

# ARLINGTON ANIMAL CLINIC

189 & 191 BROADWAY, ARLINGTON MA



| DRAWING LIST  |                                           |            |
|---------------|-------------------------------------------|------------|
| NUMBER        | NAME                                      | ZONING SET |
| GENERAL       |                                           |            |
| G001          | COVER                                     | ●          |
| G002          | ZONING ANALYSIS                           | ●          |
| G003          | EXISTING PHOTOGRAPHS                      | ●          |
| PP01          | PLOT PLAN                                 | ●          |
| ARCHITECTURAL |                                           |            |
| EX001         | BASEMENT EXISTING CONDITIONS PLAN         | ●          |
| EX002         | GROUND FLOOR EXISTING CONDITIONS PLAN     | ●          |
| EX201         | NORTH & SOUTH EXISTING BUILDING ELEVATION | ●          |
| EX202         | EAST & WEST EXISTING ELEVATIONS           | ●          |
| D101          | BASEMENT DEMOLITION PLAN                  | ●          |
| D102          | GROUND FLOOR DEMOLITION PLAN              | ●          |
| AS101         | ARCHITECTURAL SITE PLAN                   | ●          |
| A101          | BASEMENT CONSTRUCTION PLAN                | ●          |
| A102          | GROUND FLOOR CONSTRUCTION PLAN            | ●          |
| A103          | ROOF CONSTRUCTION PLAN                    | ●          |
| A201          | NORTH & SOUTH BUILDING ELEVATIONS         | ●          |
| A202          | EAST & WEST BUILDING ELEVATIONS           | ●          |
| A301          | PROPOSED BUILDING SECTIONS                | ●          |

MF  
DS  
A+P

650 COLUMBUS AVE. STE. A  
BOSTON MA, 02118  
T: 617-606-4496  
WWW.MFDS-BOS.COM

CONSULTANTS:

ZONING SET  
(NOT FOR CONSTRUCTION)

REVISIONS:

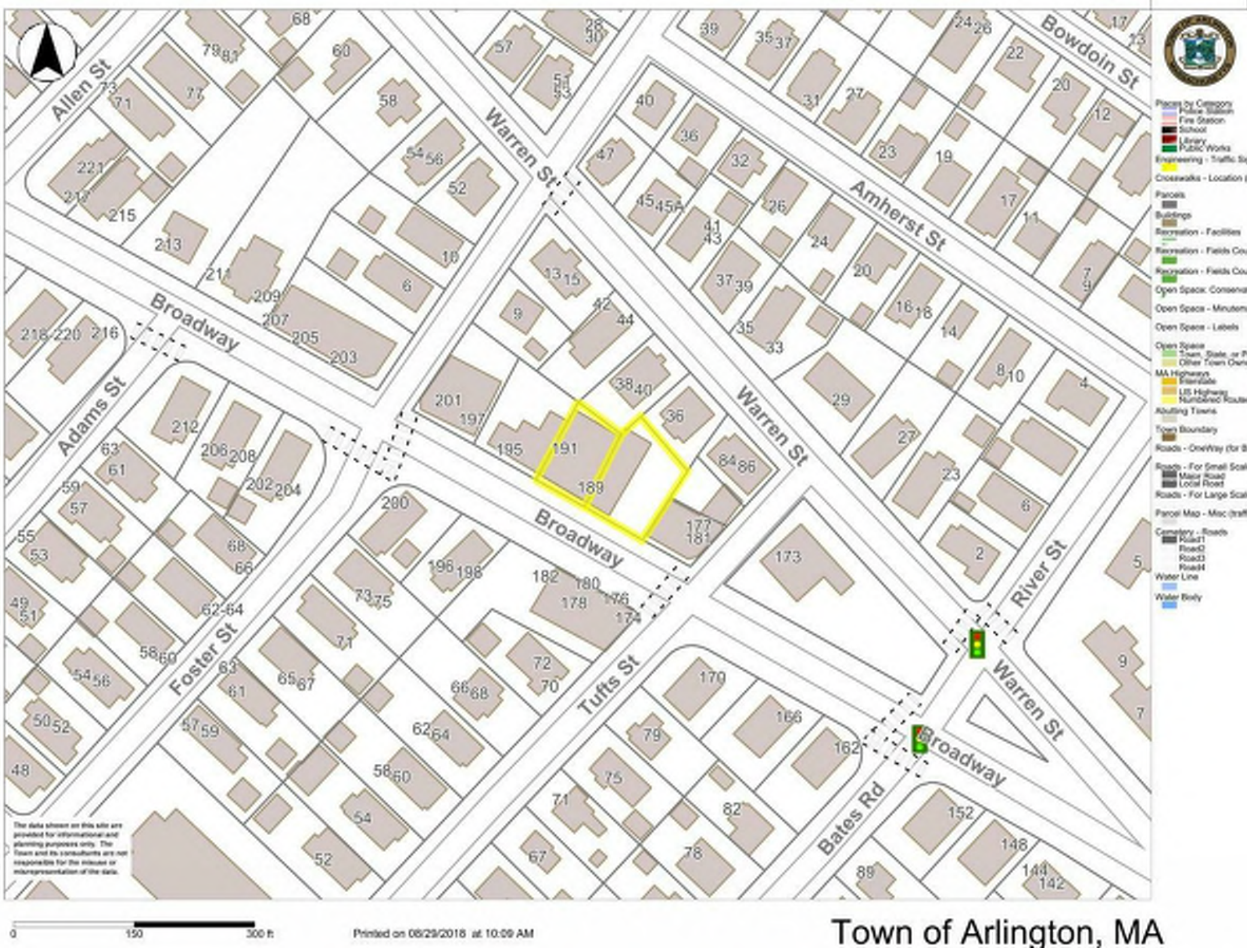
PROJECT NAME:  
Arlington  
Animal Clinic

DATE ISSUED: 5/06/2019  
PROJECT #: 17021  
SCALE:  
DRAWN BY: Emily Driscoll

COVER

G001

LOCATOR MAP



PROPERTY CARD - 191 BROADWAY

040.0 0007 0008.0 1 of 1 Commercial TOTAL ASSESSED: 133711

Map Block Lot CARD ARLINGTON

**PROPERTY LOCATION**

| No. | Alt No. | Direction/Street/City |
|-----|---------|-----------------------|
| 191 |         | BROADWAY, ARLINGTON   |

**OWNERSHIP**

| Owner                                                 | Share % |
|-------------------------------------------------------|---------|
| SCHICKLER JENNIFER TRUSTEE & COLE CATHERINE H TRUSTEE |         |
| ARLINGTON ANIMAL CLINIC RLTY T                        |         |

**PREVIOUS ASSESSMENT**

| Year | Use | Code | Value   | Area | Notes                                          |
|------|-----|------|---------|------|------------------------------------------------|
| 2018 | 340 | FV   | 298,700 | 0    | 4,007 396,800 695,500 Year End Roll 12/20/2017 |
| 2017 | 340 | FV   | 298,700 | 0    | 4,007 349,200 647,900 Year End Roll 1/3/2017   |
| 2016 | 340 | FV   | 298,700 | 0    | 4,007 261,900 560,600 Year End Roll 1/4/2016   |
| 2015 | 340 | FV   | 276,800 | 0    | 4,007 180,300 457,100 Year End Roll 12/11/2014 |
| 2014 | 340 | FV   | 276,800 | 0    | 4,007 180,300 457,100 Year End Roll 12/16/2013 |
| 2013 | 340 | FV   | 276,800 | 0    | 4,007 180,300 457,100 Year End Roll 12/13/2012 |
| 2012 | 340 | FV   | 276,800 | 0    | 4,007 156,300 433,100 12/27/2011               |
| 2011 | 340 | FV   | 276,800 | 0    | 4,007 156,300 433,100 12/27/2011               |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tot | Verif | Assoc PCL Value | Notes                          |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|--------------------------------|
| FULLER W/SPRING | 27969-243 |      | 12/12/1997 | Family    | 1          | No | No  |       |                 | Change in Trustee 2/28/2006 re |

**ACTIVITY INFORMATION**

| Date      | Number | Descr | Amount | C/O | Last Visit | Fed Code | F. Descr | Comment          | Date     | Result       | By  | Name    |
|-----------|--------|-------|--------|-----|------------|----------|----------|------------------|----------|--------------|-----|---------|
| 2/9/1994  | 29     |       | 4,100  | C   |            |          |          | INTERIOR RENOVAT | 3/9/2017 | I & E Return | EMK | Ellen K |
| 4/11/2016 |        |       |        |     |            |          |          | I & E Return     |          |              | MM  | Mary M  |
| 3/11/2009 |        |       |        |     |            |          |          | Meas/Inspect     | 197      | PATRIOT      |     |         |
| 4/7/2000  |        |       |        |     |            |          |          | Meas/Inspect     | 197      | PATRIOT      |     |         |
| 12/1/1989 |        |       |        |     |            |          |          |                  |          |              | PM  | Peter M |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC | No of Units | Depth | Unit Price | Unit Type | Land Type | LT   | Base Value | Unit Price | Adj | Neigh | Neigh | Neigh | Neigh | Int 1 | % | Int 2 | % | Int 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|-----|-------------|-------|------------|-----------|-----------|------|------------|------------|-----|-------|-------|-------|-------|-------|---|-------|---|-------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 340      | Office      |     | 4007        |       |            |           | Sq. Ft.   | Site |            | 0          | 25  | 3.961 | CA    |       |       |       |   |       |   |       |   | 396,822         |           |   |           |        |      | 396,800   |       |

Total AC/H 0.09199 Total SF/S 4007.00 Parcel LU 340 Office Prime NB De COMM AVG Total: 396,823 Spl Cre Total: 396,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: Arlington18 apro 2019

ZONING ANALYSIS - 189 & 191 BROADWAY

| ZONING ARTICLE # | DISTRICT: B2<br>ANY OTHER PERMITTED USE      | AS REQUIRED                               | PRESENT CONDITIONS | PROPOSED CONDITIONS | COMPLIANCE              |
|------------------|----------------------------------------------|-------------------------------------------|--------------------|---------------------|-------------------------|
|                  | LOT SIZE (SF)                                | -                                         | 9856               | 9856                | N/A                     |
| 5.5.2.A          | LOT FRONTAGE (FT)                            | 50                                        | 113.5              | 113.5               | YES                     |
|                  | MAX. LOT COVERAGE (%)                        | -                                         | -                  | -                   | N/A                     |
| 5.5.2.A          | GROSS FLOOR AREA                             | -                                         | 5075               | 5223                | N/A                     |
| 5.5.2.A          | MAX. FAR                                     | 1.00                                      | .51                | .53                 | YES                     |
| 5.5.2.A          | MIN. FRONT YARD (FT)                         | -                                         | 0                  | 0                   | N/A                     |
| 5.5.2.A          | MIN. SIDE YARD (FT)                          | -                                         | -                  | -                   | N/A                     |
| 5.5.2.A          | MIN REAR YARD (FT)                           | 10+(L/10) = 16'-9"                        | 9'-4 1/2"          | 9'-4 1/2"           | EXISTING NON-CONFORMING |
| 5.5.2.A          | MAX. STORIES                                 | 2.5                                       | 1                  | 1                   | YES                     |
| 5.5.2.A          | MAX. HEIGHT                                  | 35                                        | 15                 | 16                  | YES                     |
| 5.5.2.A          | OPEN SPACE MINIMUM (% OF GROSS FLOOR AREA)   | -                                         | -                  | -                   | N/A                     |
| 5.5.2.A          | LANDSCAPED                                   | 10%                                       | 4.7%               | 8.9%                | EXISTING NON-CONFORMING |
| 5.3.21.D         | USABLE                                       | -                                         | -                  | -                   | N/A                     |
| 5.5.21.A (1)     | MINIMUM BUFFER ABUTTING RESIDENTIAL DISTRICT | 10FT                                      | 9'-4 1/2"          | 9'-4 1/2"           | EXISTING NON-CONFORMING |
|                  | PARKING                                      |                                           |                    |                     |                         |
| 6.1.4            | OFFICE/MEDICAL/CLINIC                        | 4 SPACES PER PHYSICIAN, PRACTITIONER = 20 | 5                  | 5                   | EXISTING NON-CONFORMING |
|                  | OFFICE/BUSINESS/PROFESSIONAL                 | 1 SPACE PER 500SF = 10                    |                    |                     |                         |
| 6.1.6            | LOADING                                      | 1                                         | 1                  | 1                   | YES                     |

PROPERTY CARD - 189 BROADWAY

040.0 0007 0007.0 1 of 1 Commercial TOTAL ASSESSED: 133701

Map Block Lot CARD ARLINGTON

**PROPERTY LOCATION**

| No. | Alt No. | Direction/Street/City |
|-----|---------|-----------------------|
| 189 |         | BROADWAY, ARLINGTON   |

**OWNERSHIP**

| Owner            | Share % |
|------------------|---------|
| GIBBONS JOSEPH P |         |

**PREVIOUS ASSESSMENT**

| Year | Use | Code | Value   | Area | Notes                                          |
|------|-----|------|---------|------|------------------------------------------------|
| 2018 | 325 | FV   | 102,200 | 4200 | 5,849 429,100 535,500 Year End Roll 12/20/2017 |
| 2017 | 325 | FV   | 102,200 | 4200 | 5,849 377,600 484,000 Year End Roll 1/3/2017   |
| 2016 | 325 | FV   | 102,200 | 4200 | 5,849 283,200 389,600 Year End Roll 1/4/2016   |
| 2015 | 325 | FV   | 87,300  | 4400 | 5,849 257,400 349,100 Year End Roll 12/11/2014 |
| 2014 | 325 | FV   | 87,300  | 4400 | 5,849 257,400 349,100 Year End Roll 12/16/2013 |
| 2013 | 325 | FV   | 87,300  | 4400 | 5,849 257,400 349,100 Year End Roll 12/13/2012 |
| 2012 | 325 | FV   | 82,300  | 4500 | 5,849 225,100 309,900 12/27/2011               |
| 2011 | 325 | FV   | 82,300  | 4500 | 5,849 225,100 309,900 12/27/2011               |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tot | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| LODATO FRANK ET | 28783-22  |      | 5/30/1998 |           | 235,000    | No | No  |       |                 |       |

**ACTIVITY INFORMATION**

| Date       | Number | Descr    | Amount | C/O | Last Visit | Fed Code | F. Descr | Comment          | Date      | Result       | By  | Name      |
|------------|--------|----------|--------|-----|------------|----------|----------|------------------|-----------|--------------|-----|-----------|
| 10/18/2007 | 770    | Re-Roof  | 7,000  | C   |            |          |          |                  | 9/12/2018 | MEAS/NOTICE  | PH  | Patrick H |
| 7/1/1998   | 453    | Sign     | 1,000  |     |            |          |          | SIGN             | 3/11/2009 | Meas/Inspect | 197 | PATRIOT   |
| 5/5/1998   | 428    | Alterati | 4,500  |     |            |          |          | REMODEL INTERIOR | 4/7/2000  | Meas/Inspect | 197 | PATRIOT   |
| 5/1/1990   |        |          |        |     |            |          |          |                  |           |              | PM  | Peter M   |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC | No of Units | Depth | Unit Price | Unit Type | Land Type | LT   | Base Value | Unit Price | Adj | Neigh | Neigh | Neigh | Neigh | Int 1 | % | Int 2 | % | Int 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|-----|-------------|-------|------------|-----------|-----------|------|------------|------------|-----|-------|-------|-------|-------|-------|---|-------|---|-------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 325      | Store       |     | 5849        |       |            |           | Sq. Ft.   | Site |            | 0          | 28  | 2.934 | CA    |       |       |       |   |       |   |       |   | 480,544         |           |   |           |        |      | 480,500   |       |

Total AC/H 0.13427 Total SF/S 5849.00 Parcel LU 325 Store Prime NB D COMM AVG Total: 480,544 Spl Cre Total: 480,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: ArchiveProArlington2019 apro 2019

EXISTING PHOTOGRAPHS



**MFDS A+P**

650 COLUMBUS AVE. STE. A  
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CONSULTANTS:

ZONING SET  
(NOT FOR CONSTRUCTION)

REVISIONS:

PROJECT NAME:  
**Arlington  
Animal Clinic**

DATE ISSUED: 5/06/2019

PROJECT #: 17021

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

DRAWN BY: Emily Driscoll

ZONING ANALYSIS

**G002**

EXISTING PHOTOGRAPHS



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**Arlington  
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DATE ISSUED: 5/06/2019  
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SCALE: 1/8" = 1'-0"  
DRAWN BY: Emily Driscoll

EXISTING  
PHOTOGRAPHS

G003

CONSULTANTS:

ZONING SET  
(NOT FOR CONSTRUCTION)

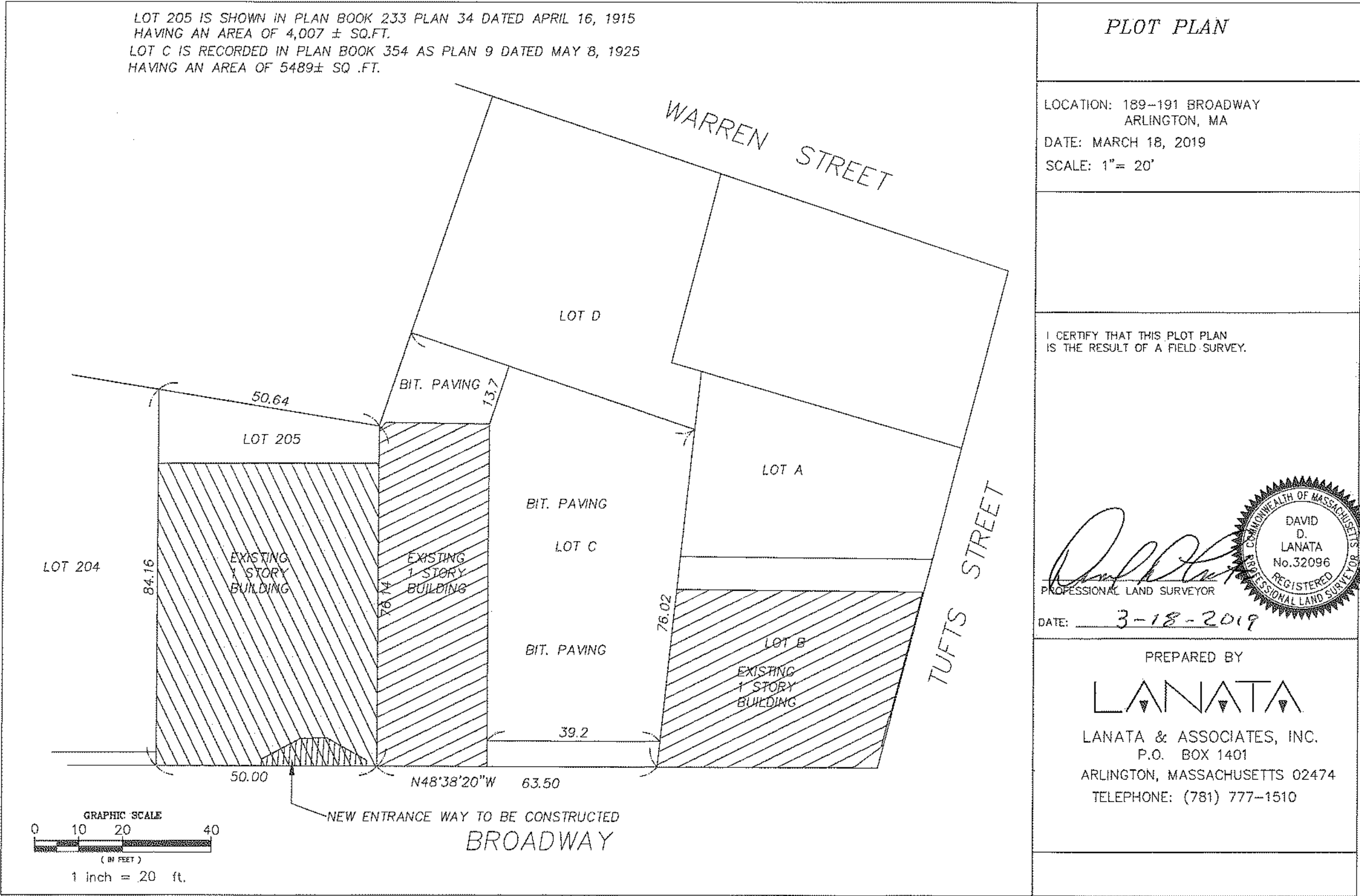
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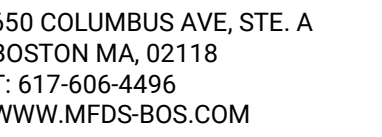
PROJECT NAME:  
**Arlington  
Animal Clinic**

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SCALE:  
DRAWN BY: Emily Driscoll

PLOT PLAN

PP01





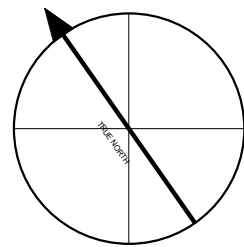
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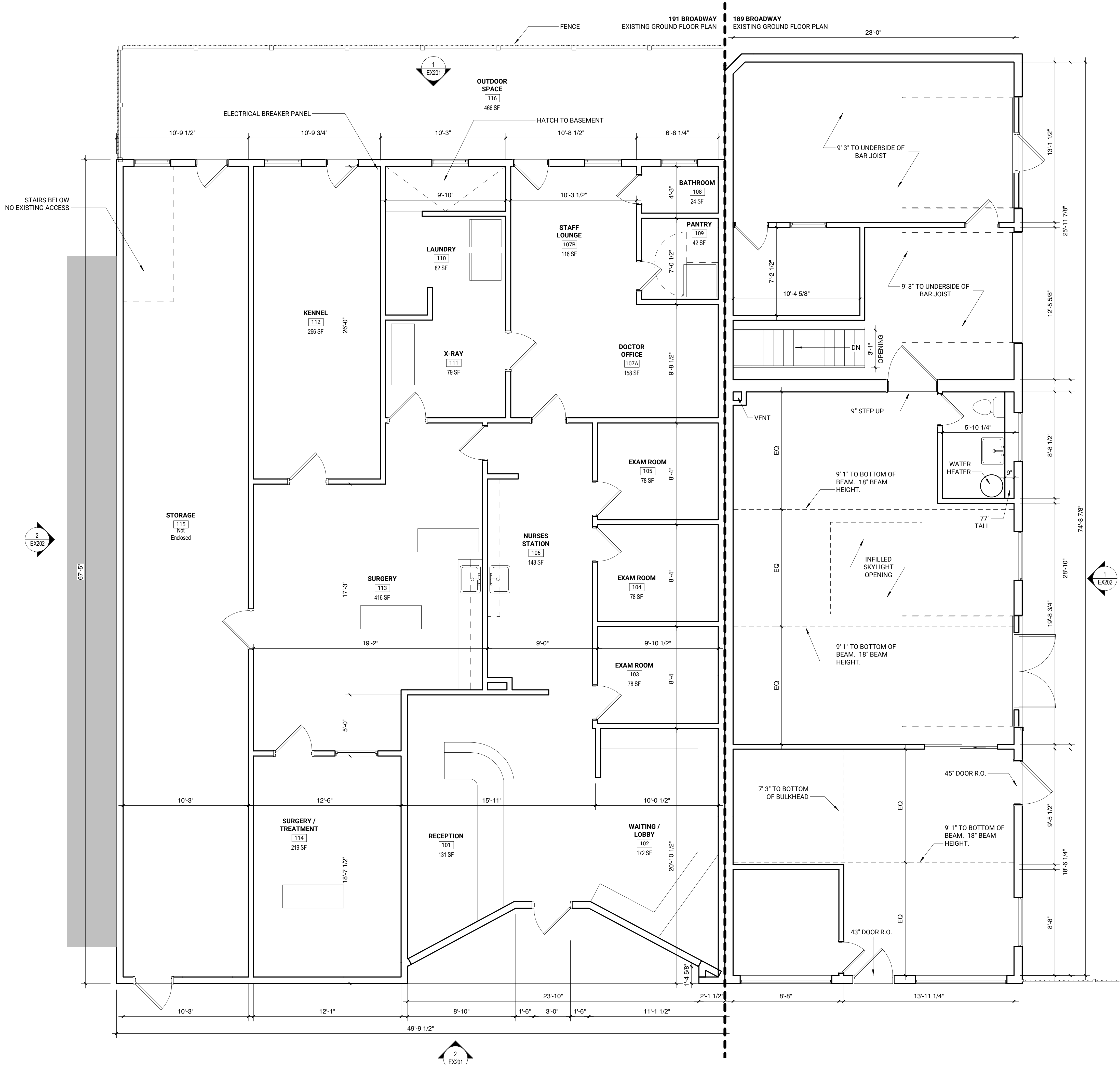
**Arlington  
Animal Clinic**

## BASEMENT EXISTING CONDITIONS PLAN

# EX001



NORTH ARROW



CONSULTANTS:

ZONING SET  
(NOT FOR CONSTRUCTION)

REVISIONS:

| NO. | DESCRIPTION |
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PROJECT NAME:  
**Arlington  
Animal Clinic**

DATE ISSUED: 5/06/2019  
PROJECT #: 17021  
SCALE: 1/4" = 1'-0"  
DRAWN BY: Emily Driscoll

GROUND FLOOR  
EXISTING CONDITIONS  
PLAN

**EX002**

CONSULTANTS:

ZONING SET  
(NOT FOR CONSTRUCTION)

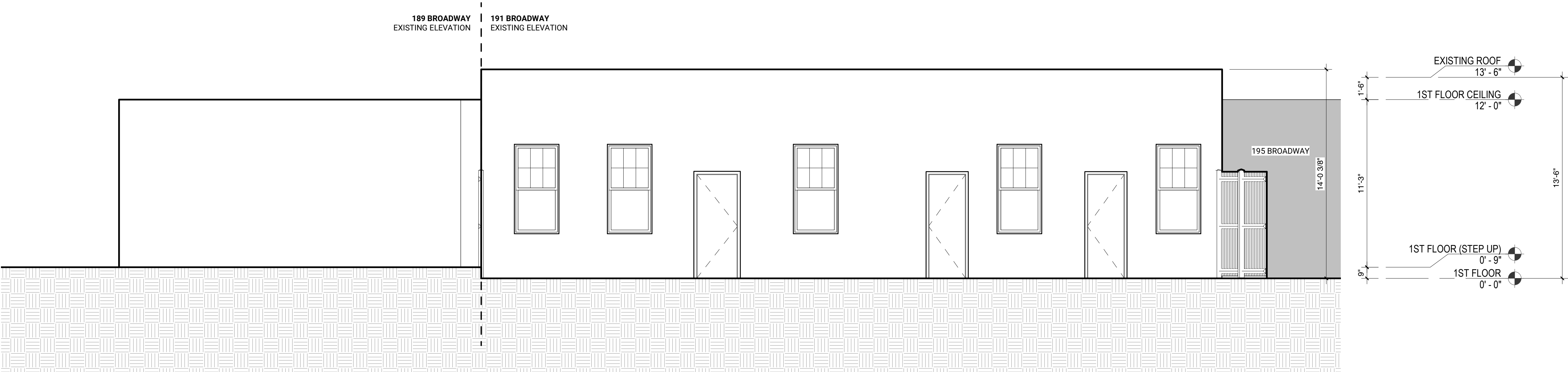
REVISIONS:

PROJECT NAME:  
**Arlington  
Animal Clinic**

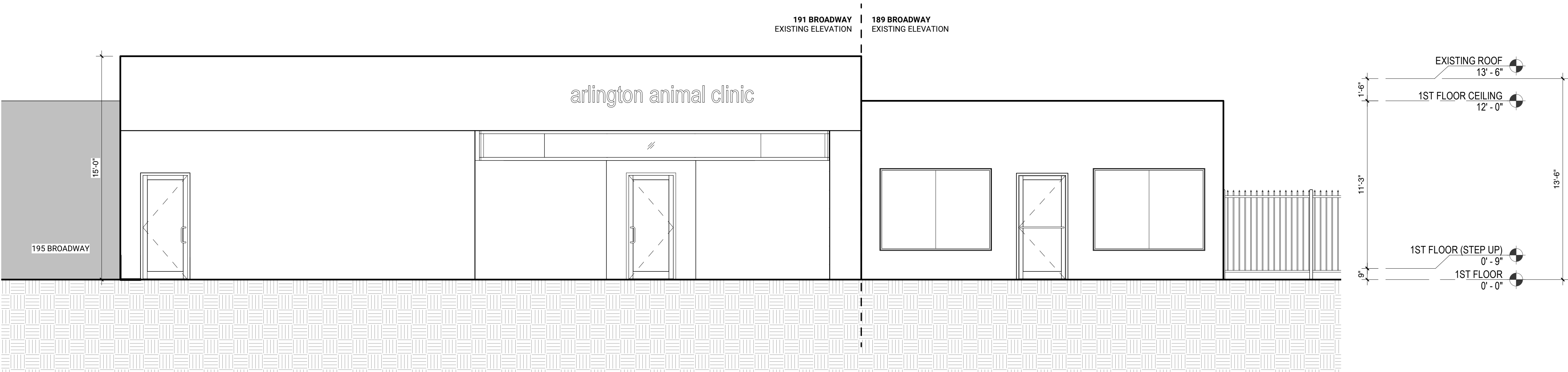
DATE ISSUED: 5/06/2019  
PROJECT #: 17021  
SCALE: 1/4" = 1'-0"  
DRAWN BY: Emily Driscoll

NORTH & SOUTH  
EXISTING BUILDING  
ELEVATION

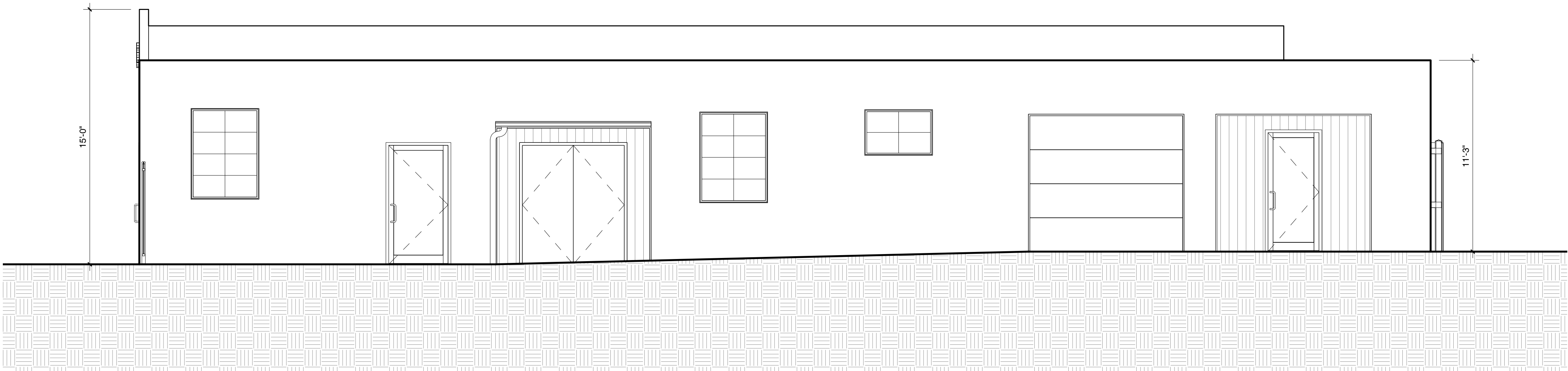
EX201



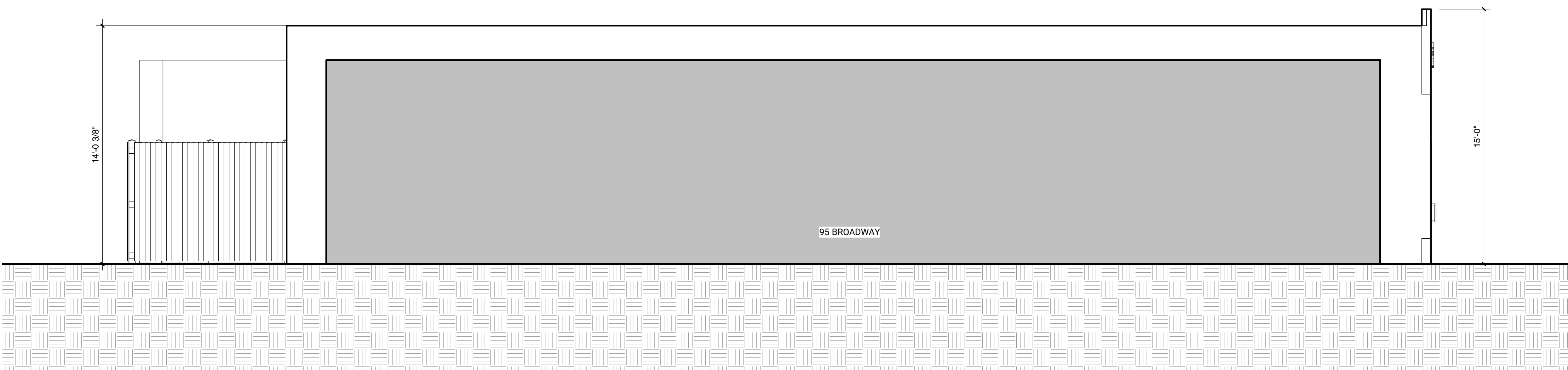
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SCALE: 1/4" = 1'-0"



2 SOUTH EXISTING ELEVATION  
SCALE: 1/4" = 1'-0"



1 EAST EXISTING ELEVATION  
SCALE: 1/4" = 1'-0"



2 WEST EXISTING ELEVATION  
SCALE: 1/4" = 1'-0"

CONSULTANTS:

ZONING SET  
(NOT FOR CONSTRUCTION)

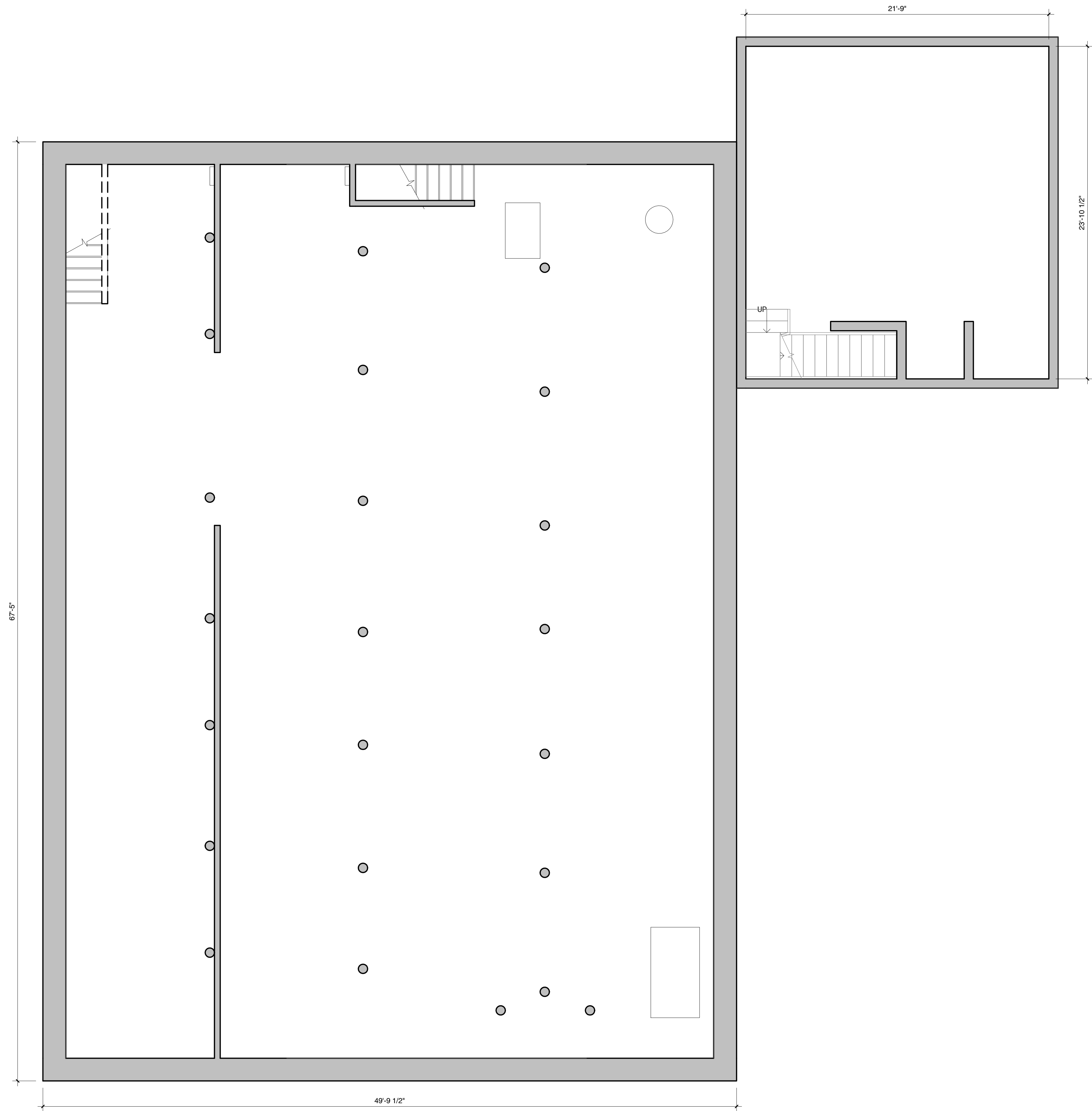
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SCALE: 1/4" = 1'-0"  
DRAWN BY: Emily Driscoll

EAST & WEST EXISTING  
ELEVATIONS



DEMOLITION PLAN LEGEND

- REMOVE ALL CONSTRUCTION SHOWN DASHED COMPLETE, U.O.N.
- EXISTING WALL OR PARTITION TO REMAIN, TYP U.O.N.
- — REMOVE PORTION OF EXISTING WALL. SEE FLOORPLAN FOR LOCATION AND DIMENSION. TYP U.O.N.
- — REMOVE EXISTING DOOR & FRAME COMPLETELY.
- — EXISTING DOOR TO REMAIN, TYP U.O.N.

**MFDS**  
**A+P**

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CONSULTANTS:

ZONING SET  
(NOT FOR CONSTRUCTION)

REVISIONS:

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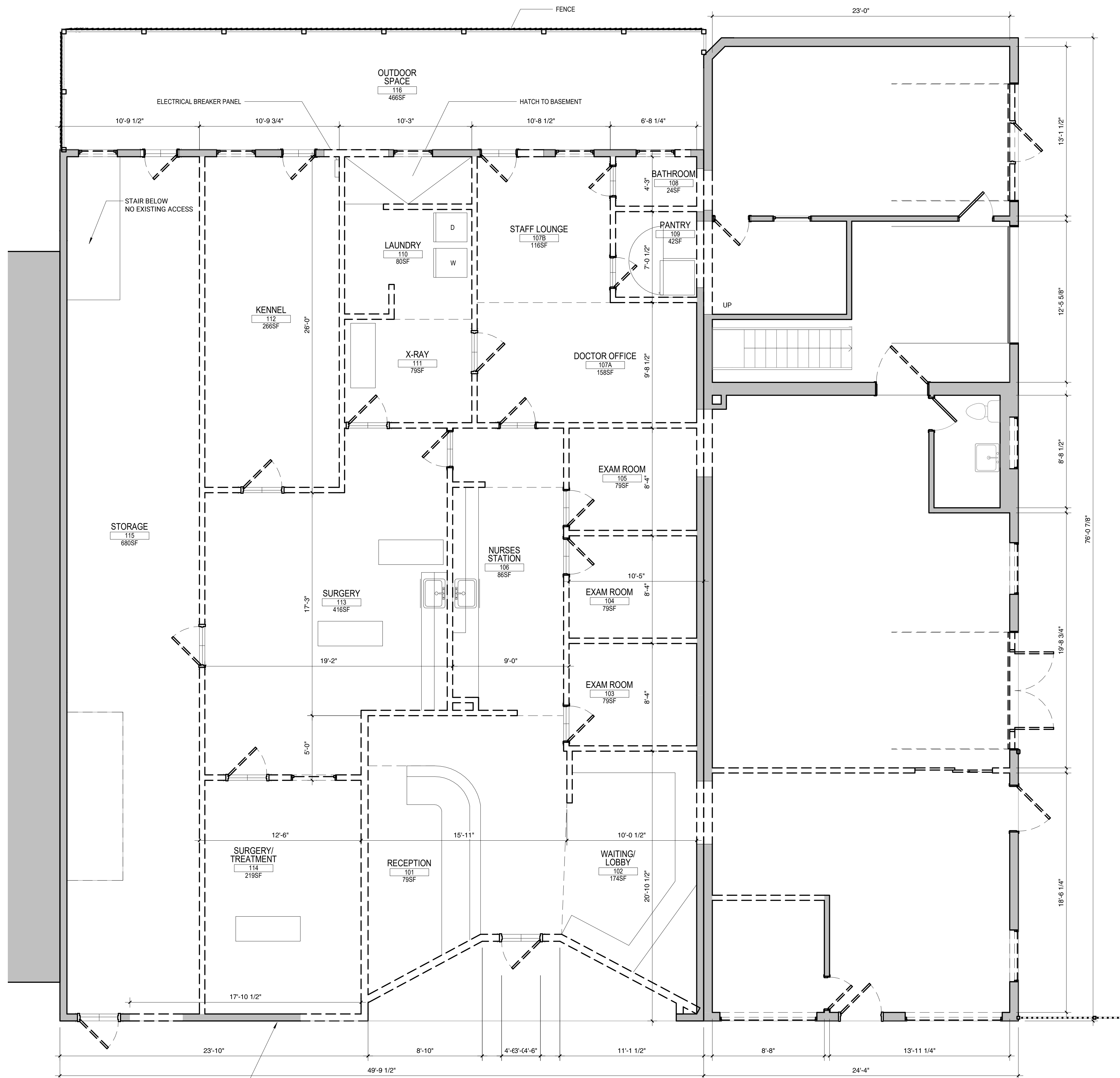
PROJECT NAME:

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Animal Clinic**

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SCALE: 1/4" = 1'-0"  
DRAWN BY: Emily Driscoll

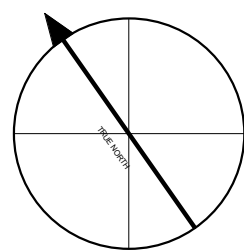
BASEMENT  
DEMOLITION PLAN

**D101**



DEMOLITION PLAN LEGEND

- REMOVE ALL CONSTRUCTION SHOWN DASHED COMPLETE, U.O.N.
- EXISTING WALL OR PARTITION TO REMAIN, TYP U.O.N.
- - - REMOVE PORTION OF EXISTING WALL. SEE FLOORPLAN FOR LOCATION AND DIMENSION. TYP U.O.N.
- REMOVE EXISTING DOOR & FRAME COMPLETELY.
- EXISTING DOOR TO REMAIN, TYP U.O.N.



NORTH ARROW

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REVISIONS:

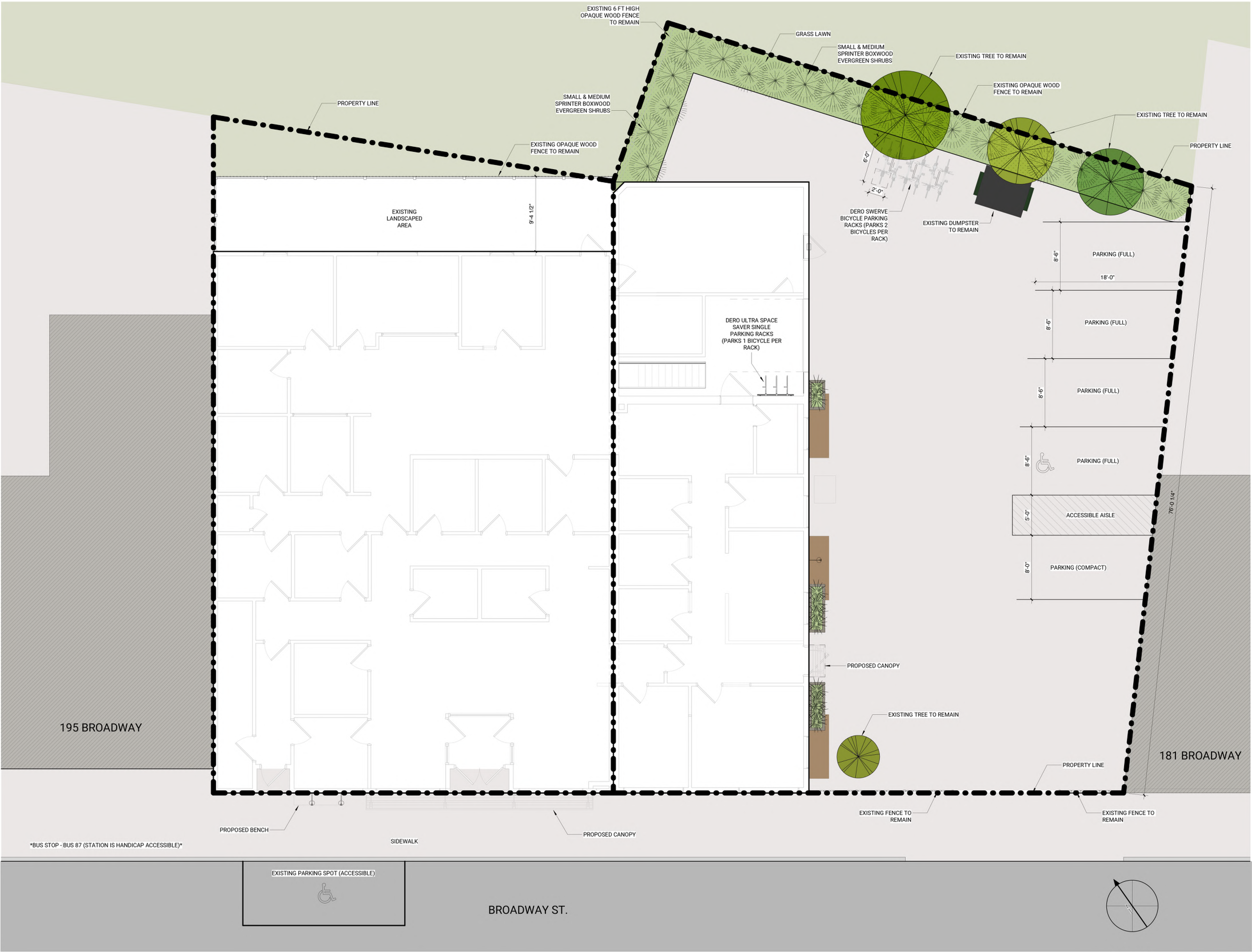
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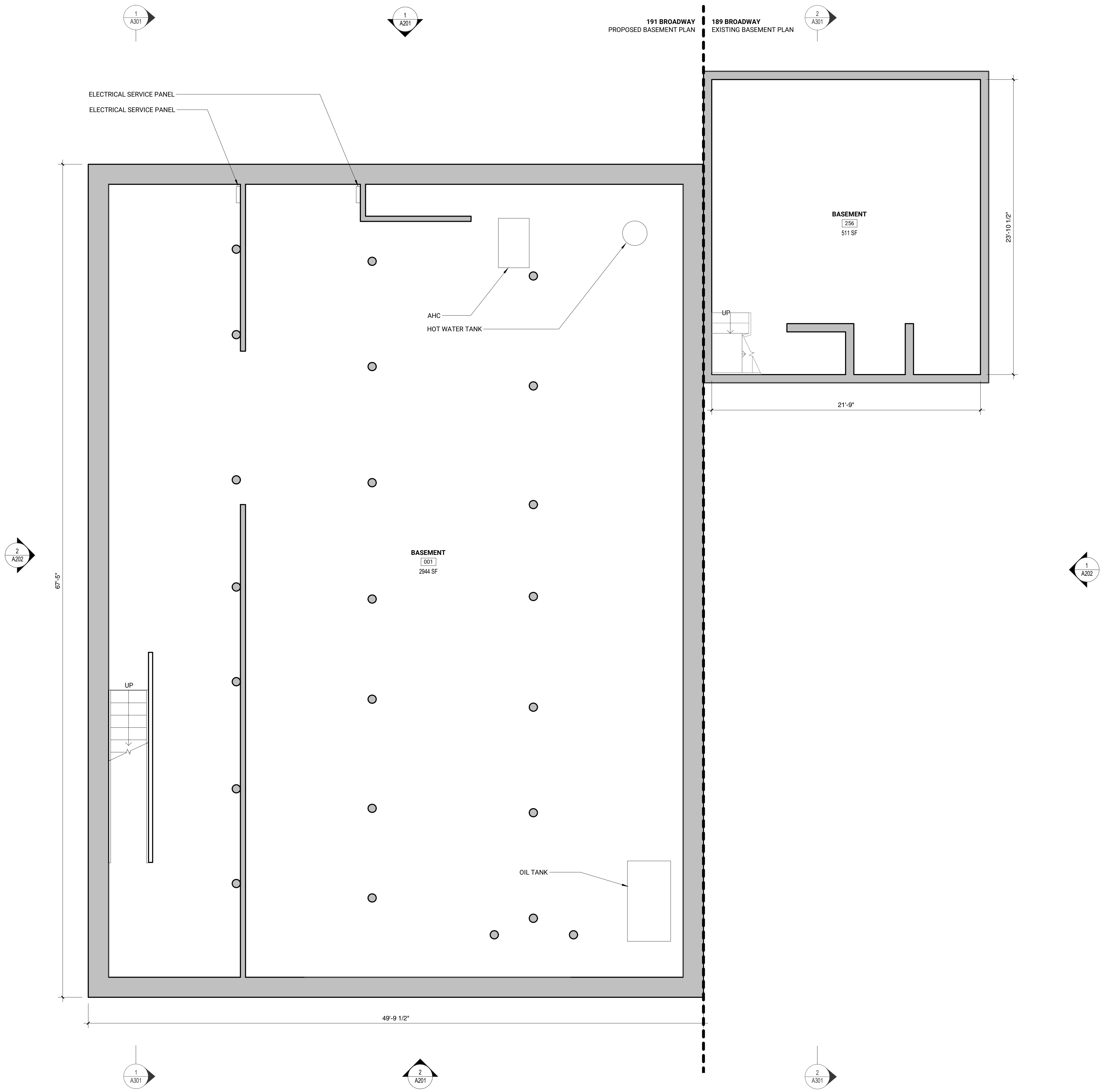
PROJECT NAME:  
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DATE ISSUED: 5/06/2019  
PROJECT #: 17021  
SCALE: 1/4" = 1'-0"  
DRAWN BY: Emily Driscoll

GROUND FLOOR  
DEMOLITION PLAN

**D102**





CONSULTANTS:

ZONING SET  
(NOT FOR CONSTRUCTION)

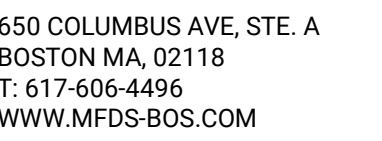
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DATE ISSUED: 5/06/2019  
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SCALE: 1/4" = 1'-0"  
DRAWN BY: Emily Driscoll

BASEMENT  
CONSTRUCTION PLAN



**ZONING SET**  
(NOT FOR CONSTRUCTION)

PROJECT NAME:

DATE ISSUED: 5/06/2019

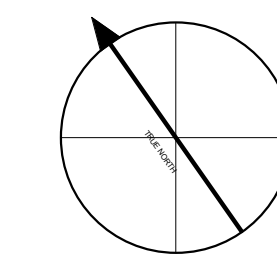
PROJECT #: 17021

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

**DRAWN BY:** Emily Driscoll

### GROUND FLOOR CONSTRUCTION PLAN

# A102



NORTH ARROW

CONSULTANTS:

ZONING SET  
(NOT FOR CONSTRUCTION)

REVISIONS:

PROJECT NAME:

Arlington  
Animal Clinic

DATE ISSUED: 5/06/2019

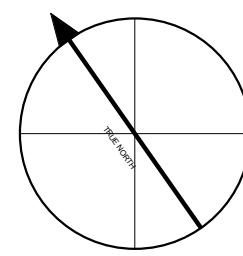
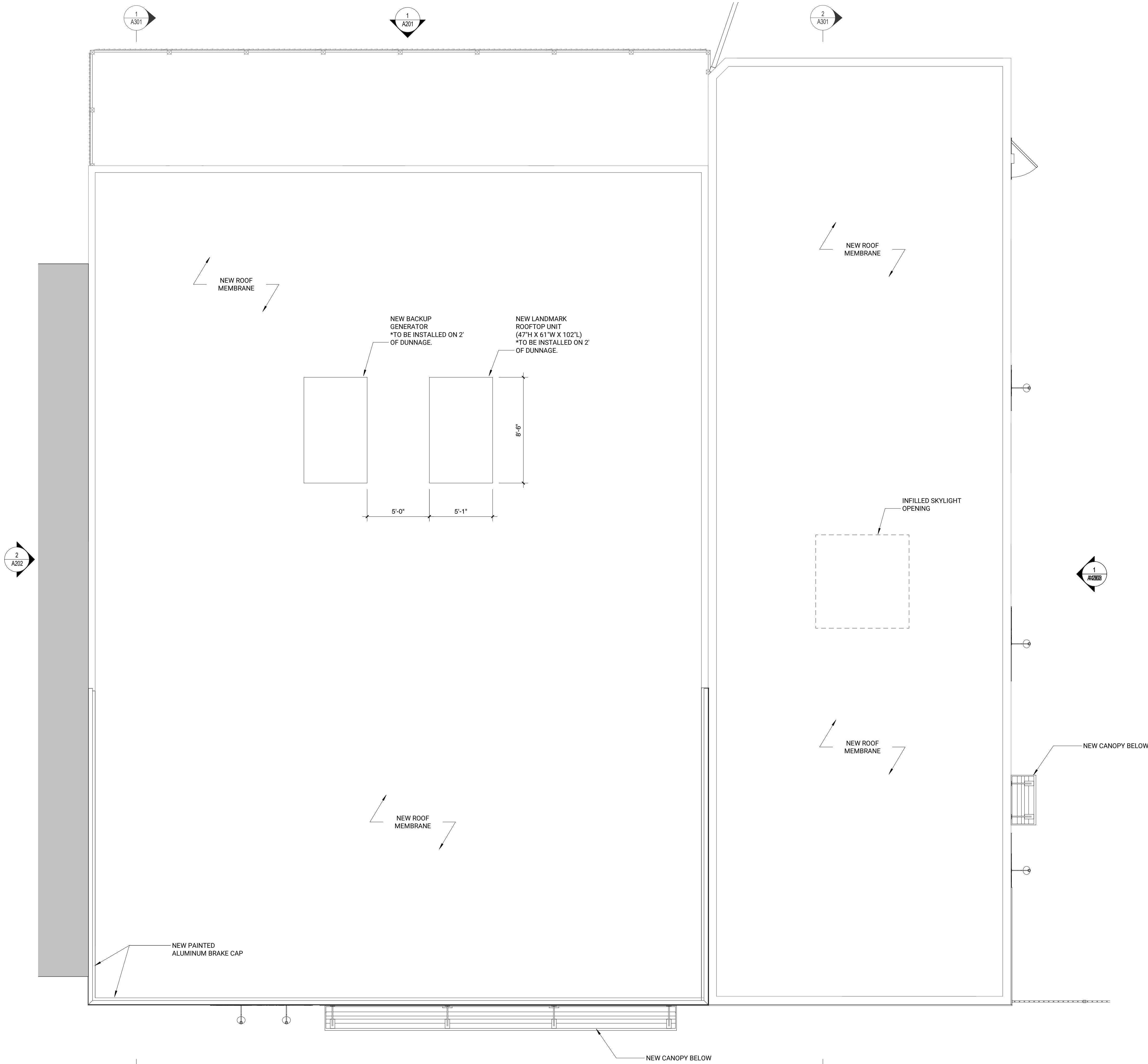
PROJECT #: 17021

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

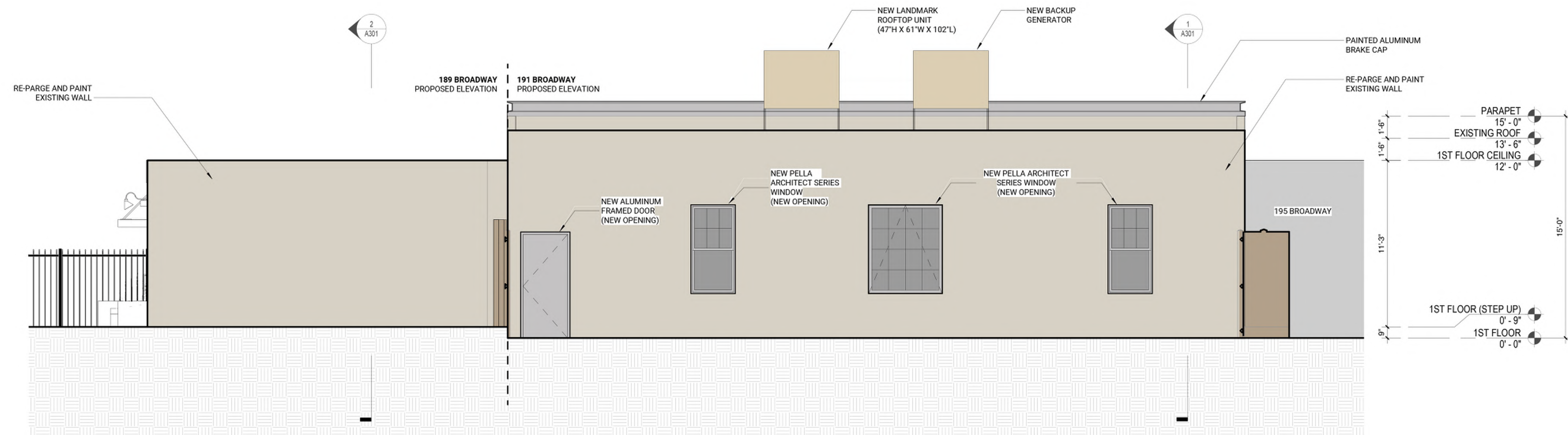
DRAWN BY: Emily Driscoll

ROOF CONSTRUCTION  
PLAN

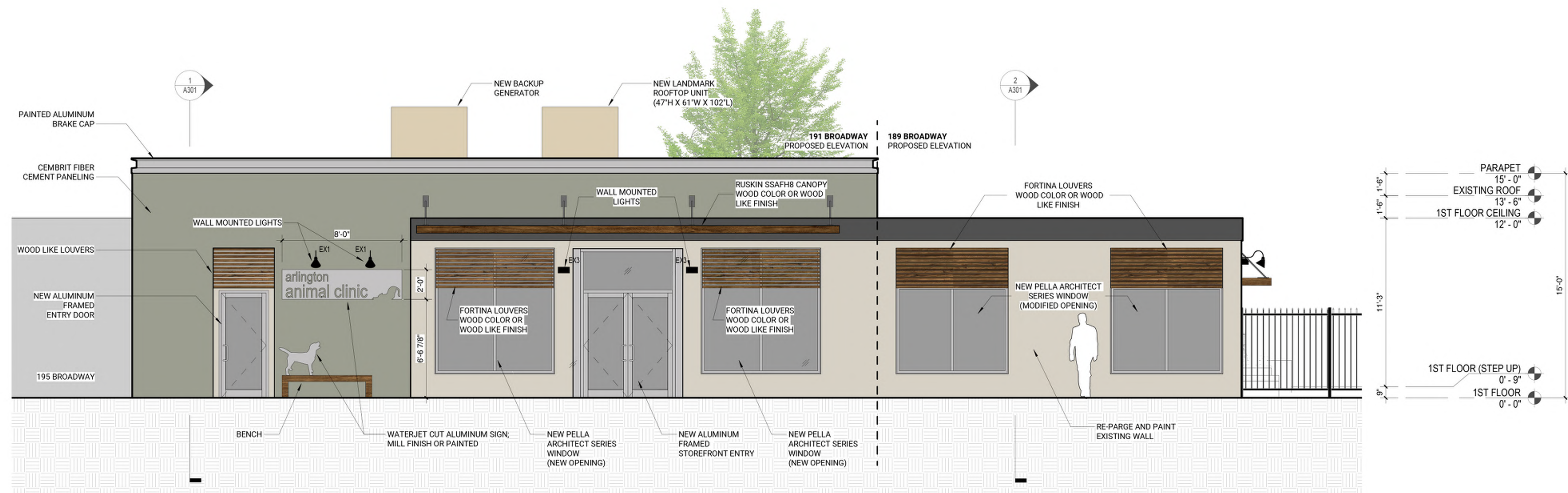
A103



NORTH ARROW



1 NORTH FACADE ELEVATION  
SCALE: 1/4" = 1'-0"



2 SOUTH FACADE ELEVATION  
SCALE: 1/4" = 1'-0"

#### ELEVATION LEGEND

|     |                                                    |
|-----|----------------------------------------------------|
| EX1 | SHADES OF LIGHT, HUNTER OUTDOOR WALL LIGHT - SMALL |
| EX2 | SHADES OF LIGHT, HUNTER OUTDOOR WALL LIGHT - LARGE |
| EX3 | LED WALL SCONCE (UP & DOWN LIGHT)                  |

CONSULTANTS:

ZONING SET  
(NOT FOR CONSTRUCTION)

REVISIONS:

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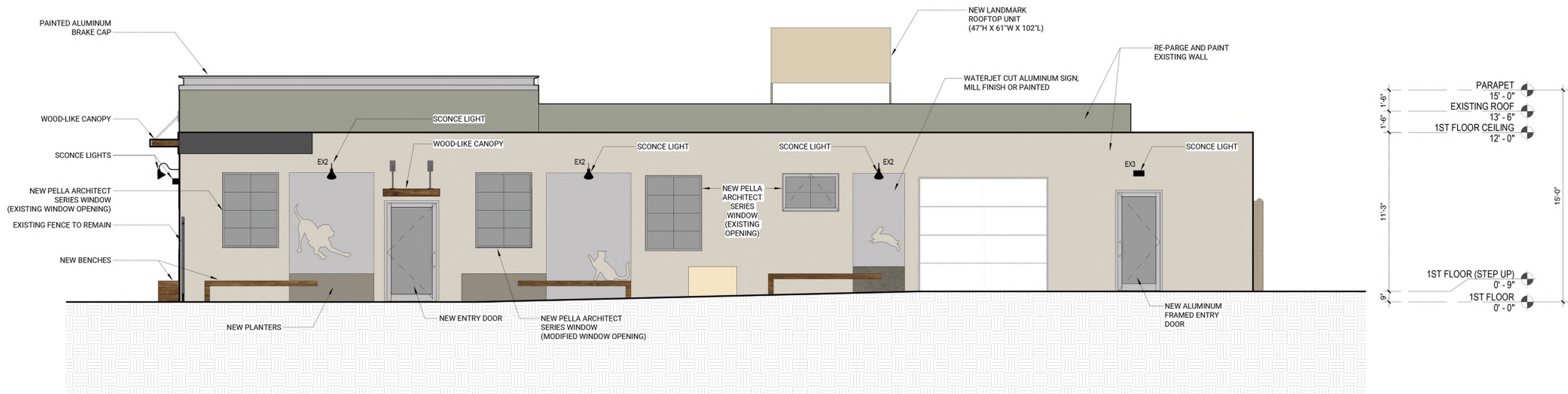
PROJECT #: 17021

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

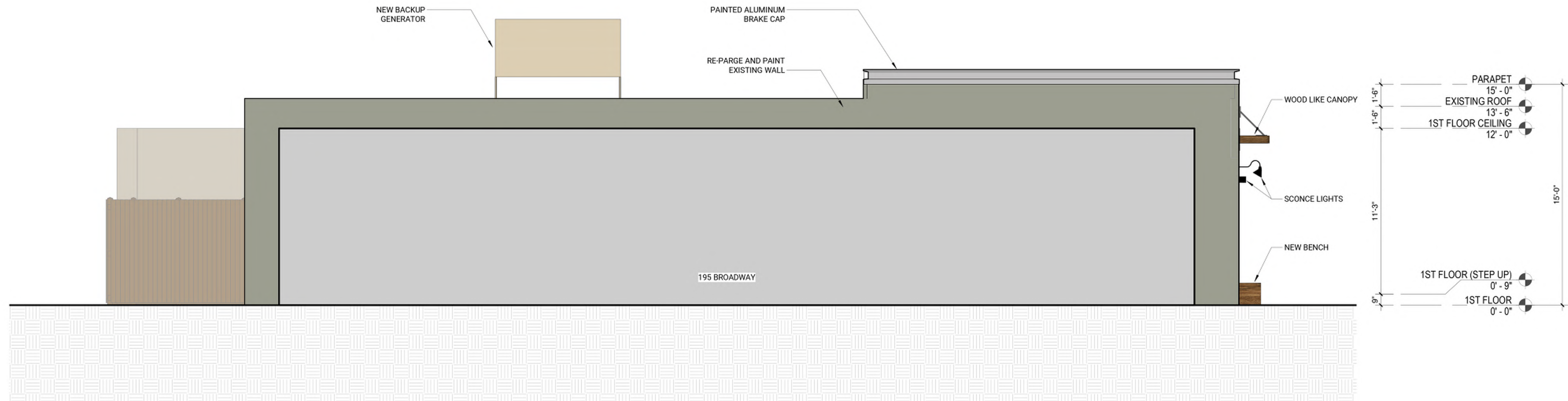
DRAWN BY: Emily Driscoll

NORTH & SOUTH  
BUILDING ELEVATIONS

**A201**



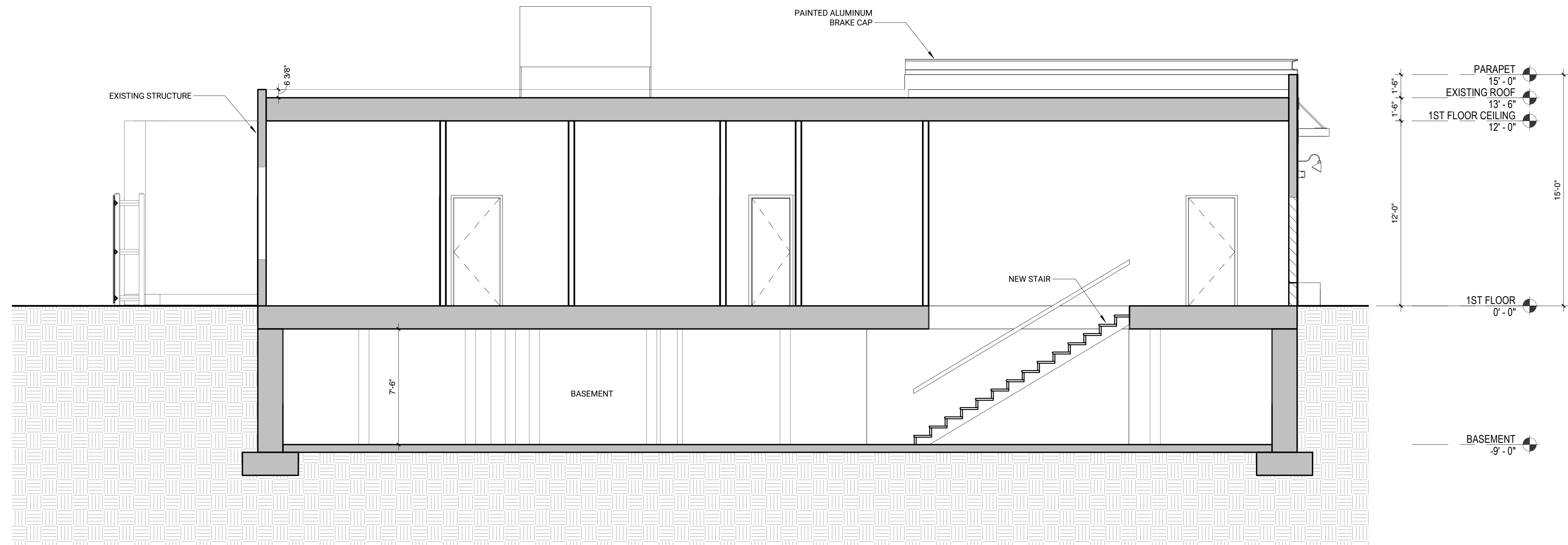
1 EAST FACADE ELEVATION  
SCALE: 1/4" = 1'-0"



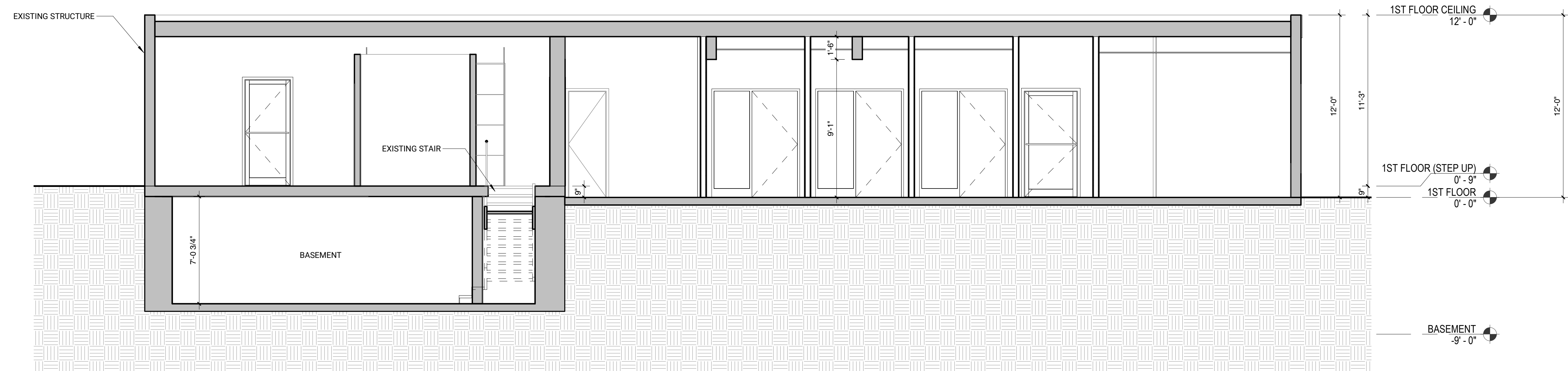
2 WEST FACADE ELEVATION  
SCALE: 1/4" = 1'-0"

#### ELEVATION LEGEND

|     |                                                    |
|-----|----------------------------------------------------|
| EX1 | SHADES OF LIGHT, HUNTER OUTDOOR WALL LIGHT - SMALL |
| EX2 | SHADES OF LIGHT, HUNTER OUTDOOR WALL LIGHT - LARGE |
| EX3 | LED WALL SCONCE (UP & DOWN LIGHT)                  |



1 WEST BUILDING SECTION - 191 BROADWAY  
SCALE: 1/4" = 1'-0"



2 WEST BUILDING SECTION - 189 BROADWAY  
SCALE: 1/4" = 1'-0"