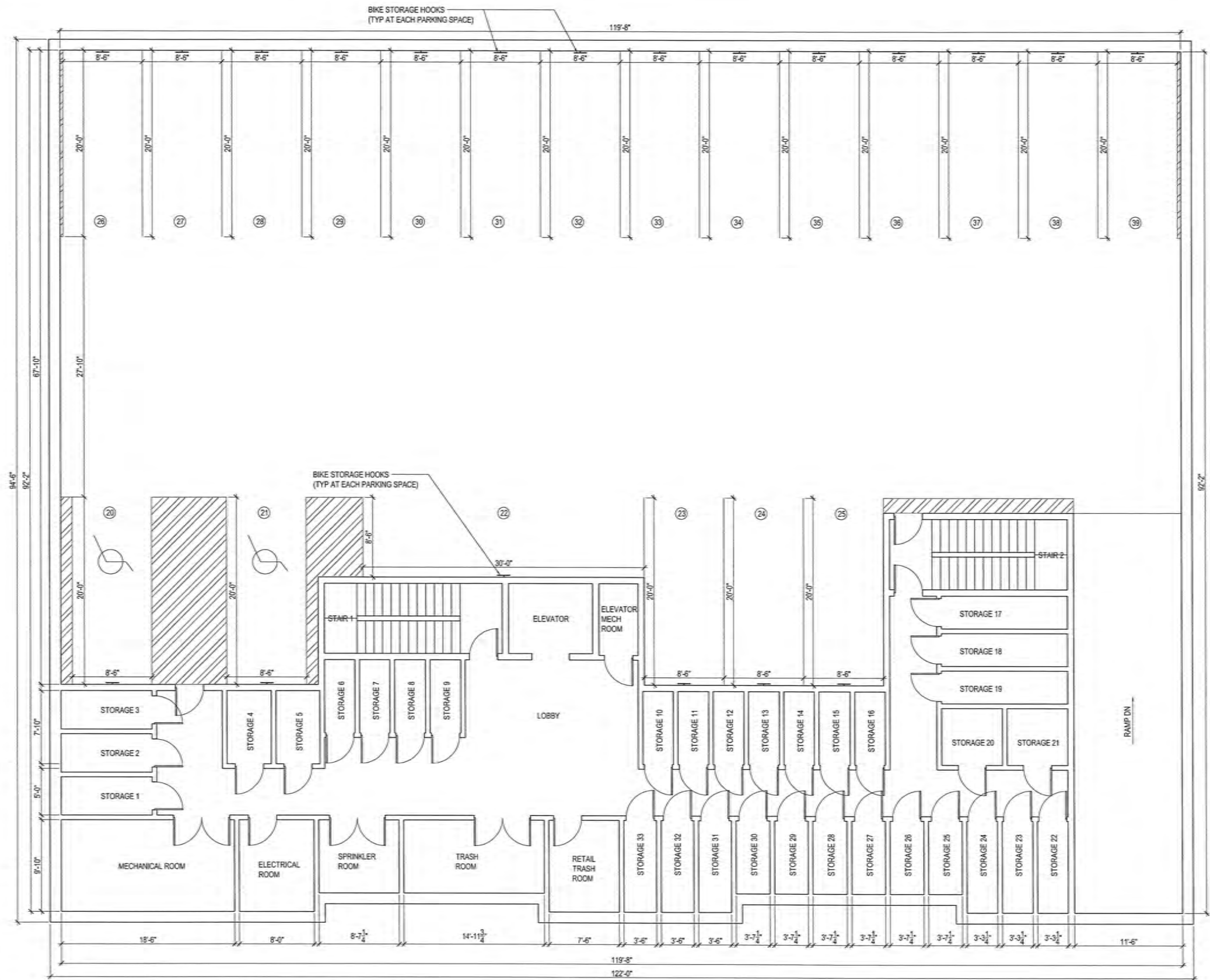
PROJECT #
18-084
 DATE: 8-17-18
 REV:
 SCALE:
3/16" = 1'-0"
 DRAWN BY:
C.D.
 CHECKED BY:
R.P.B.

PROPOSED FLOOR PLAN

A1

GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



BASEMENT PLAN

UNIT BEDROOM BREAKDOWN		
1 BEDROOM	4 UNITS	(632 SQ. FT. - 716 SQ. FT.)
2 BEDROOM	18 UNITS	(839 SQ. FT. - 1,322 SQ. FT.)
3 BEDROOM	4 UNIT	(1,125 SQ. FT. - 1,245 SQ. FT.)
TOTAL:	26 UNITS	

RETAIL SPACE	1 UNIT	(2,461 SQ. FT.)
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GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

RCA, LLC
 417 Newport Avenue
 Southwick, Massachusetts 01222
 Telephone: 015-285-0018
 Fax: 015-285-1080

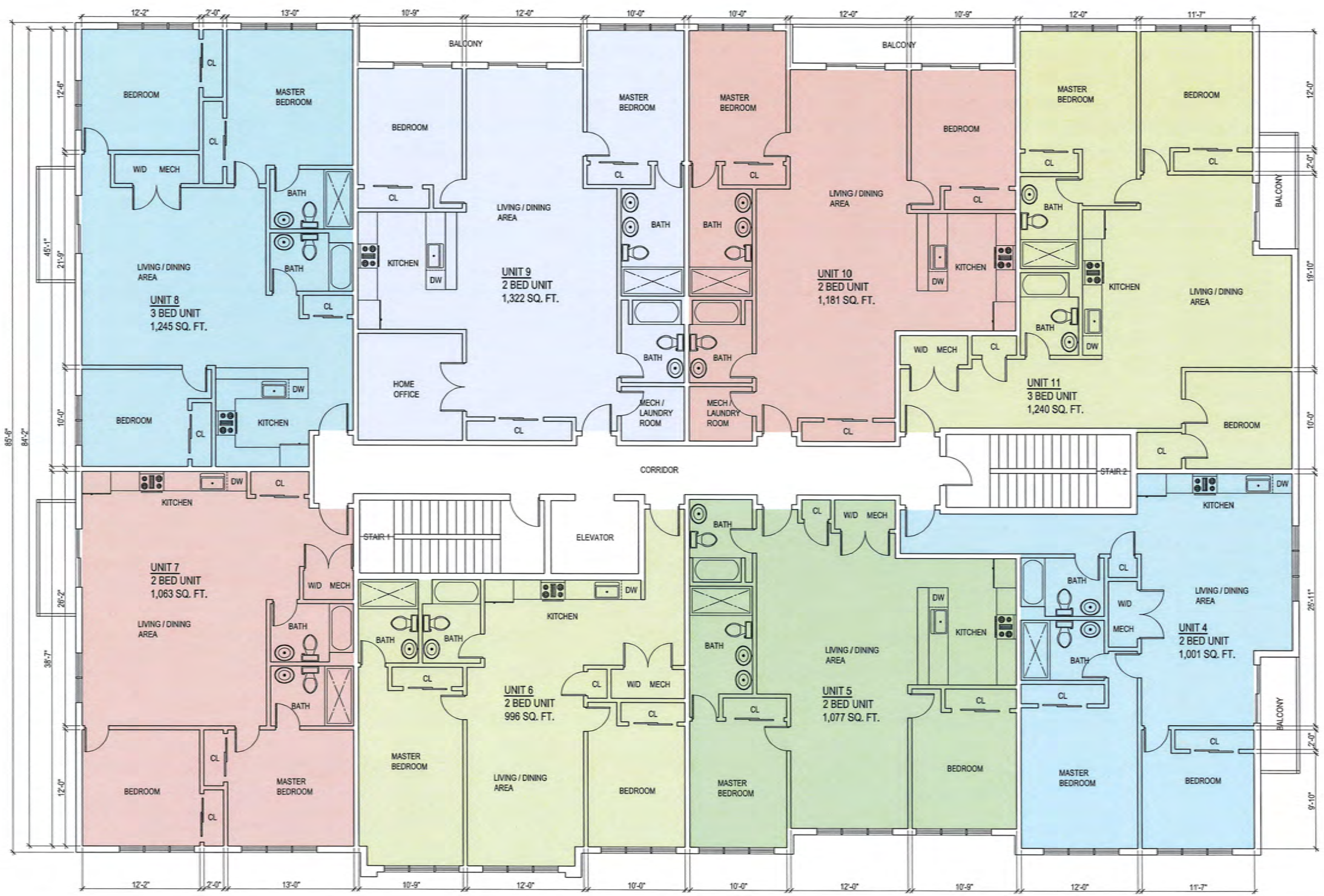
10 Sunnyside Avenue
 Arlington, MA 02474

PROJECT #	18-084
DATE:	8-17-18
REV:	
SCALE:	3/16" = 1'-0"
DRAWN BY:	C.D.
CHECKED BY:	R.P.B.

PROPOSED FLOOR PLAN

A2

REV.	DATE	DESCRIPTION
▲	X-XX-XX	XXX



SECOND FLOOR PLAN

UNIT BEDROOM BREAKDOWN		
1 BEDROOM	4 UNITS	(632 SQ. FT. - 716 SQ. FT.)
2 BEDROOM	18 UNITS	(839 SQ. FT. - 1,322 SQ. FT.)
3 BEDROOM	4 UNIT	(1,125 SQ. FT. - 1,245 SQ. FT.)
TOTAL:	26 UNITS	

RETAIL SPACE	1 UNIT	(2,461 SQ. FT.)
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GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
 PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
 NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
 APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

RCA, LLC
 415 Newport Ave.
 Duxbury, Massachusetts 01922
 Telephone: 617-282-0000
 Fax: 617-282-1000

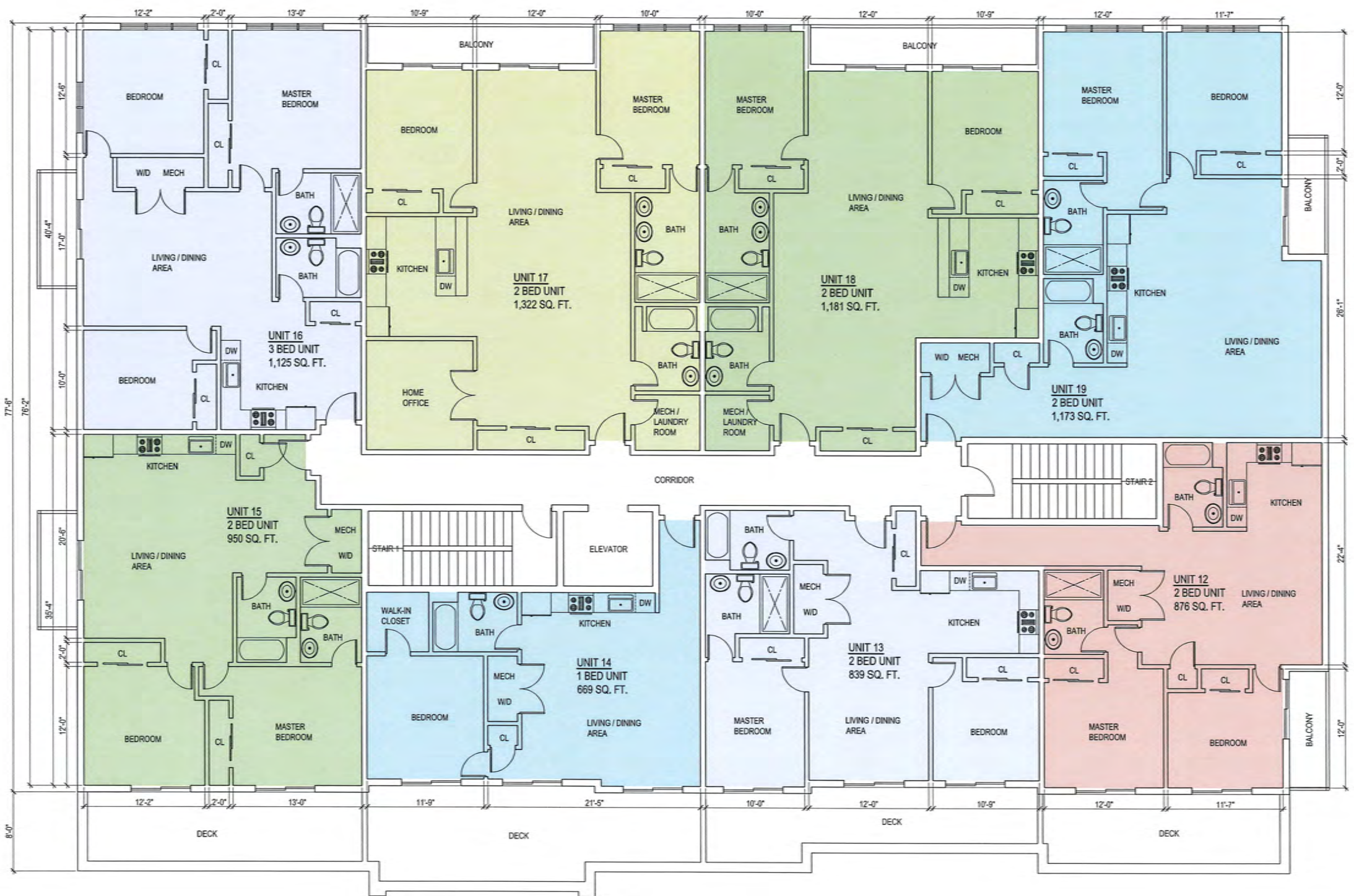
10 Sunnyside Avenue
 Arlington, MA 02474

PROJECT #
18-084
 DATE: 8-17-18
 REV:
 SCALE:
3/16" = 1'-0"
 DRAWN BY:
C.D.
 CHECKED BY:
R.P.B.

PROPOSED FLOOR PLAN

A3

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



THIRD FLOOR PLAN

UNIT BEDROOM BREAKDOWN		
1 BEDROOM	4 UNITS	(632 SQ. FT. - 716 SQ. FT.)
2 BEDROOM	18 UNITS	(839 SQ. FT. - 1,322 SQ. FT.)
3 BEDROOM	4 UNIT	(1,125 SQ. FT. - 1,245 SQ. FT.)
TOTAL:	26 UNITS	

GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

RCA, LLC
 413 Newport Ave.
 Dorchester, Massachusetts 02122
 Telephone: 617-282-0010
 Fax: 617-282-1080

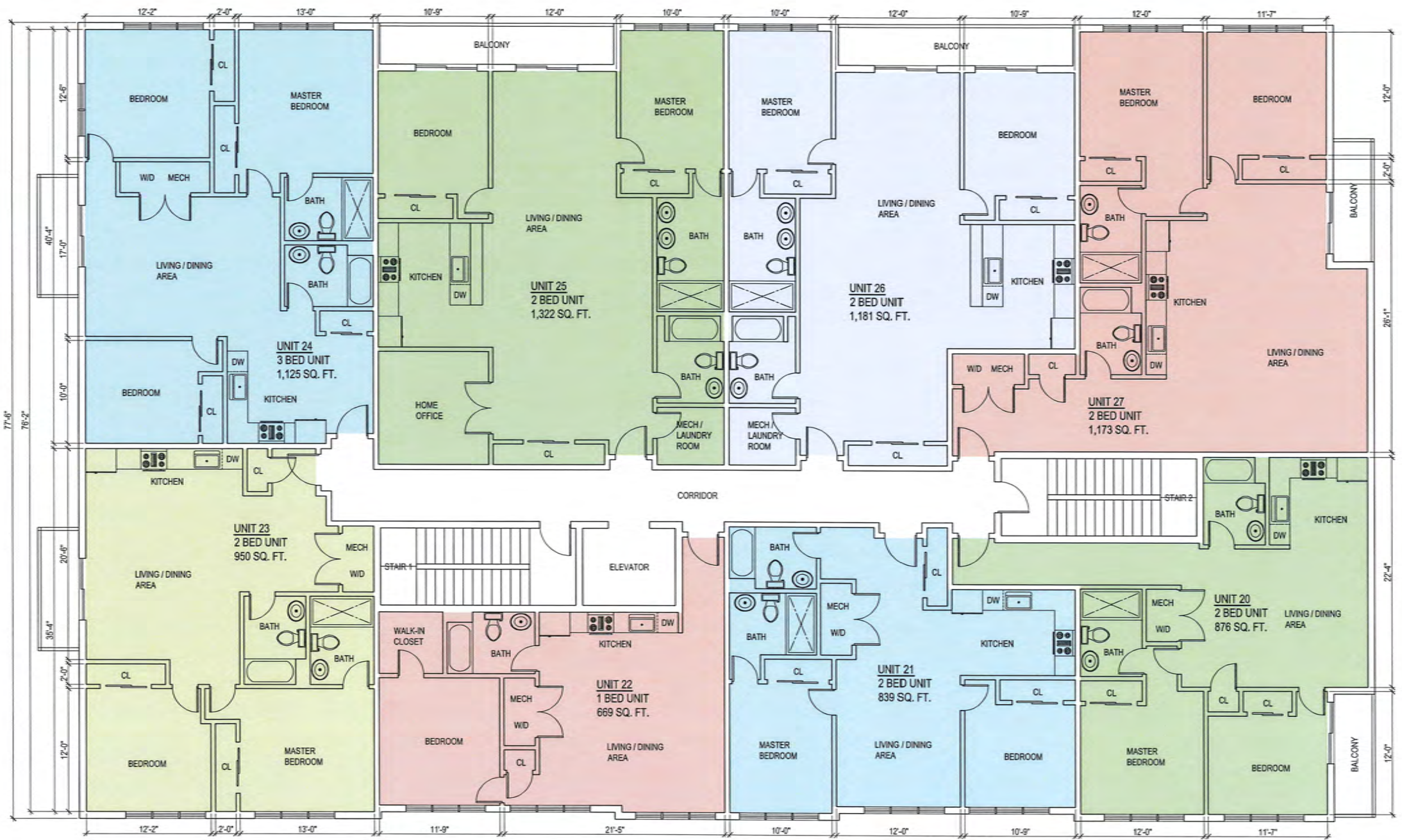
10 Sunnyside Avenue
 Arlington, MA 02474

PROJECT #
 18-084
 DATE: 8-17-18
 REV:
 SCALE:
 3/16" = 1'-0"
 DRAWN BY:
 C.D.
 CHECKED BY:
 R.P.B.

PROPOSED FLOOR PLAN

A4

REV.	DATE	DESCRIPTION
▲	X-XX-XX	XXX



FOURTH FLOOR PLAN

UNIT BEDROOM BREAKDOWN		
1 BEDROOM	4 UNITS	(632 SQ. FT. - 716 SQ. FT.)
2 BEDROOM	18 UNITS	(839 SQ. FT. - 1,322 SQ. FT.)
3 BEDROOM	4 UNIT	(1,125 SQ. FT. - 1,245 SQ. FT.)
TOTAL:	26 UNITS	

GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

RCA, LLC
 415 Newbury Ave. | www.rcaarchitect.com
 Dorchester, Massachusetts 02122
 Telephone: (617) 282-1080
 Fax: (617) 282-1080

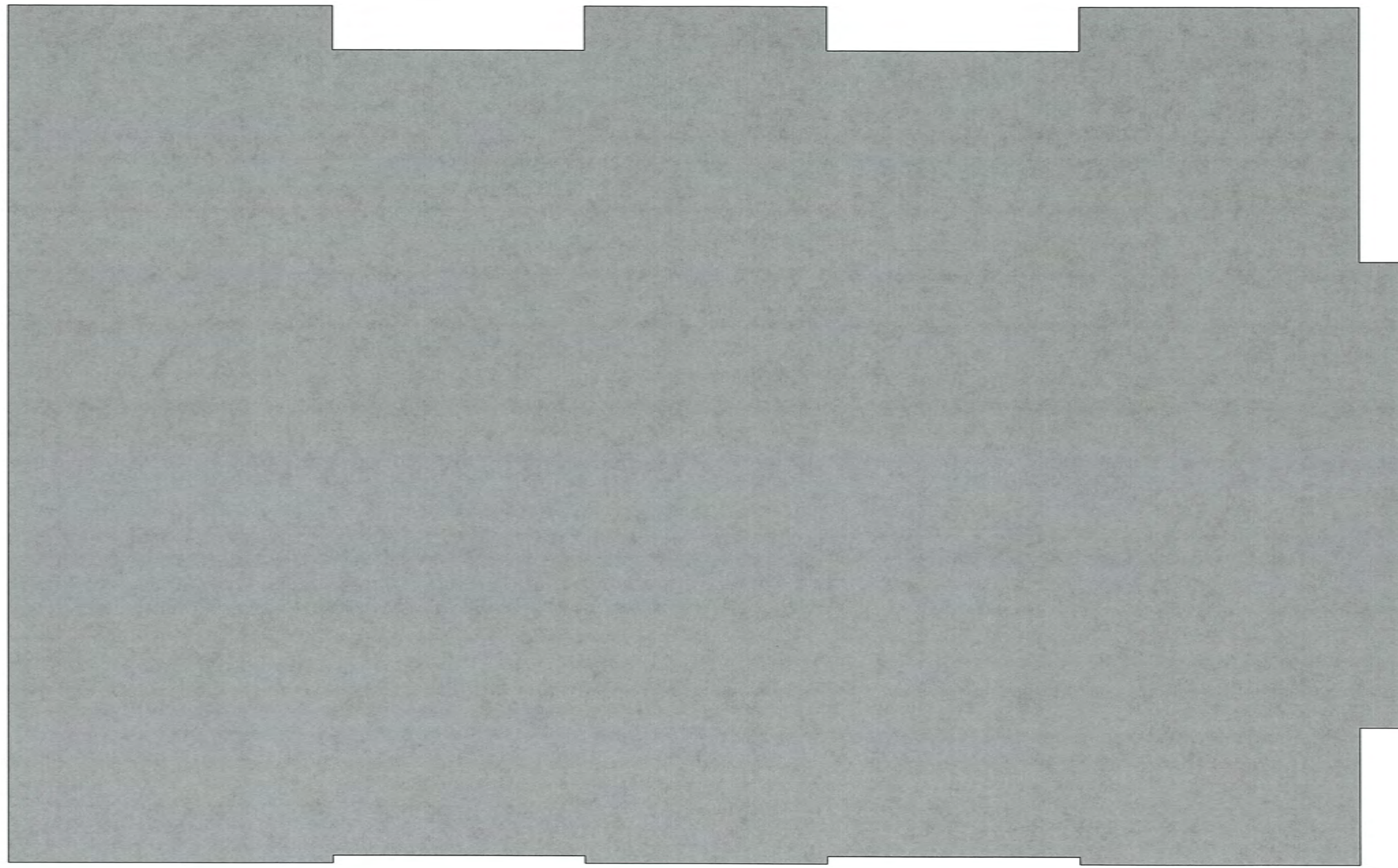
10 Sunnyside Avenue
 Arlington, MA 02474

PROJECT # 18-084
 DATE: 8-17-18
 REV: SCALE: 3/16" = 1'-0"
 DRAWN BY: C.D.
 CHECKED BY: R.P.B.

PROPOSED FLOOR PLAN

A5

REV.	DATE	DESCRIPTION
▲	X-XX-XX	XXX



ROOF PLAN

UNIT BEDROOM BREAKDOWN		
1 BEDROOM	4 UNITS	(632 SQ. FT. - 716 SQ. FT.)
2 BEDROOM	18 UNITS	(839 SQ. FT. - 1,322 SQ. FT.)
3 BEDROOM	4 UNIT	(1,125 SQ. FT. - 1,245 SQ. FT.)
TOTAL:	26 UNITS	

GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
 PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
 NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
 APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

RCA, LLC
 415 Newport Ave. www.rca-danforth.com
 Danforth, Massachusetts 02122
 Telephone: 617-282-0000
 Fax: 617-282-1000

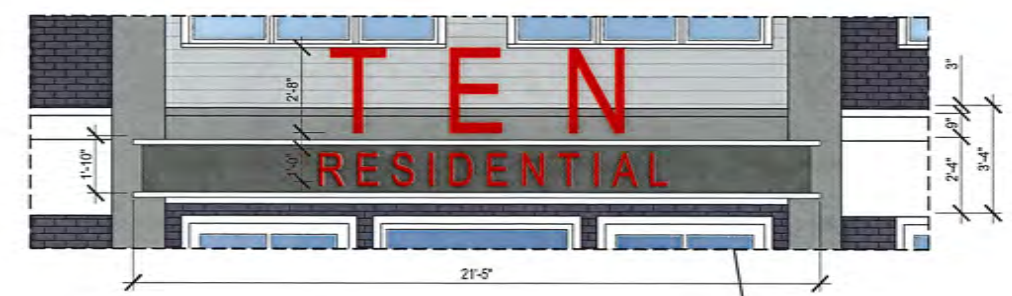
10 Sunnyside Avenue
 Arlington, MA 02474

PROJECT #
 18-084
 DATE: 8-17-18
 REV:
 SCALE:
 3/16" = 1'-0"
 DRAWN BY:
 C.D.
 CHECKED BY:
 R.P.B.

PROPOSED ROOF PLAN

A6

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



RCA, LLC
 413 Newport Ave.
 Duxbury, Massachusetts 01922
 Telephone: 617.282.0000
 Fax: 617.282.1080

10 Sunnyside Avenue
 Arlington, MA 02474

PROJECT #
18-084
 DATE: 8-17-18
 REV:
 SCALE:
3/16" = 1'-0"
 DRAWN BY:
C.D.
 CHECKED BY:
R.P.B.

PROPOSED ELEVATION

A7

GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



ELEVATION 2

RCA, LLC
 415 Noyes Ave. www.rca-danforth.com
 Danforth, Massachusetts 01922
 Telephone: 617-282-0000
 Fax: 617-282-1000

10 Sunnyside Avenue
 Arlington, MA 02474

PROJECT #
18-084
 DATE: 8-17-18
 REV:
 SCALE:
3/16" = 1'-0"
 DRAWN BY:
C.D.
 CHECKED BY:
R.P.B.

PROPOSED ELEVATION

A8

GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



ELEVATION 3

RCA, LLC
 Telephone: (17-282-0010)
 Fax: (17-282-1080)
 www.rcaconstruction.com
 415 Newport Ave.
 Dorchester, Massachusetts 02122

10 Sunnyside Avenue
 Arlington, MA 02474

PROJECT #
18-084
 DATE: 8-17-18
 REV:
 SCALE:
3/16" = 1'-0"
 DRAWN BY:
C.D.
 CHECKED BY:
R.P.B.

PROPOSED ELEVATION

A9

GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

REV.	DATE	DESCRIPTION
▲	X-XX-XX	XXX



ELEVATION 4

RCA, LLC
 Telephone: 617-282-0000
 Fax: 617-282-1000
 413 Newport Ave.
 www.rca-llc.com
 Dorchester, Massachusetts 02122

10 Sunnyside Avenue
 Arlington, MA 02474

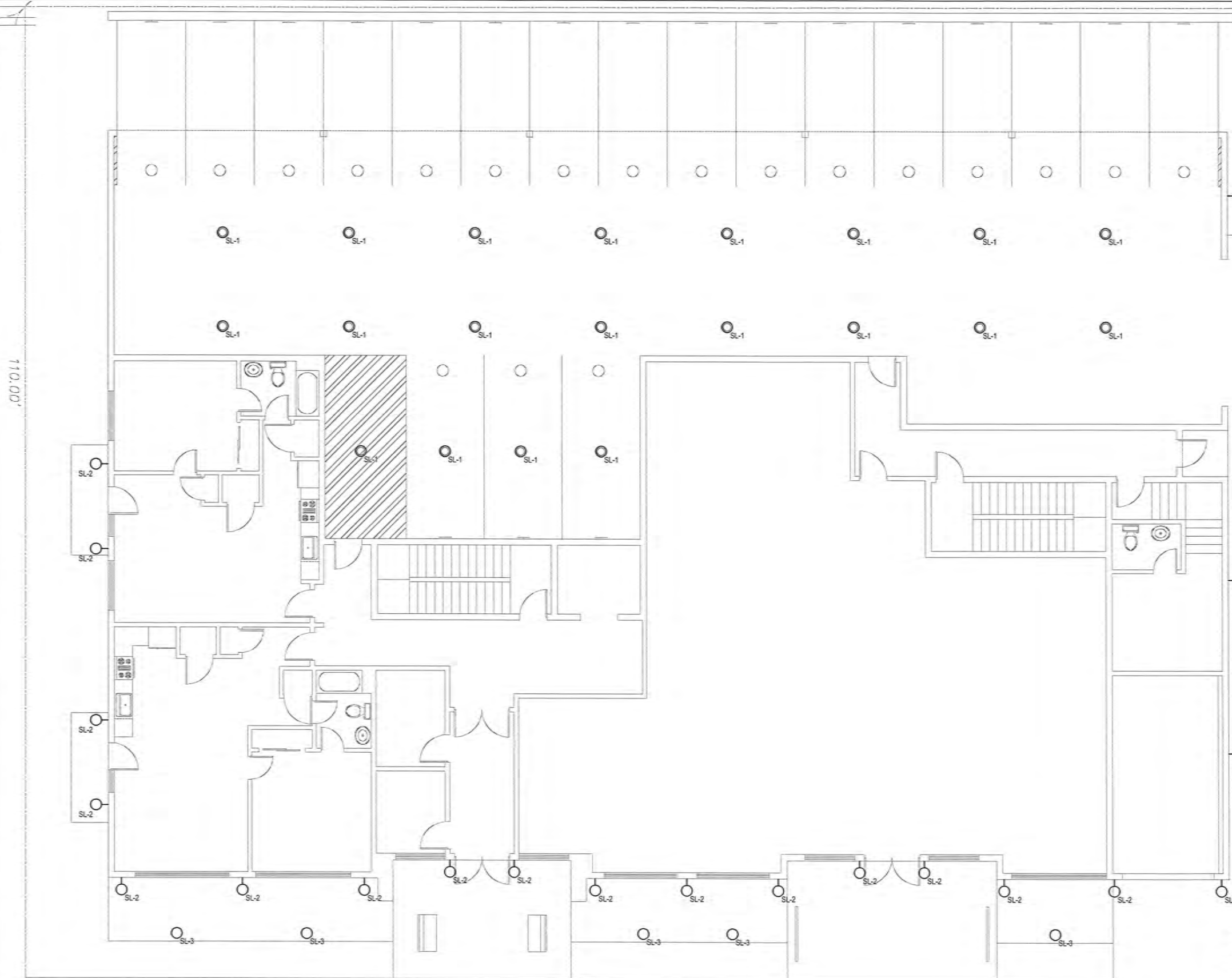
PROJECT #
18-084
 DATE: 8-17-18
 REV:
 SCALE:
3/16" = 1'-0"
 DRAWN BY:
C.D.
 CHECKED BY:
R.P.B.

PROPOSED ELEVATION

A10

GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
 PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
 NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
 APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



LIGHTING SCHEDULE	
#	FIXTURE DESCRIPTION
SL-1	EXTERIOR CEILING MOUNTED LIGHTING FIXTURE
SL-2	EXTERIOR WALL MOUNTED DOWN LIGHTING FIXTURE
SL-3	LANDSCAPE GROUND UP-LIGHTING FIXTURE

GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

FIRST FLOOR EXTERIOR LIGHTING PLAN

RCA, LLC
 413 Newport Ave.
 Dorchester, Massachusetts 02122
 Telephone: (617) 282-0010
 Fax: (617) 282-1080
 www.rca-electrical.com

10 Sunnyside Avenue
 Arlington, MA 02474

PROJECT #
18-084
 DATE: 8-17-18
 REV:
 SCALE:
3/16" = 1'-0"
 DRAWN BY:
C.D.
 CHECKED BY:
R.P.B.

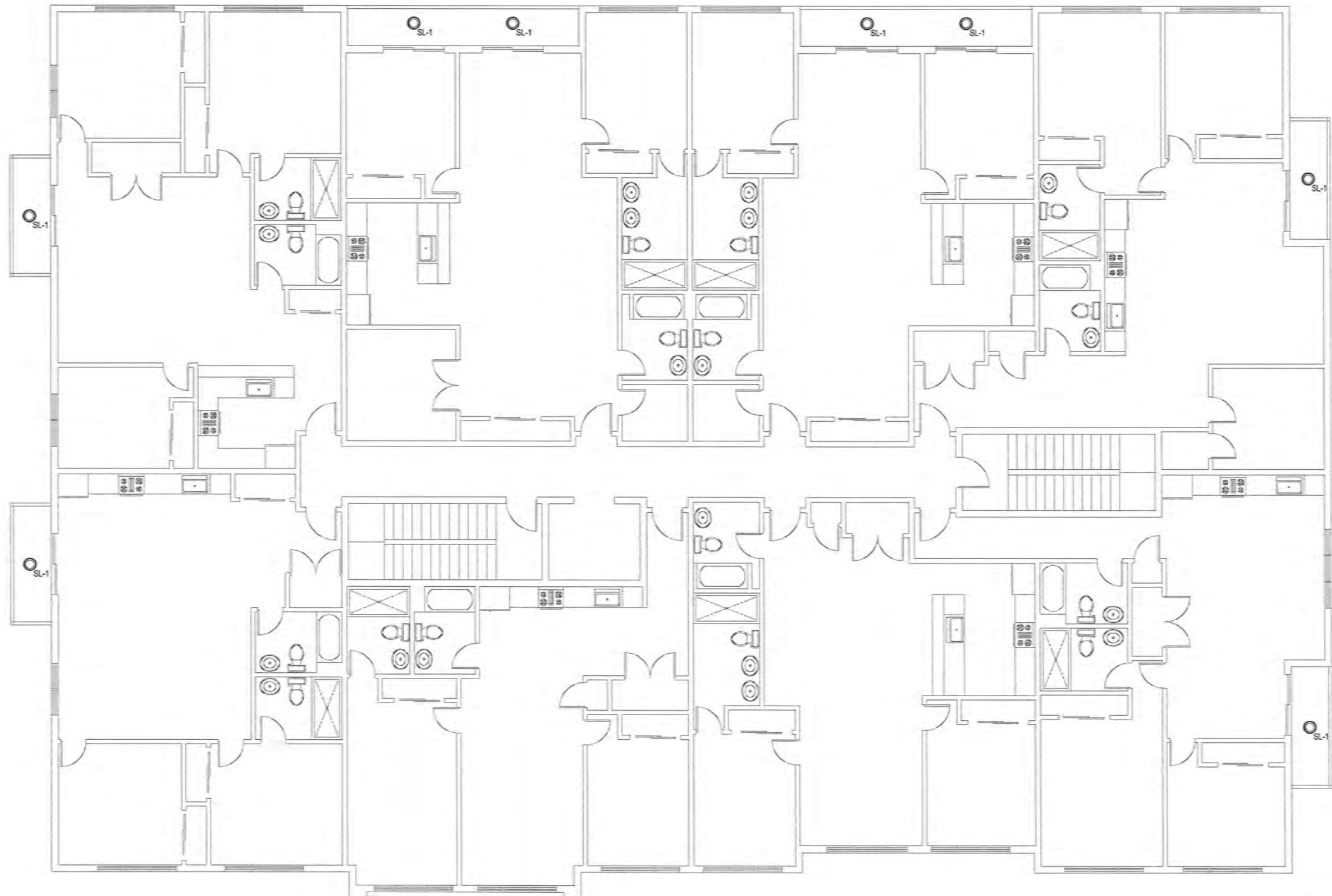
PROPOSED EXTERIOR
 LIGHTING PLAN

EL1

110.00'

1R
FNO

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX



SECOND FLOOR EXTERIOR LIGHTING PLAN

LIGHTING SCHEDULE	
#	FIXTURE DESCRIPTION
SL-1	EXTERIOR CEILING MOUNTED LIGHTING FIXTURE
SL-2	EXTERIOR WALL MOUNTED DOWN LIGHTING FIXTURE
SL-3	LANDSCAPE GROUND UP-LIGHTING FIXTURE

GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

RCA, LLC
 413 Newport Ave.
 Dorchester, Massachusetts 02122
 Telephone: 617-282-0800
 Fax: 617-282-0800
 www.rca-electrophor.com

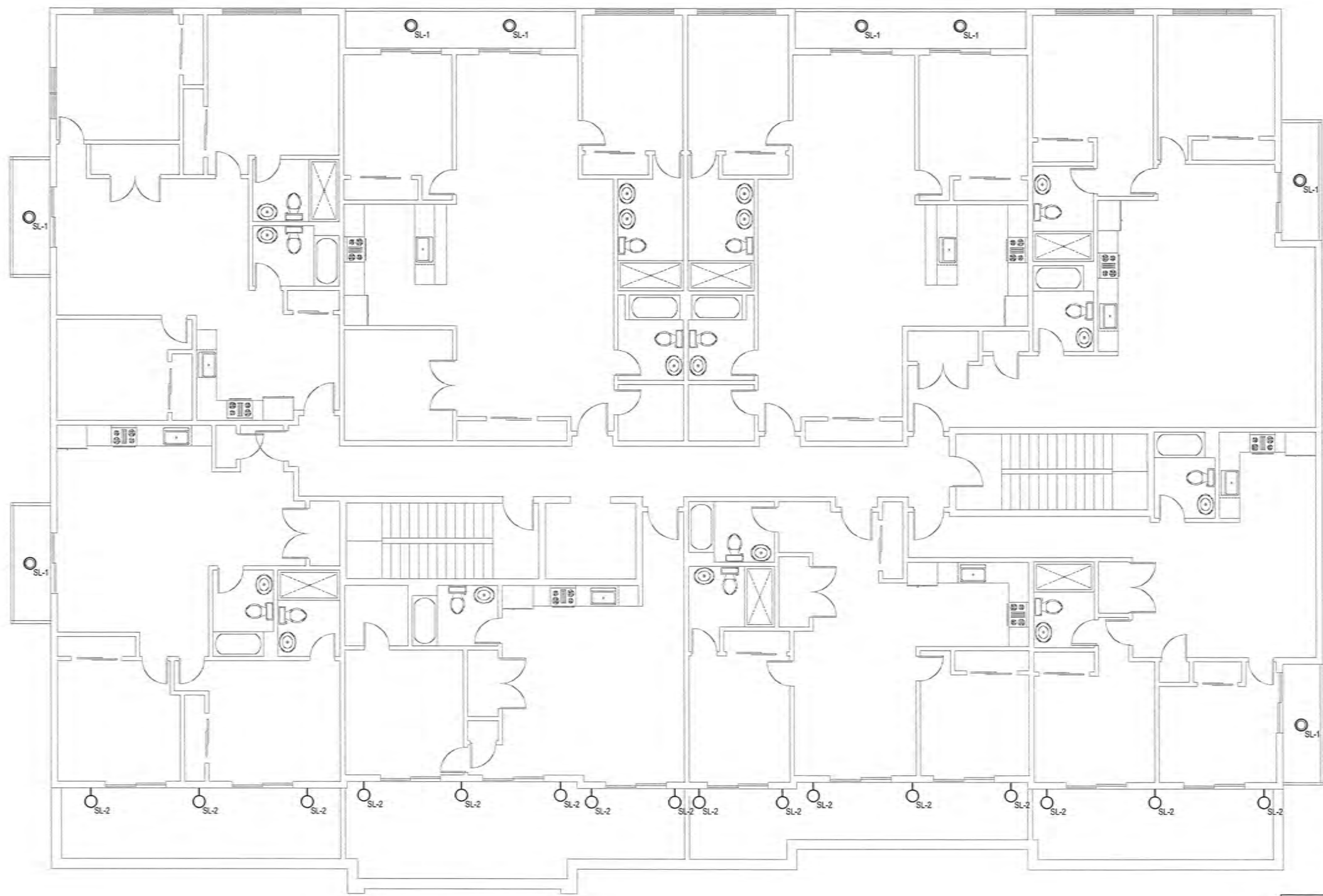
10 Sunnyside Avenue
 Arlington, MA 02474

PROJECT #
 18-084
 DATE: 8-17-18
 REV:
 SCALE:
 3/16" = 1'-0"
 DRAWN BY:
 C.D.
 CHECKED BY:
 R.P.B.

PROPOSED EXTERIOR
 LIGHTING PLAN

EL2

REV.	DATE	DESCRIPTION
▲	X-XX-XX	XXX



THIRD FLOOR EXTERIOR LIGHTING PLAN

LIGHTING SCHEDULE	
#	FIXTURE DESCRIPTION
SL-1	EXTERIOR CEILING MOUNTED LIGHTING FIXTURE
SL-2	EXTERIOR WALL MOUNTED DOWN LIGHTING FIXTURE
SL-3	LANDSCAPE GROUND UP-LIGHTING FIXTURE

GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

RCA, LLC
 413 Newport Ave. www.rcacontracting.com
 Dorchester, Massachusetts 02122
 Telephone: 617-282-0000
 Fax: 617-282-1080

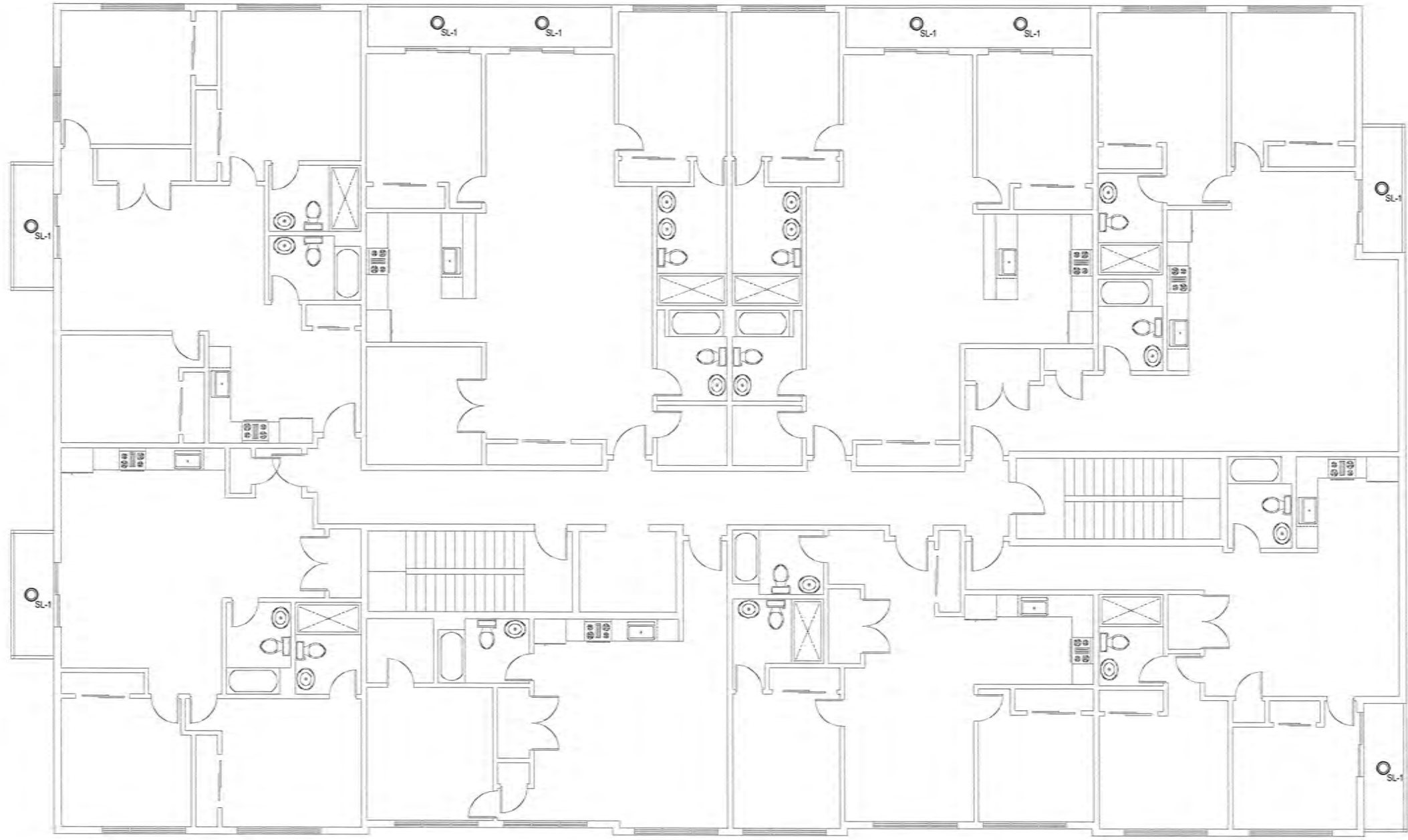
10 Sunnyside Avenue
 Arlington, MA 02474

PROJECT #
 18-084
 DATE: 8-17-18
 REV:
 SCALE:
 3/16" = 1'-0"
 DRAWN BY:
 C.D.
 CHECKED BY:
 R.P.B.

PROPOSED EXTERIOR
 LIGHTING PLAN

EL3

REV.	DATE	DESCRIPTION
▲	X-XX-XX	XXX



LIGHTING SCHEDULE	
#	FIXTURE DESCRIPTION
SL-1	EXTERIOR CEILING MOUNTED LIGHTING FIXTURE
SL-2	EXTERIOR WALL MOUNTED DOWN LIGHTING FIXTURE
SL-3	LANDSCAPE GROUND UP-LIGHTING FIXTURE

FOURTH FLOOR EXTERIOR LIGHTING PLAN

GENERAL NOTE:
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RCA, LLC
 413 Newport Ave.
 Dorchester, Massachusetts 02122
 Telephone: (617) 282-0000
 Fax: (617) 282-1080
 www.rca-lighting.com

10 Sunnyside Avenue
 Arlington, MA 02474

PROJECT #
 18-084
 DATE: 8-17-18
 REV:
 SCALE:
 3/16" = 1'-0"
 DRAWN BY:
 C.D.
 CHECKED BY:
 R.P.B.

PROPOSED EXTERIOR
 LIGHTING PLAN

EL4