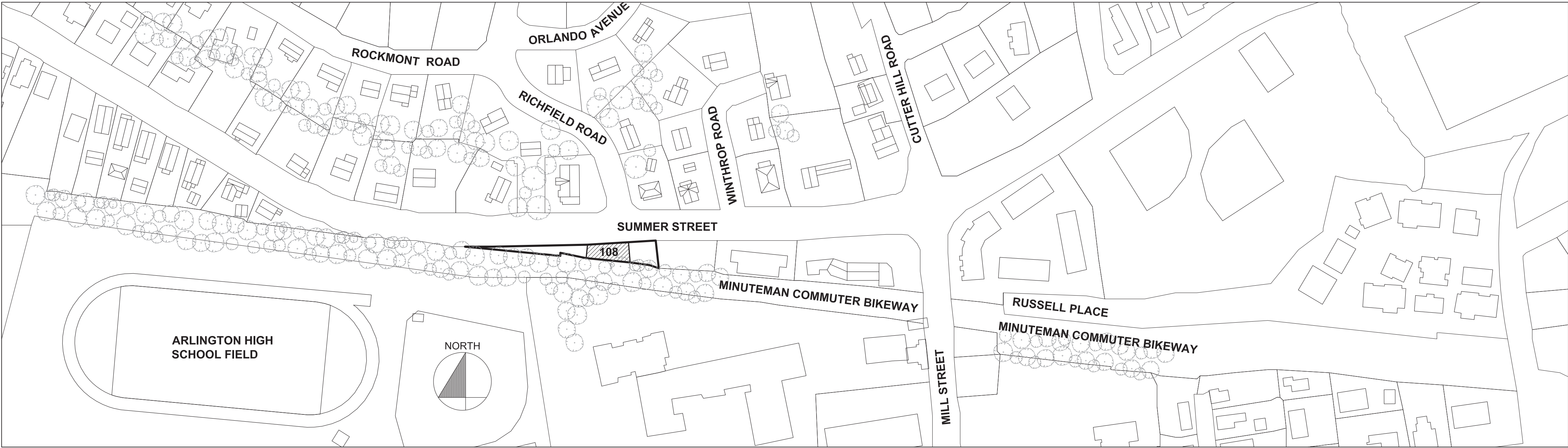
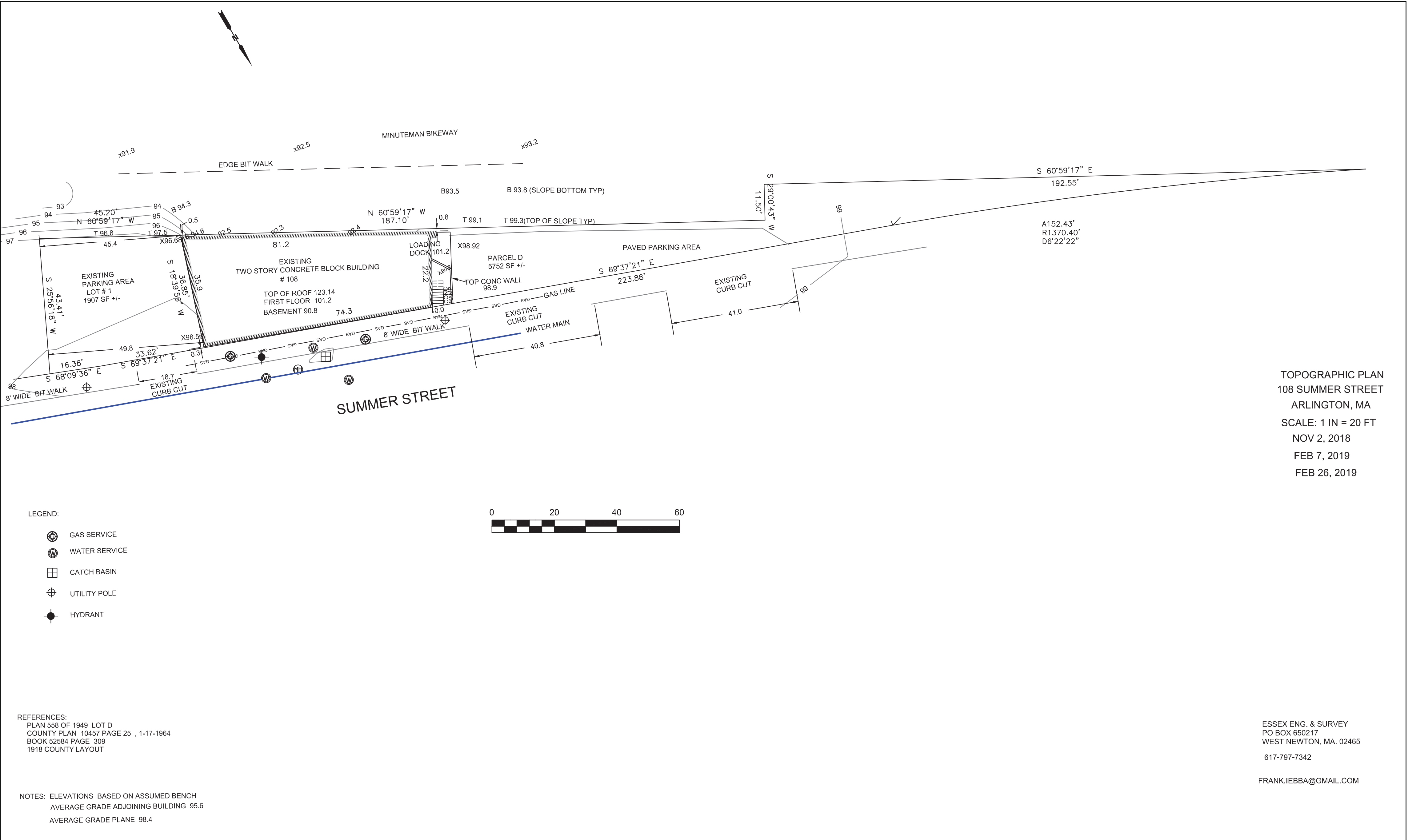




LOCATION: 108 SUMMER STREET, ARLINGTON, MASSACHUSETTS



PROJECT SUMMARY:

FOOD LINK, INC. IS AN ARLINGTON-BASED NON-PROFIT COMMUNITY ORGANIZATION THAT RESCUES FRESH EDIBLE FOOD FROM THE WASTE STREAM, ALLEVIATES HUNGER, AND CONTRIBUTES TO ENVIRONMENTAL SUSTAINABILITY. FOOD LINK RECENTLY ACQUIRED THE PROPERTY AT 108 SUMMER ST AND PLANS TO LOCATE THEIR OPERATIONAL HEADQUARTERS THERE.

THE EXISTING BUILDING IS AN UNSIGHTLY CONCRETE BLOCK BUILDING WITH 2 STORIES ABOVE GRADE PLUS A BASEMENT. THIS BUILDING FORMERLY HOUSED AN AUTOMOBILE PARTS SUPPLY STORE ON THE LOWER 2 FLOORS WITH OFFICE SPACES FOR LOCAL BUSINESSES ON THE UPPER FLOOR. THE PROPERTY IS AN IRREGULAR ELONGATED SITE WHICH ABUTS THE MINUTEMAN BIKEWAY TO THE SOUTH. MUCH OF THE PROPERTY IS CURRENTLY PAVED, WITH SOME UNMAINTAINED AND OVERGROWN LANDSCAPE ON THE THIN PORTION TO THE WEST. THERE ARE TWO PARKING AREAS ON THE PROPERTY, LOCATED EAST AND WEST OF THE BUILDING. THE WESTERN PARKING AREA HAS AN EXISTING LOADING DOCK AND AN UNUSED SUNKEN AREA WITH EXTERIOR ACCESS TO THE BASEMENT.

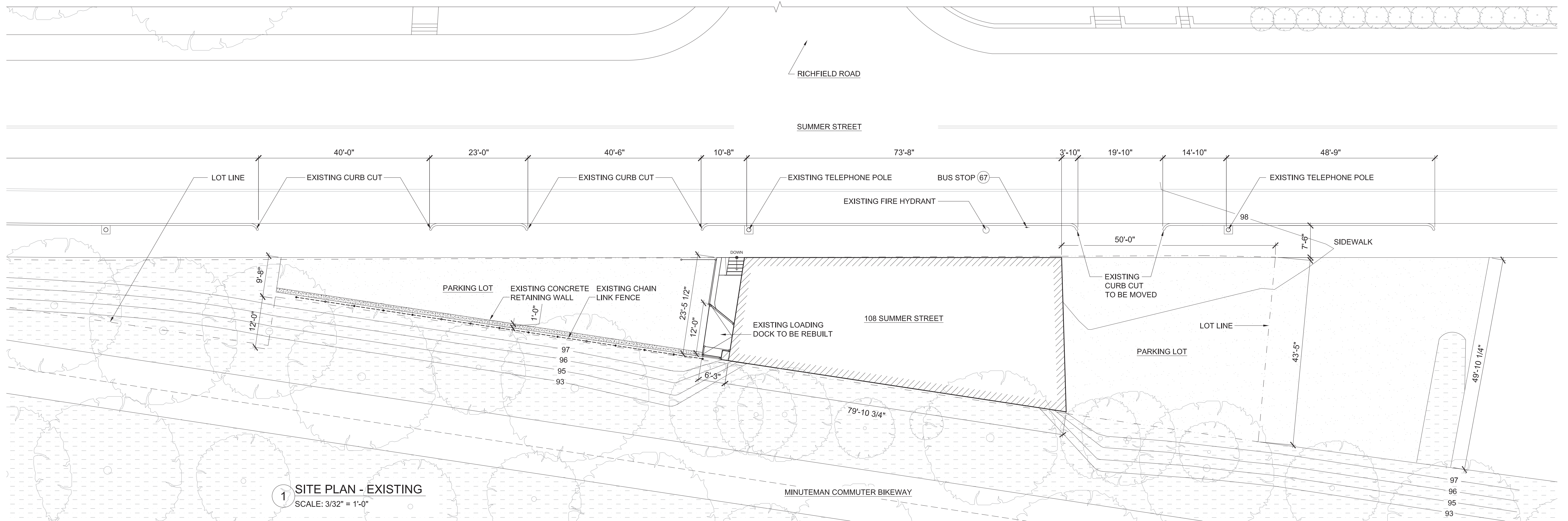
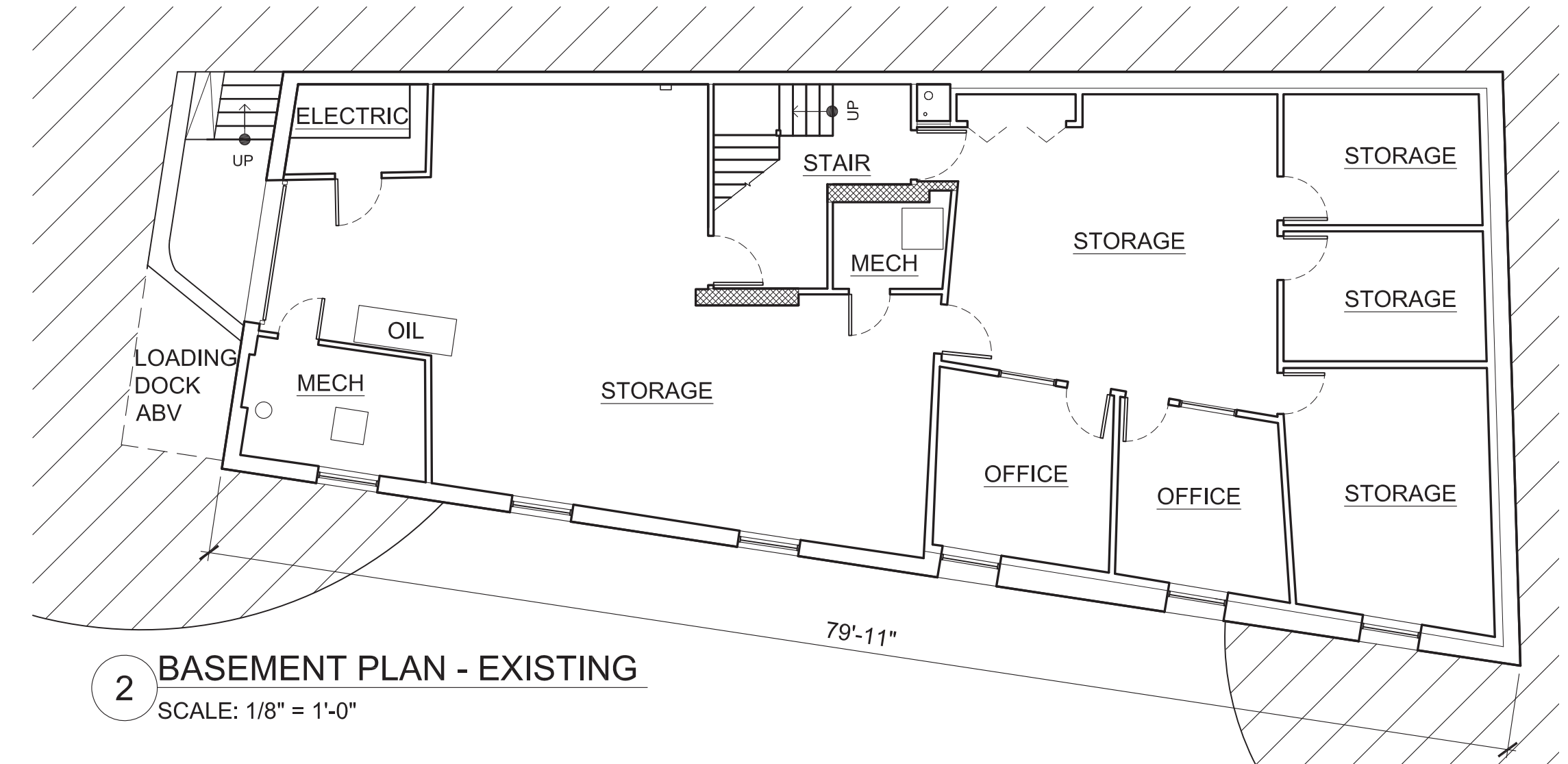
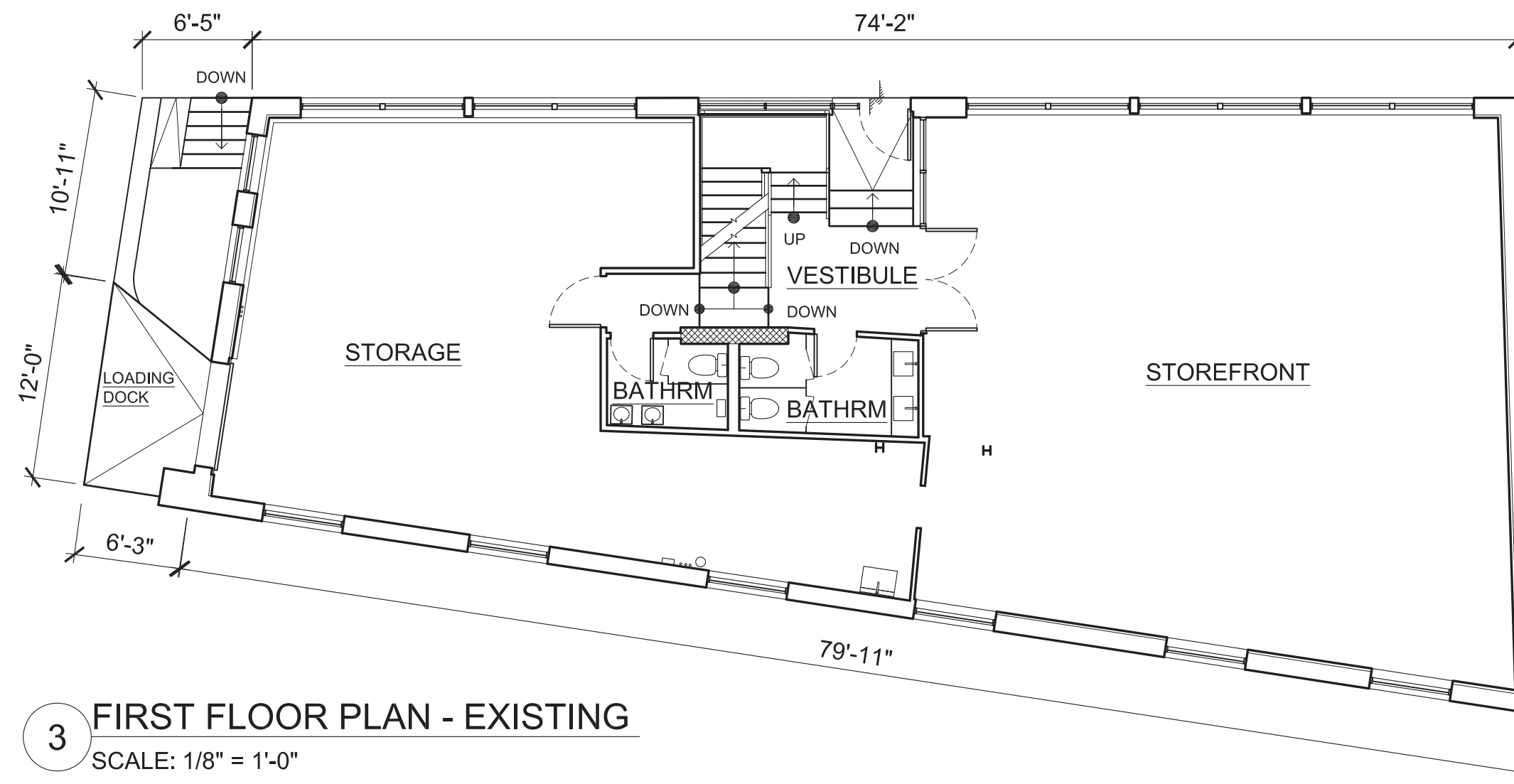
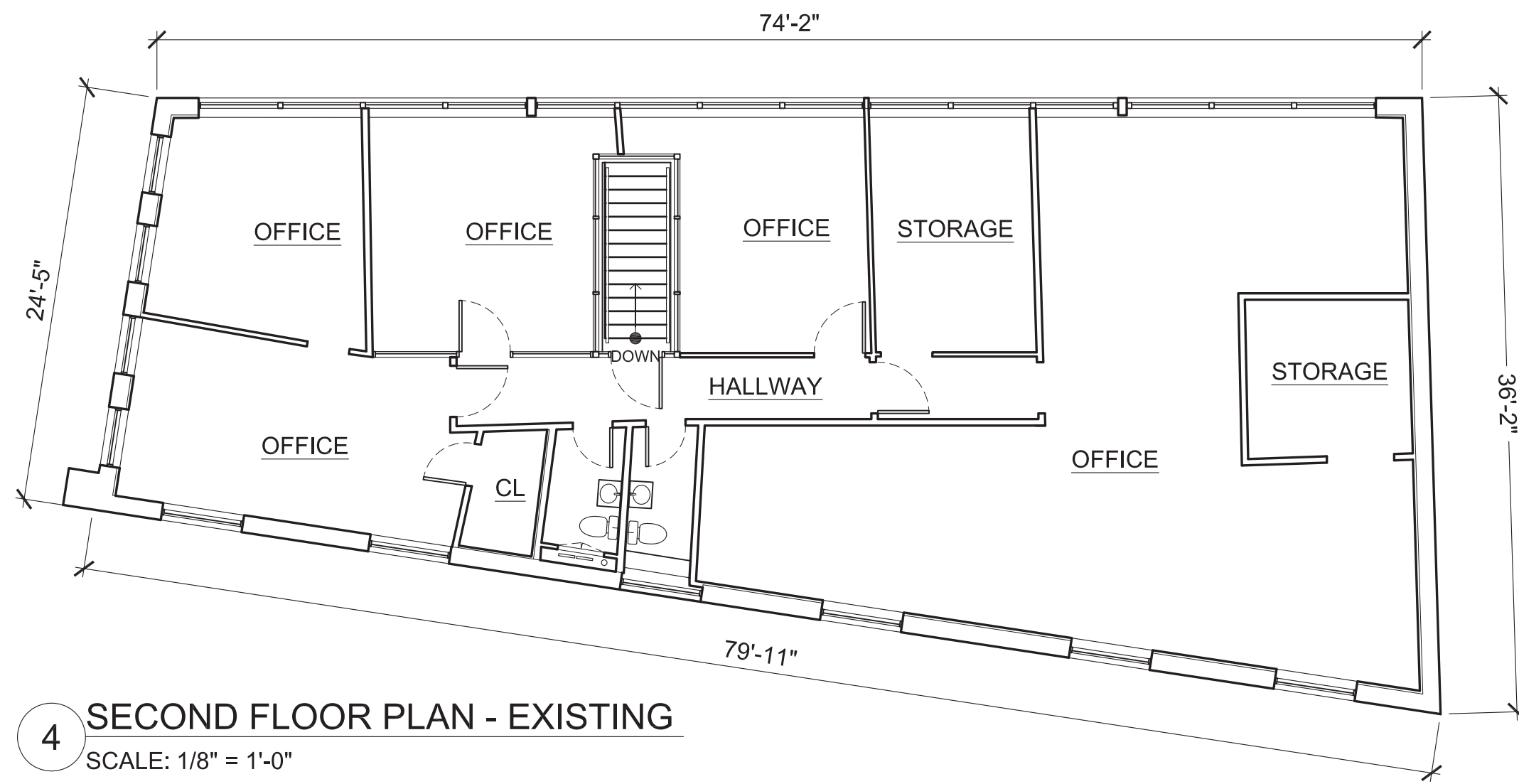
FOOD LINK WILL OCCUPY MORE THAN HALF OF THE BUILDING WITH THEIR OPERATIONS SPACE, INCLUDING ALL OF THE FIRST FLOOR AND HALF OF THE SECOND FLOOR. THE OTHER HALF OF THE SECOND FLOOR PLUS THE BASEMENT WILL BE TENANT OFFICE SPACES WITH A TOTAL AREA OF 2687 SQUARE FEET. THE MAIN FEATURE OF THE PROPOSED RENOVATION IS A LARGE EXTERIOR ROOF STRUCTURE WHICH WE WILL REFER TO AS THE "CANOPY." THIS IS A RIGID ROOF STRUCTURE THAT WILL COVER A LARGE AREA OVER THE LOADING DOCK ON THE WEST SIDE, WRAPS AROUND THE STREET FAÇADE WHERE IT PROJECTS OVER THE SIDEWALK, AND EXTENDS OVER A PROPOSED RAMP AND NEW ACCESSIBLE ENTRANCE ON THE EAST SIDE. THE CANOPY WILL PROVIDE A NEW IDENTITY FOR THE BUILDING, SHELTER FOR THE LOADING DOCK AND RAMP, AND WILL ALLOW THE EXTERIOR OF THE FAÇADE TO BE INSULATED AT THE LOCATION OF THE FLOOR SLAB. THE EXISTING BUILDING IS UNINSULATED AND THE CONNECTION OF THE CONCRETE FLOOR PLATE TO THE EXTERIOR CONCRETE WALL IS A SIGNIFICANT THERMAL BRIDGE THAT SIPHONS HEAT OUT OF THE BUILDING AND CANNOT BE INSULATED FROM THE INTERIOR. THE CANOPY ACTS AS A MARQUEE AT THE ENTRANCE, PROVIDES SHELTER AT THE BUS STOP AND HOUSES NEW FOOD LINK SIGNAGE ON THE SUMMER ST FAÇADE. THE CANOPY WILL BE CLAD IN WOOD ON THE UNDERSIDE WITH A PAINTED CEMENT BOARD OR METAL FASCIA AT THE UPPER EDGE.

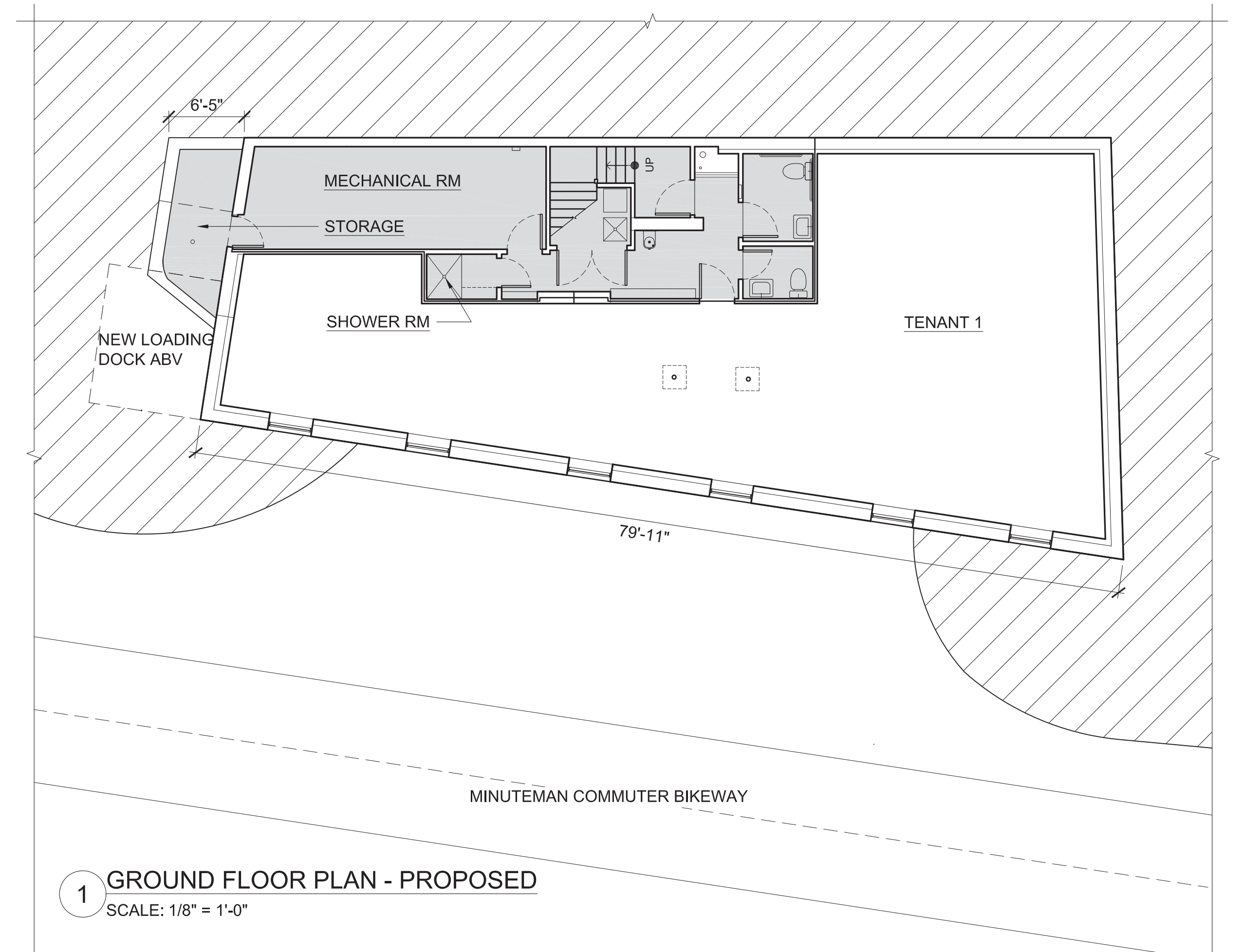
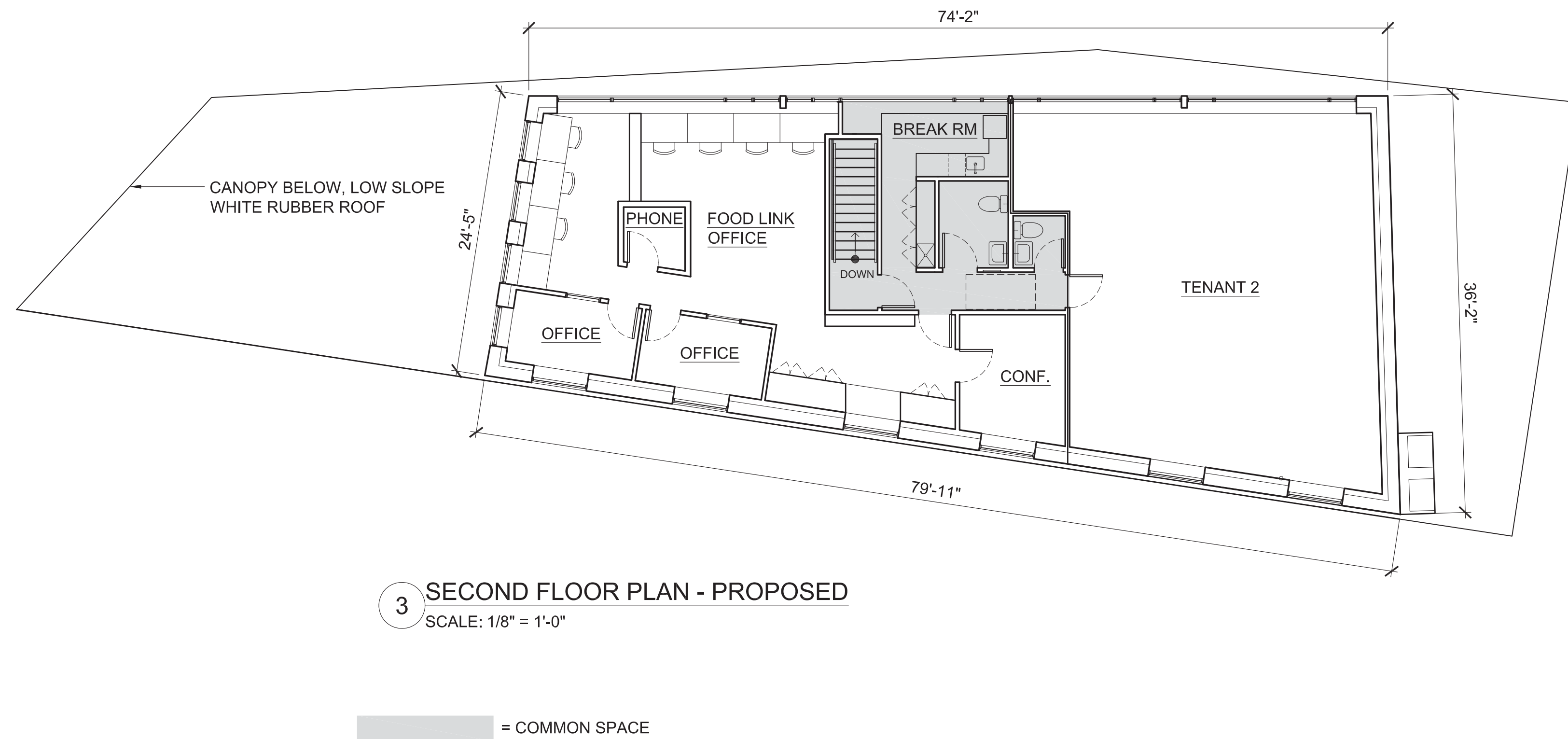
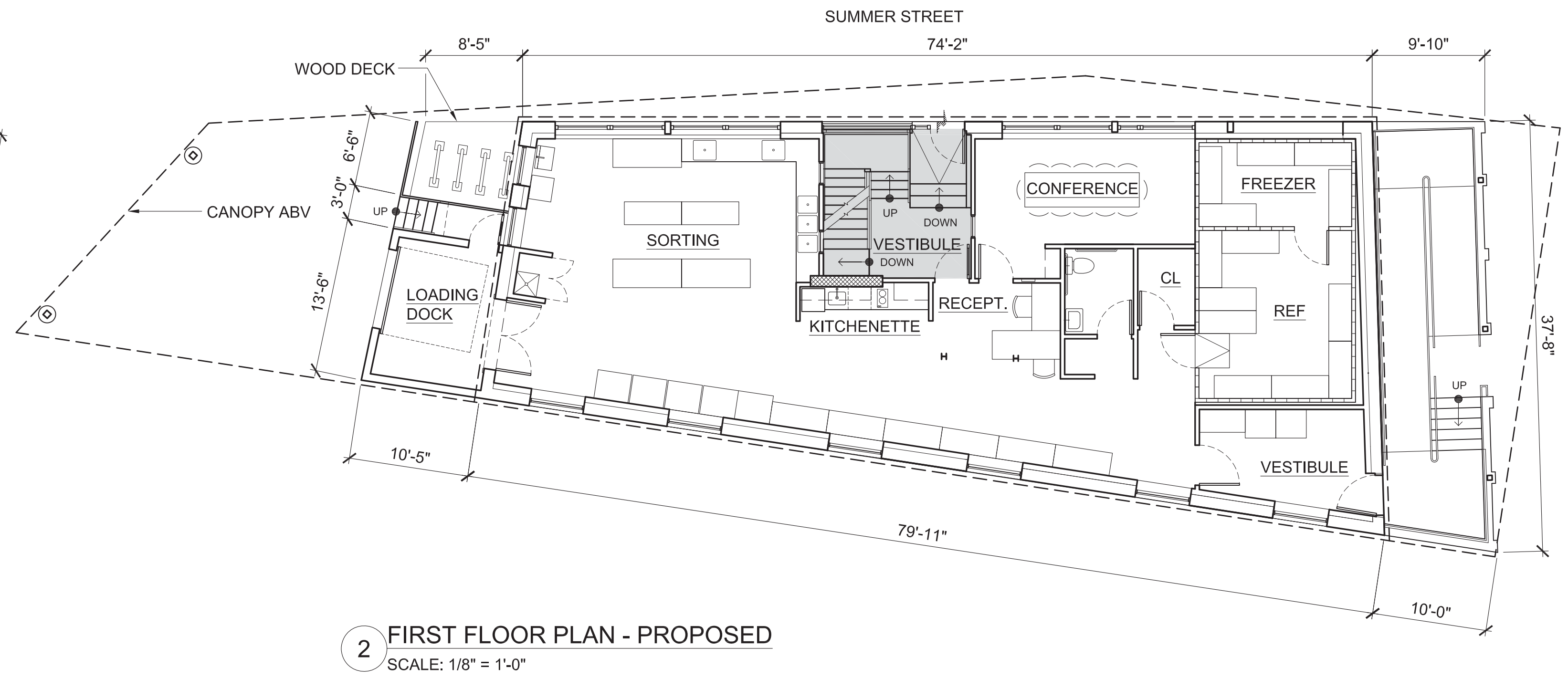
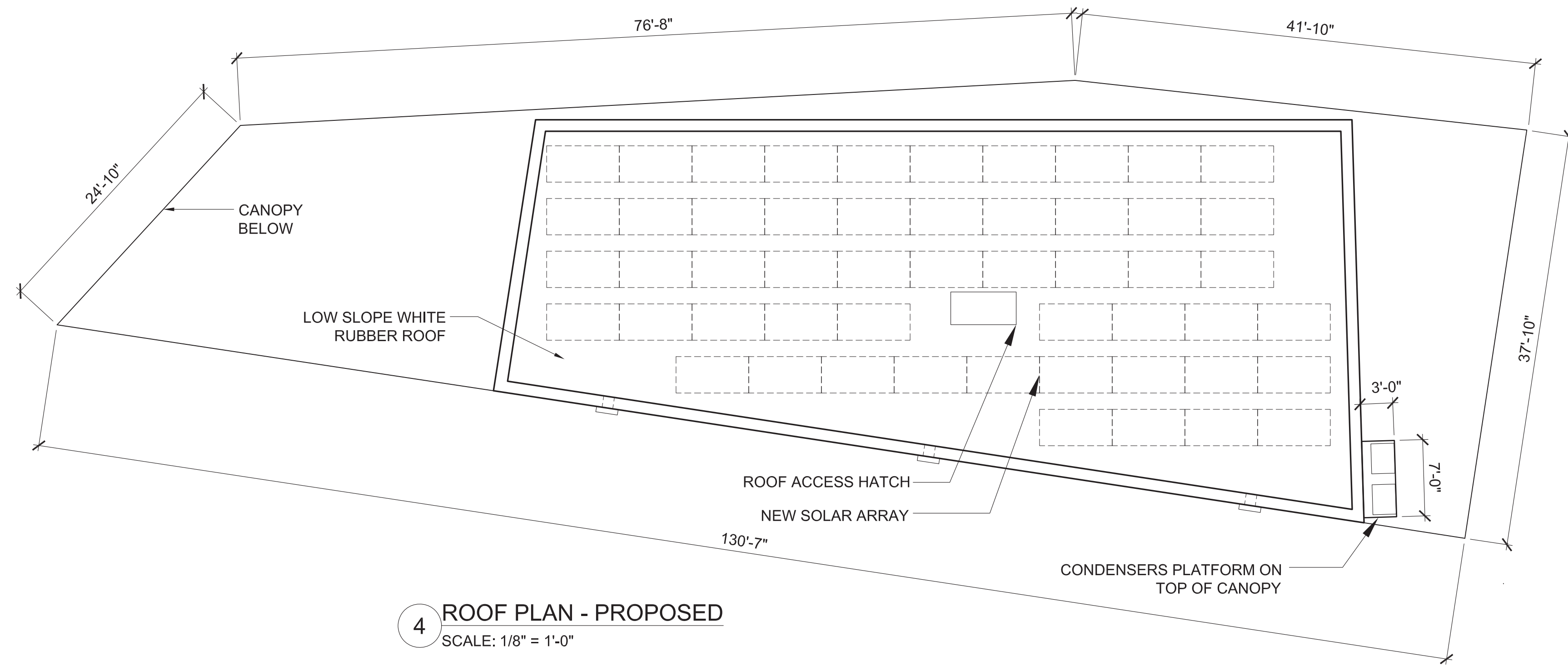
NEW CLADDING WILL BE ADDED AT THE LOADING DOCK AREA AND UNDER THE CANOPY ADJOINING THE RAMP ON THE EASTERN FAÇADE. THE REST OF THE FAÇADE, CURRENTLY STUCCO, WILL BE PATCHED AND PAINTED. ALL OF THE WINDOWS WILL BE REPLACED WITH HIGH-EFFICIENCY TRIPLE-GLAZED WINDOWS. A COUPLE OF WINDOWS AT THE FIRST FLOOR LEVEL WILL BE ELIMINATED. A DECORATIVE CORNICE WILL BE ADDED TO THE BUILDING WHICH WILL ALSO ALLOW INSULATION TO BE ADDED TO THE EXTERIOR WHERE THE ROOF STRUCTURE MEETS THE EXTERIOR WALL.

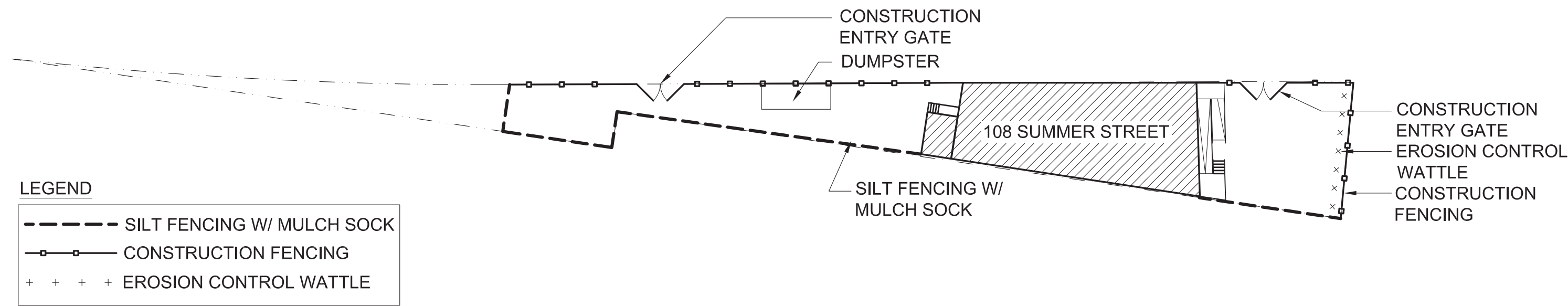
THE LOADING DOCK WILL BE EXPANDED AND ENCLOSED TO CREATE AN AIRLOCK TO PREVENT HEAT LOSS DURING THE WINTER AND PROVIDE A COMFORTABLE INTERIOR SPACE FOR LOADING AND UNLOADING SALVAGED FOOD. AN EXTERIOR STAIR WILL BE ADDED TO THE SIDE OF THE LOADING DOCK, AS WELL AS A DECK OVER THE AREAWAY WHICH WILL PROVIDE COVERED SHORT TERM BICYCLE PARKING. THE SITE WILL REMAIN LARGELY AS IT IS, WITH 4 PARKING SPACES ON THE WESTERN SIDE AND 4 ON THE EASTERN SIDE. SOME PERMEABLE PAVERS WILL BE ADDED TO REPLACE AN AREA OF ASPHALT ON THE EASTERN PARKING AREA. A NEW RETAINING WALL WILL CREATE A RAISED TERRACE AT THE WESTERN EDGE OF THE WEST PARKING AREA. THIS TERRACE WILL REPLACE A STEEPLY SLOPING AREA OF SCRUB BRUSH ADJOINING THE BIKEWAY. THE TERRACE WILL PROVIDE A SPACE FOR LONG TERM BIKE STORAGE AND AN OUTDOOR PATIO FOR USE BY THE BUILDING OCCUPANTS.

DRAWING LIST

- 1 - LOCATION PLAN, SURVEY, + PROJECT SUMMARY
- 2 - SITE PLAN + FLOOR PLANS - EXISTING
- 3 - FLOOR PLANS - PROPOSED
- 4 - SITE PLAN - PROPOSED + ZONING DIAGRAMS
- 5 - TRANSPORTATION DEMAND MANAGEMENT PLAN
- 6 - NEIGHBORHOOD TRANSPORTATION MAP
- 7 - CIRCULATION DIAGRAM
- 8 - NORTH ELEVATION: EXISTING + PROPOSED
- 9 - SOUTH ELEVATION: EXISTING + PROPOSED
- 10 - EAST + WEST ELEVATIONS: EXISTING + PROPOSED
- 11 - CANOPY REFLECTED CEILING PLAN, BUILDING SECTION, + DETAILS
- 12 - SIGNAGE + LIGHTING DETAILS
- 13 - EXISTING CONDITION PHOTOS
- 14 - 3D VIEWS
- 15 - 3D VIEWS



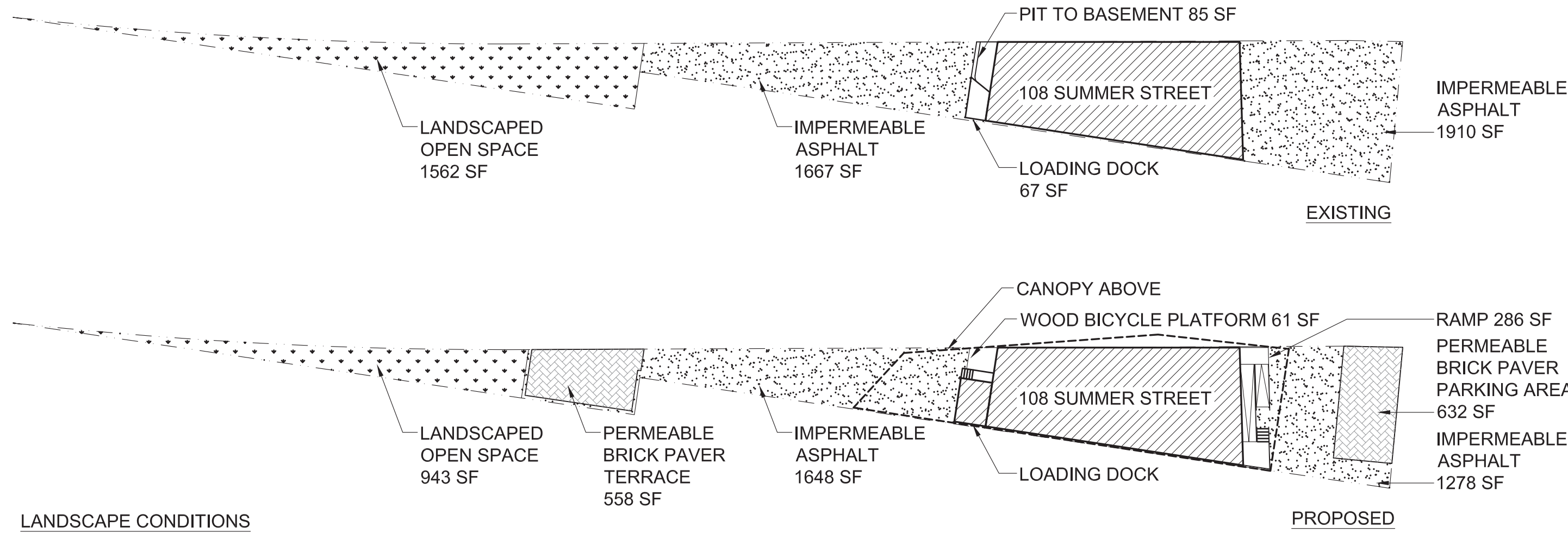




5 CONSTRUCTION STORMWATER CONTROL PLAN
SCALE: 1/32" = 1'-0"



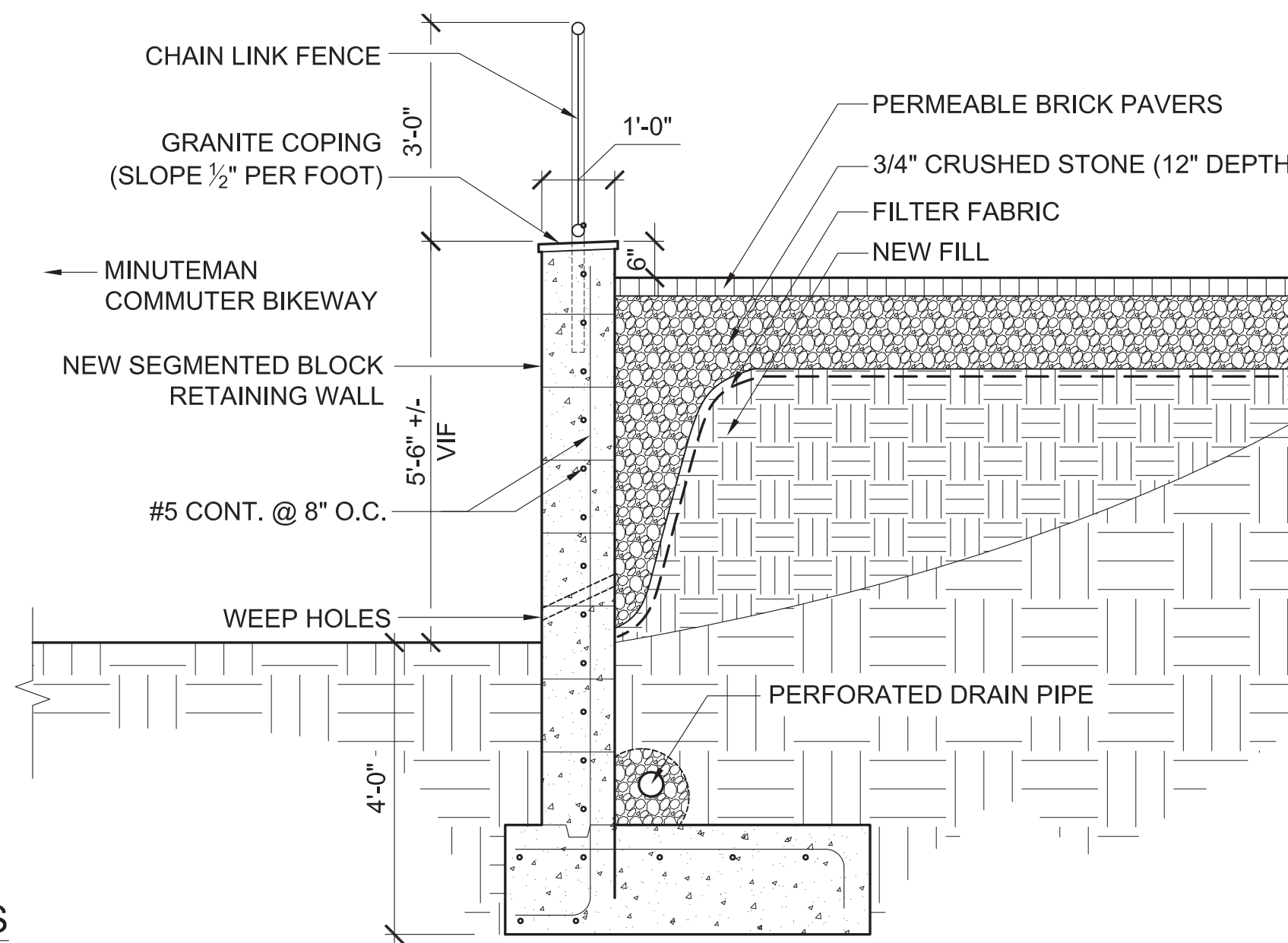
EXAMPLE OF RETAINING WALL



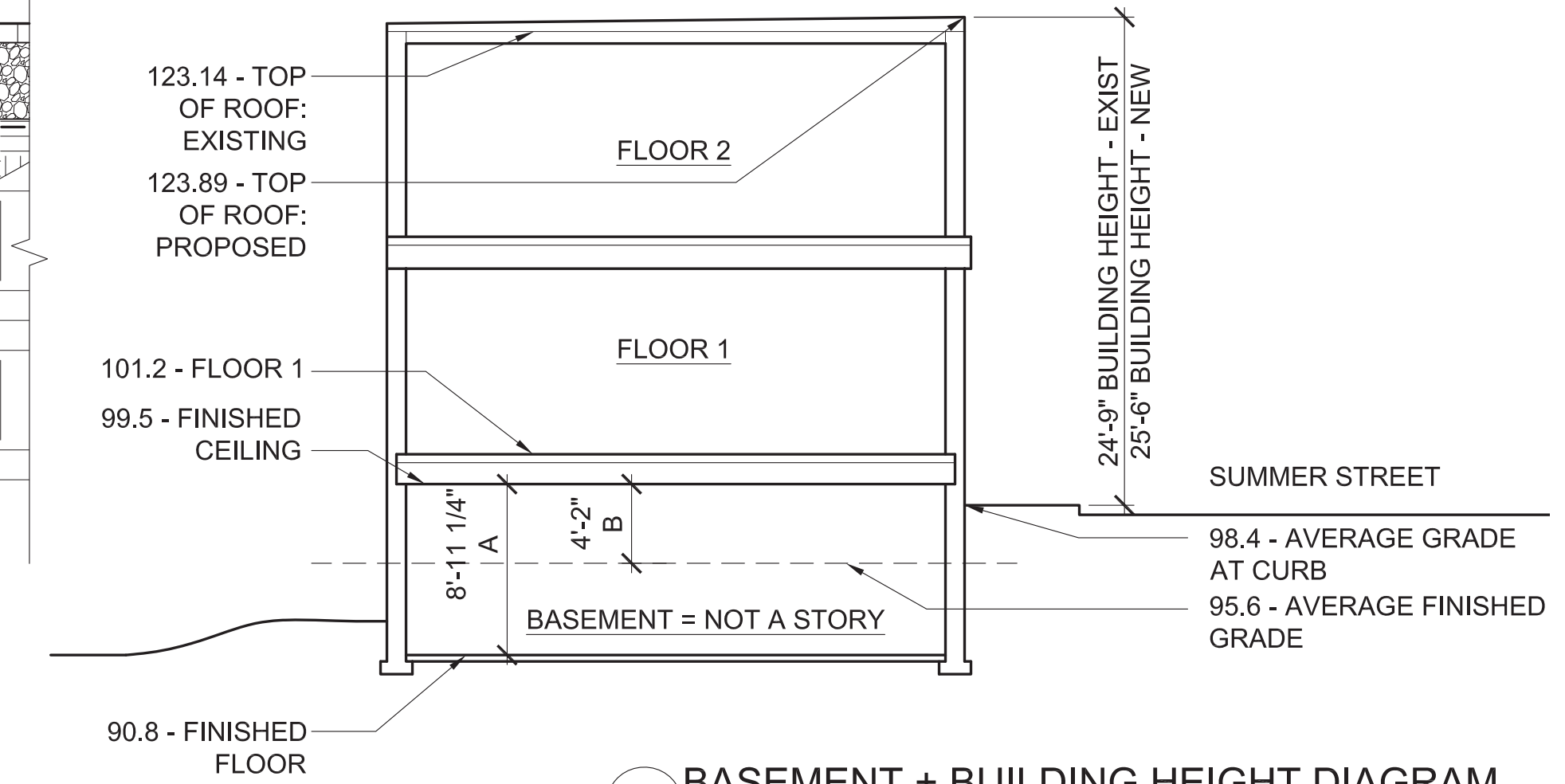
LANDSCAPE CONDITIONS

SURFACE	EXISTING	PROPOSED	CHANGE
PERMEABLE	1562 SF	2133 SF	+ 571 SF
IMPERMEABLE	6097 SF	5526 SF	- 571 SF

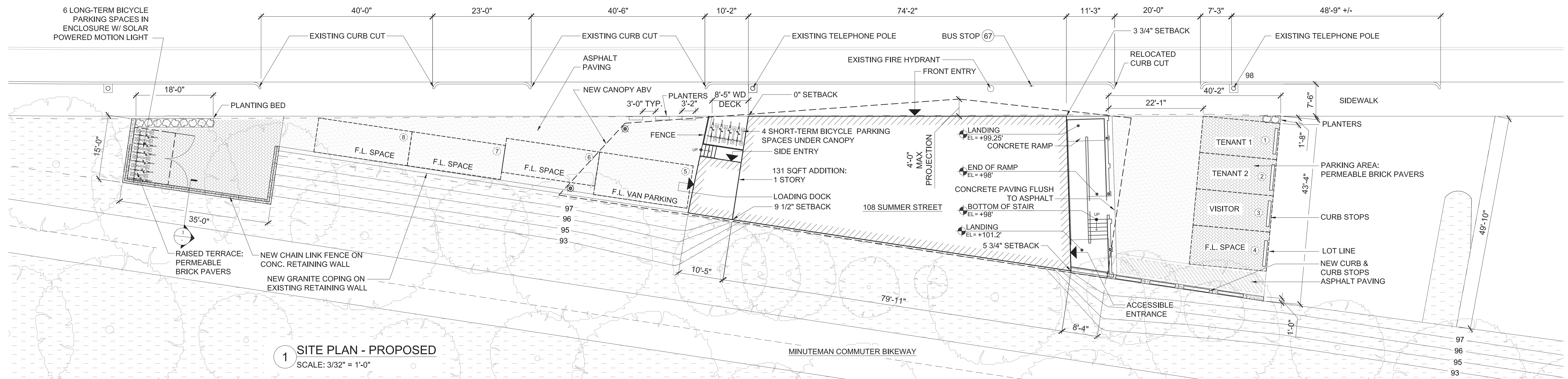
4 OPEN SPACE DIAGRAMS
SCALE: 1/32" = 1'-0"



3 SECTION AT WEST LOT RETAINING WALL
SCALE: 1/2" = 1'-0"



2 BASEMENT + BUILDING HEIGHT DIAGRAM
SCALE: 1/8" = 1'-0"



1 SITE PLAN - PROPOSED
SCALE: 3/32" = 1'-0"



PARKING INFORMATION

108 SUMMER STREET
GROSS FLOOR AREA = 7075 SF

CAR PARKING - BUSINESS USE
1 SPACE PER 500 SF OF GFA

SPACES REQUIRED: 15
SPACES PROPOSED: 8

ACCESSIBLE PARKING SPACES:
REQUIRED: 0

BICYCLE PARKING - BUSINESS USE

LONG-TERM: 0.30 PER 1000 SF OF GFA
SPACES REQUIRED: 3
SPACES PROPOSED: 6

SHORT-TERM: 0.50 PER 1000 SF OF GFA
SPACES REQUIRED: 4
SPACES PROPOSED: 4

TOTAL SPACES PROPOSED= 10

[illegible]

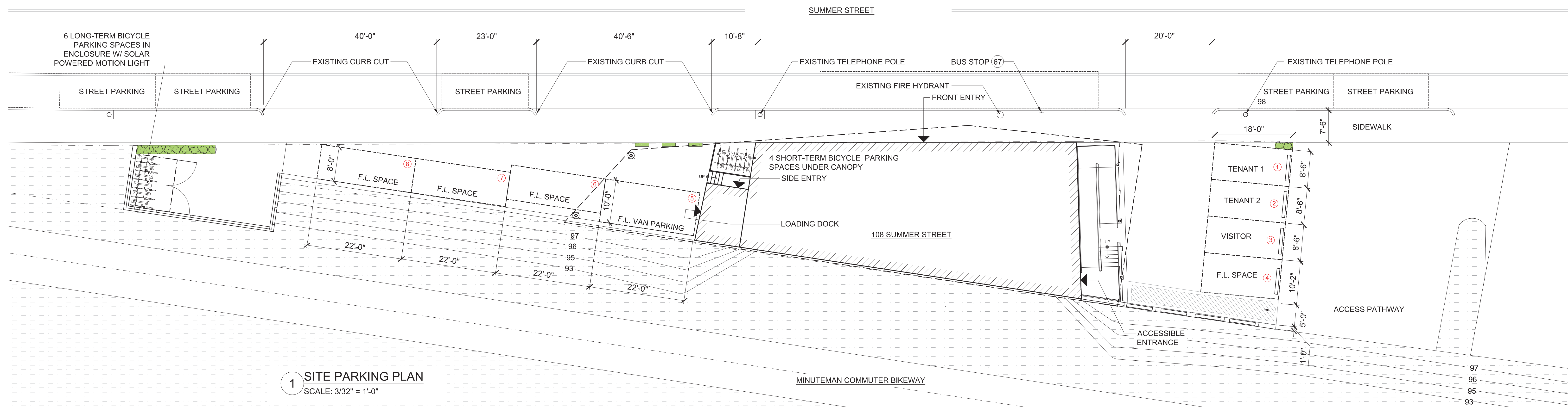
4 BICYCLE SHLETER DETAILS

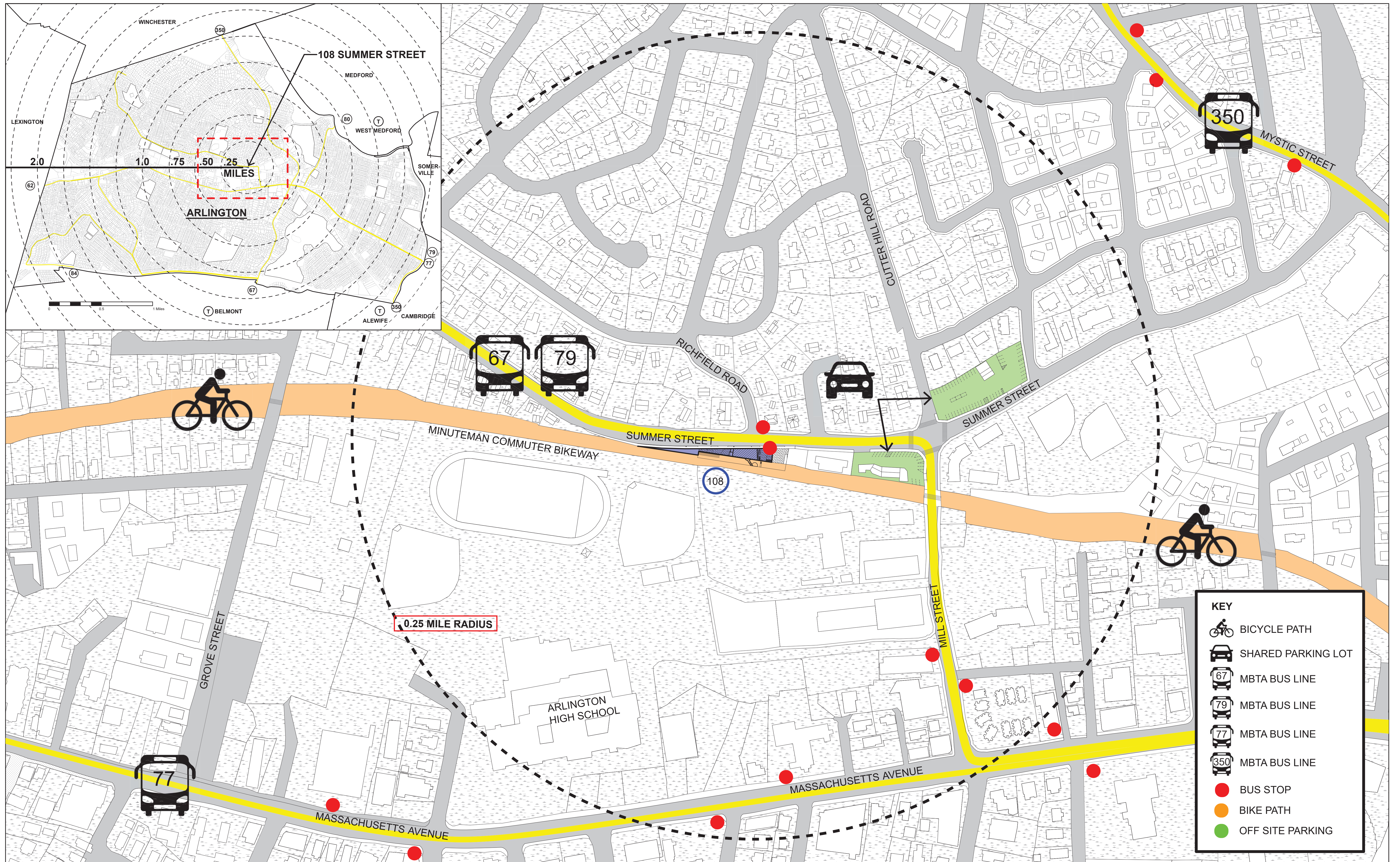
SCALE: 1/4" = 1'-0"

3 INVERTED U BICYCLE RACK DETAILS

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

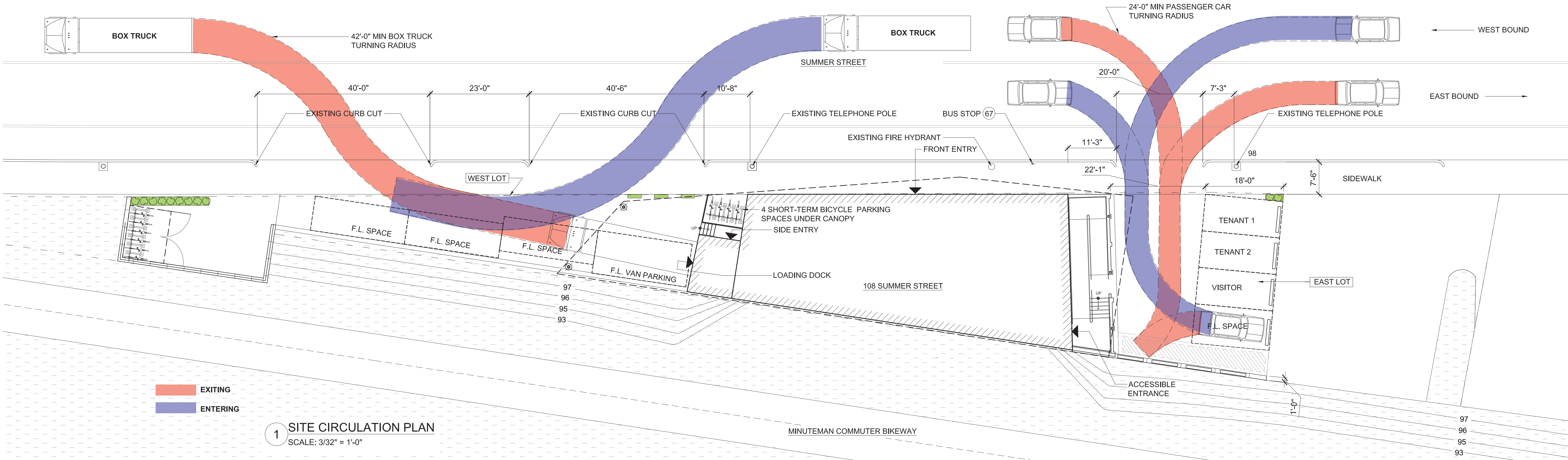
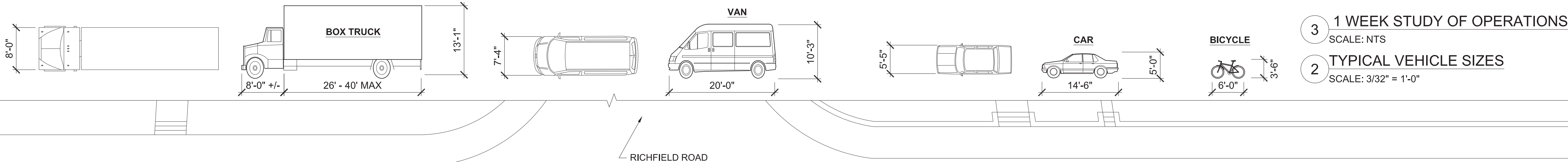
2 1 WEEK PARKING STUDY BY VEHICLE TYPE

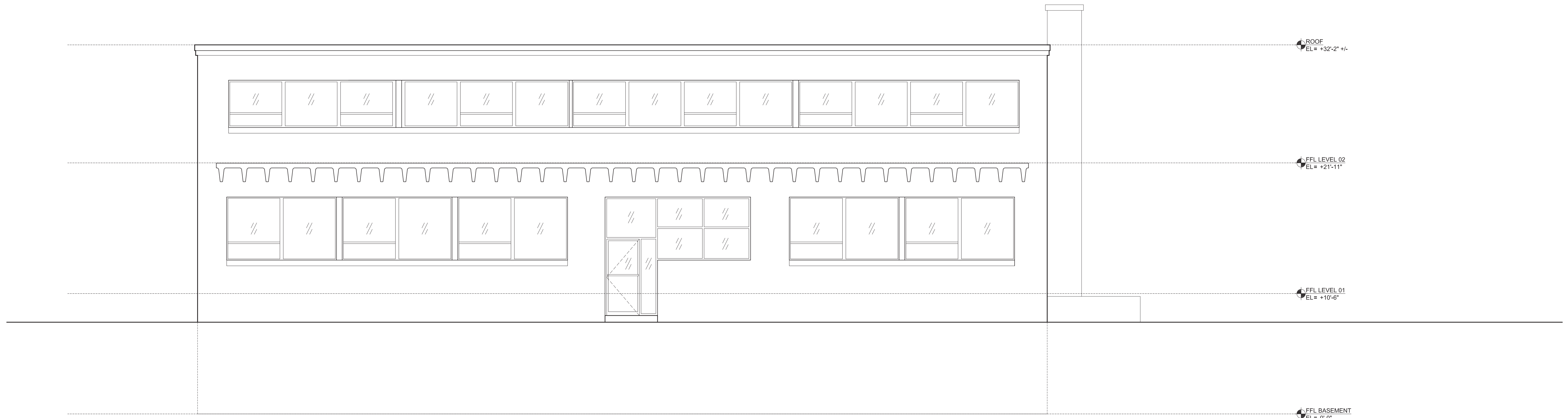




KEY table with 3 columns: Abbreviation, Full Name, and Description. Includes entries for ABG, AFP, BB, BCHH, FLV, GEN. OP., LCF, MM, PV, SV, TJA, TJB, TJFP, VFW, WEG, WFA, WFFP, and WFM.

1 WEEK DELIVERY LOG AT CURRENT LOCATION. Table with 20 columns: #, ARRIVAL, DEPARTURE, DETAIL for each day from Saturday 06/29/19 to Friday 07/05/19.

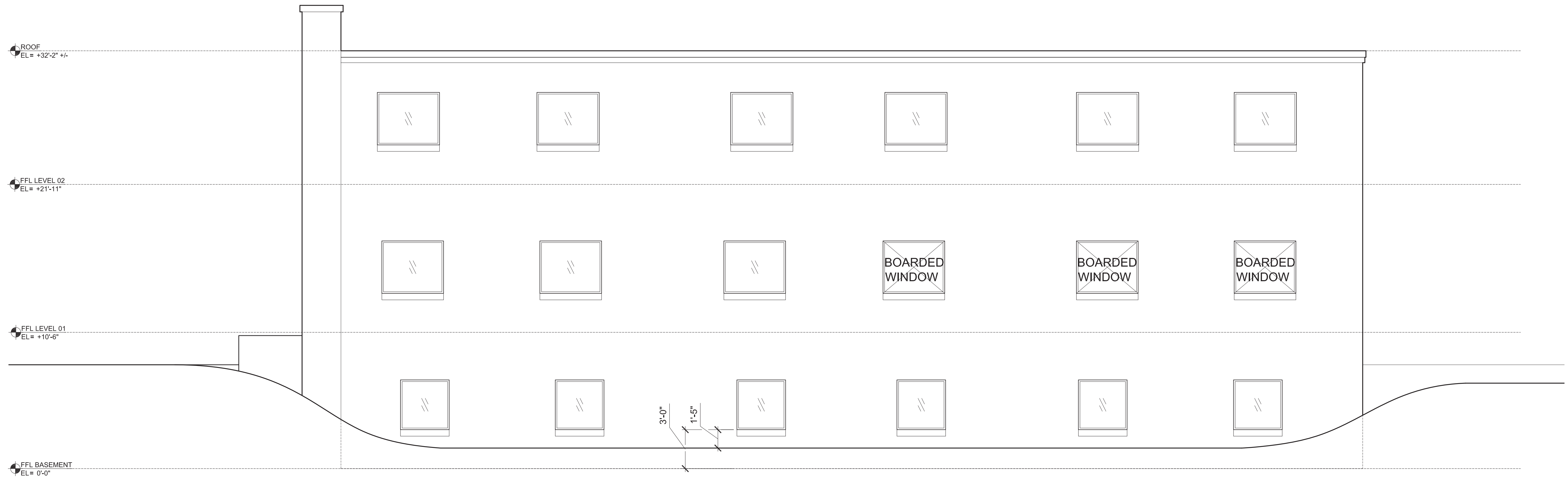




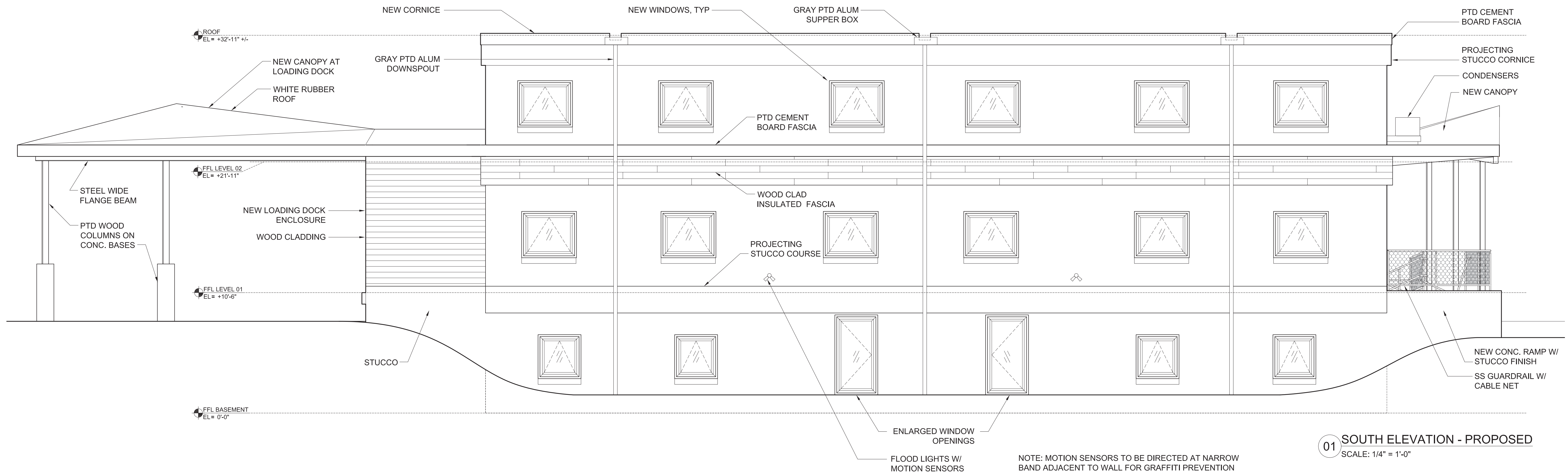
02 NORTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



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

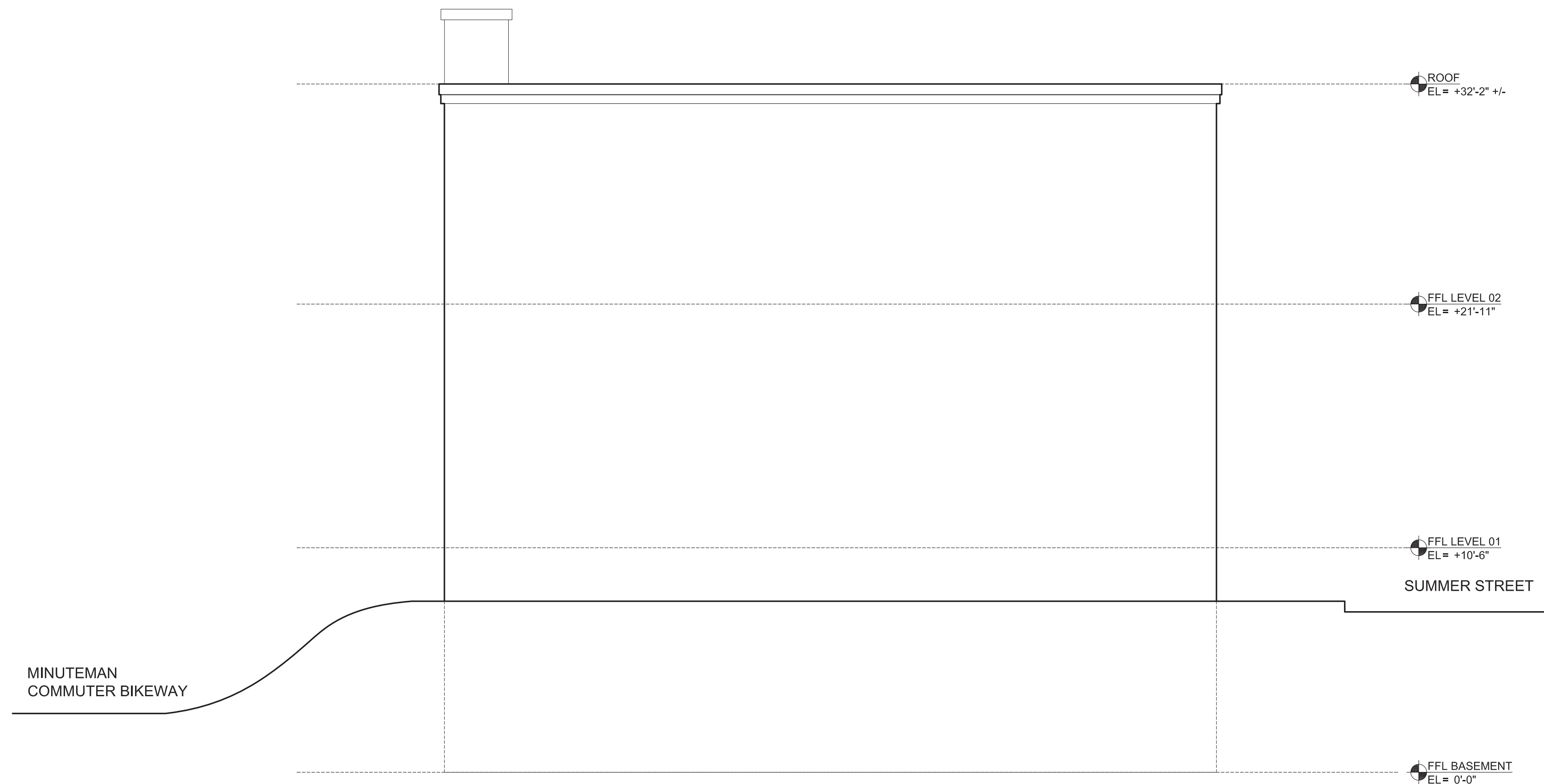


02 SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

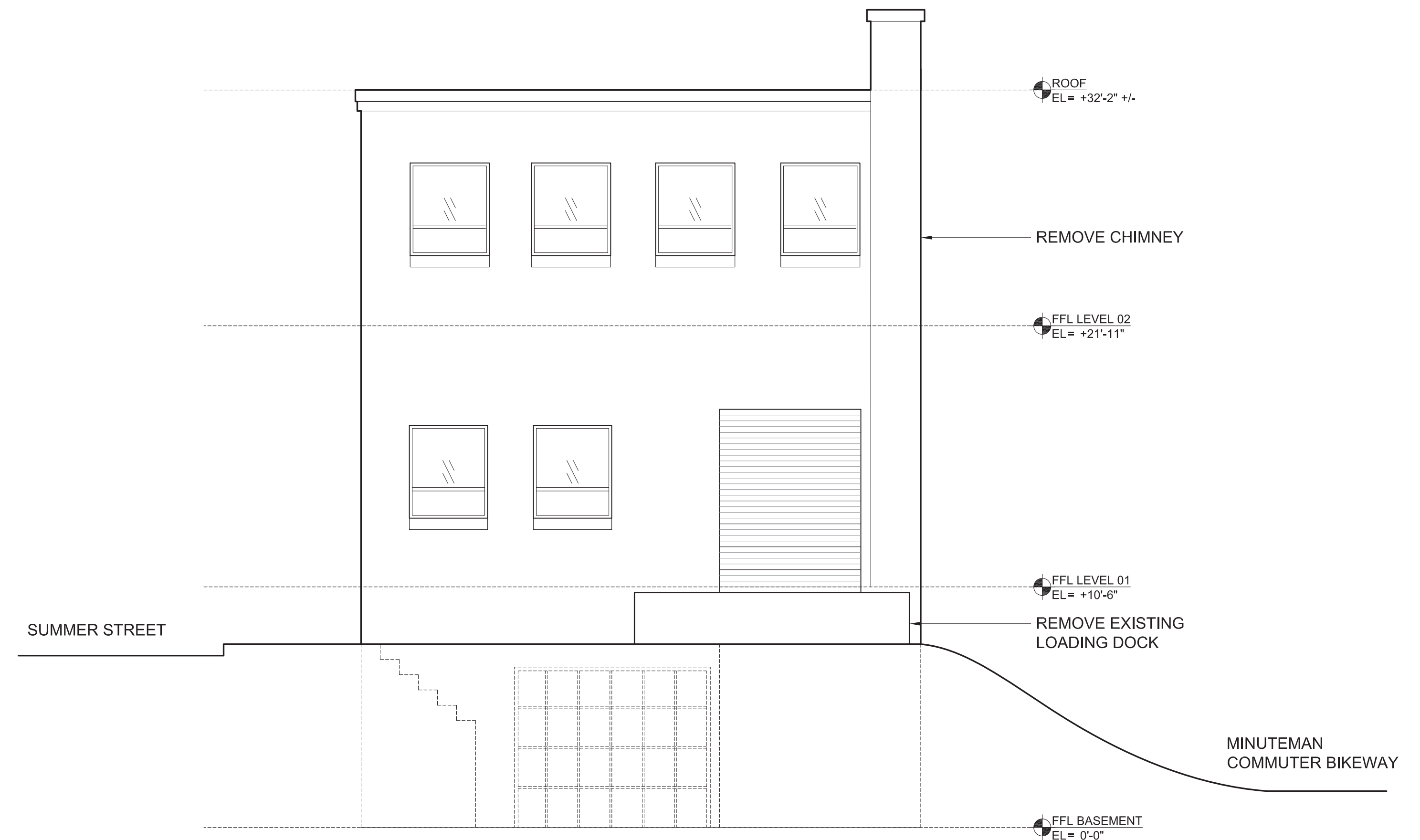


01 SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

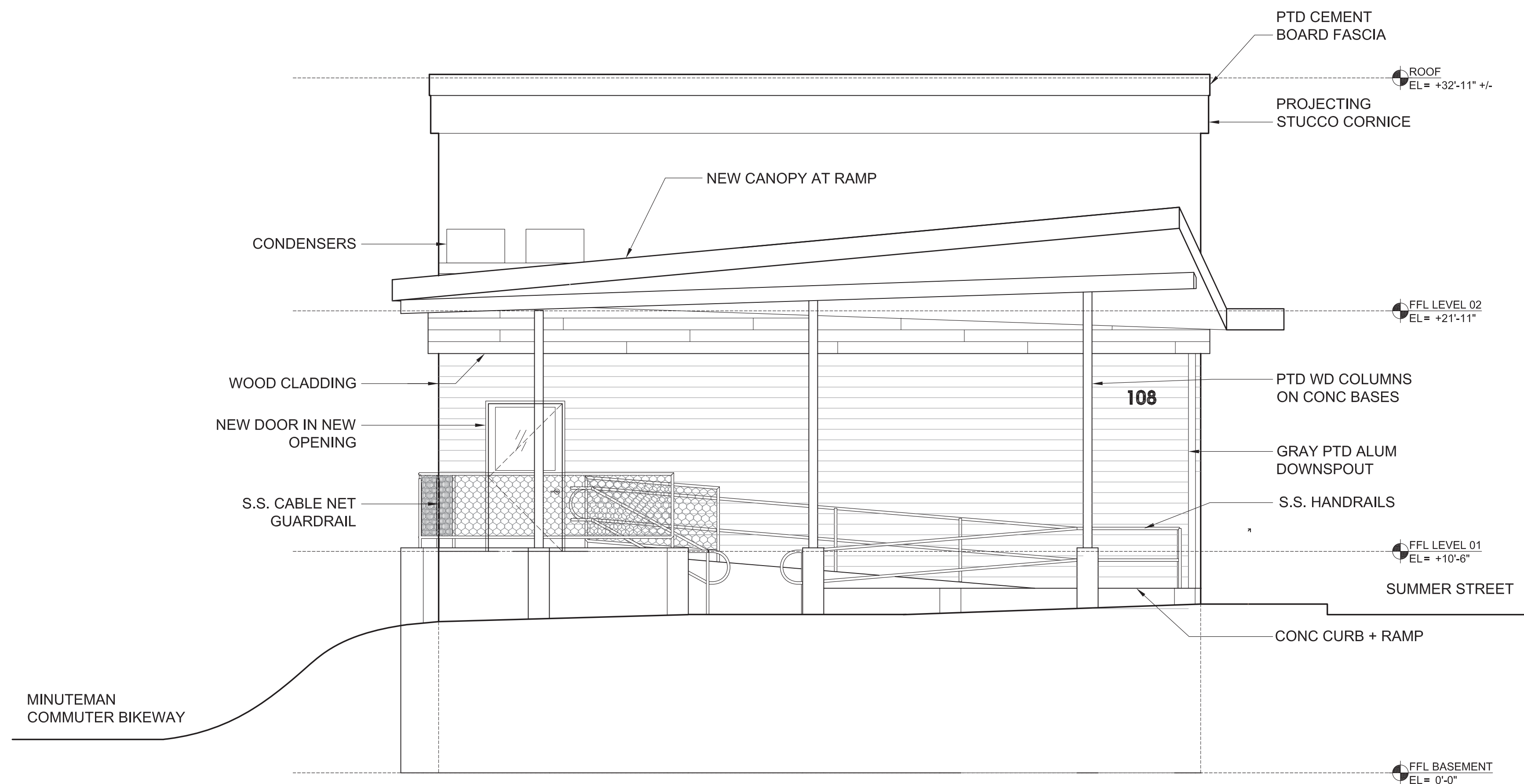
NOTE: MOTION SENSORS TO BE DIRECTED AT NARROW BAND ADJACENT TO WALL FOR GRAFFITI PREVENTION



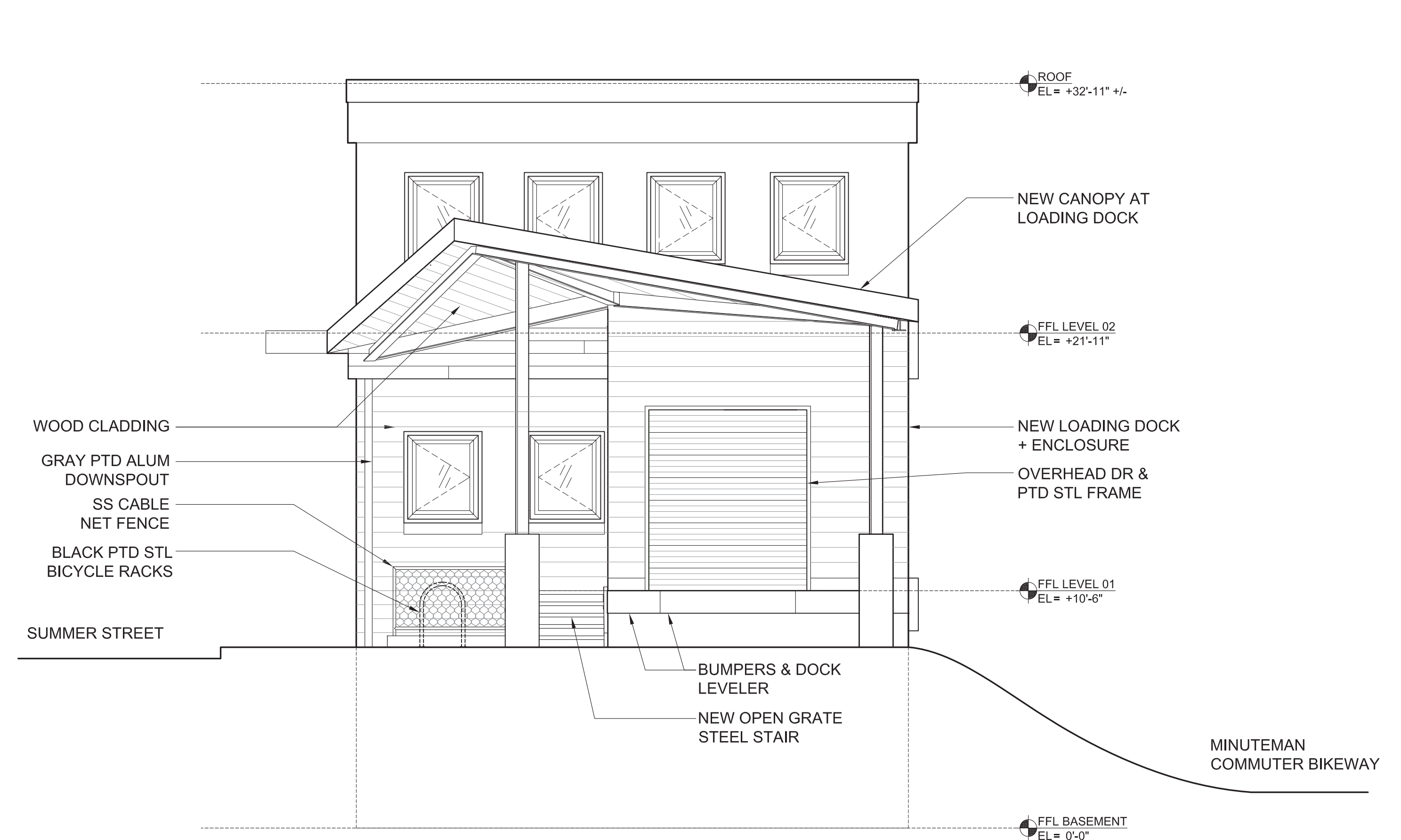
04 EAST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



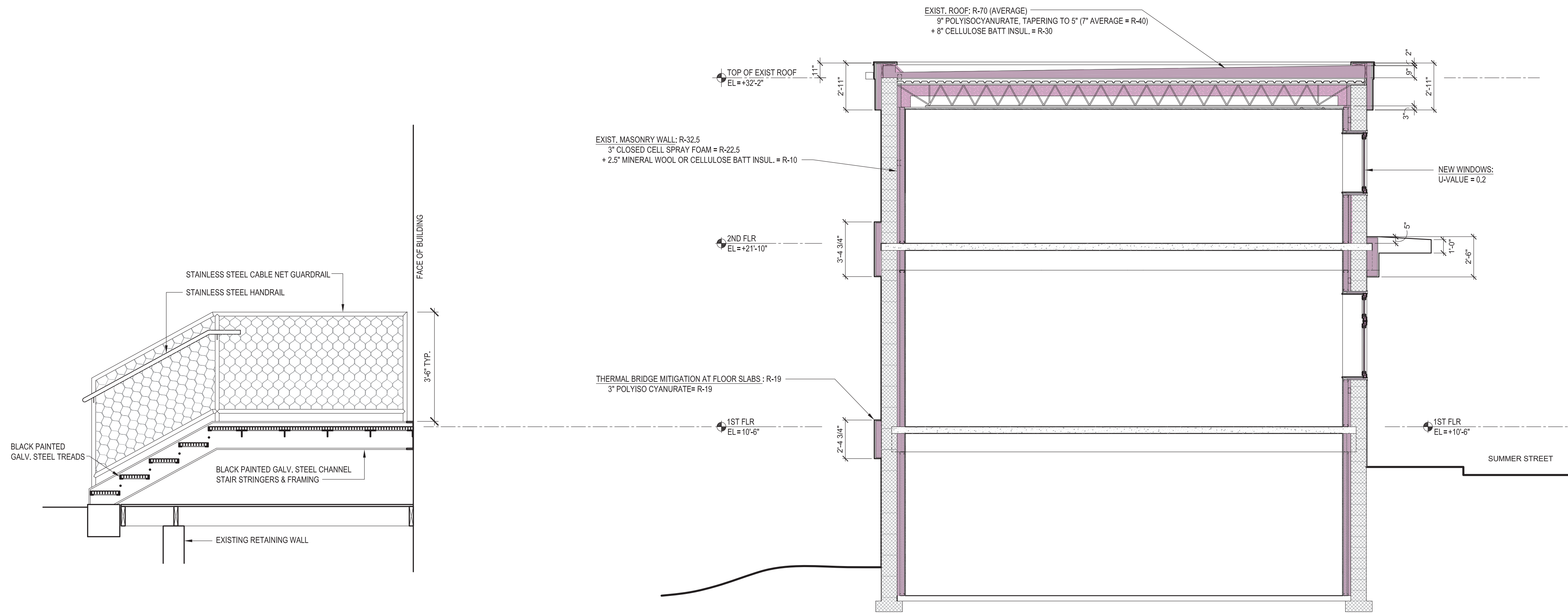
02 WEST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



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

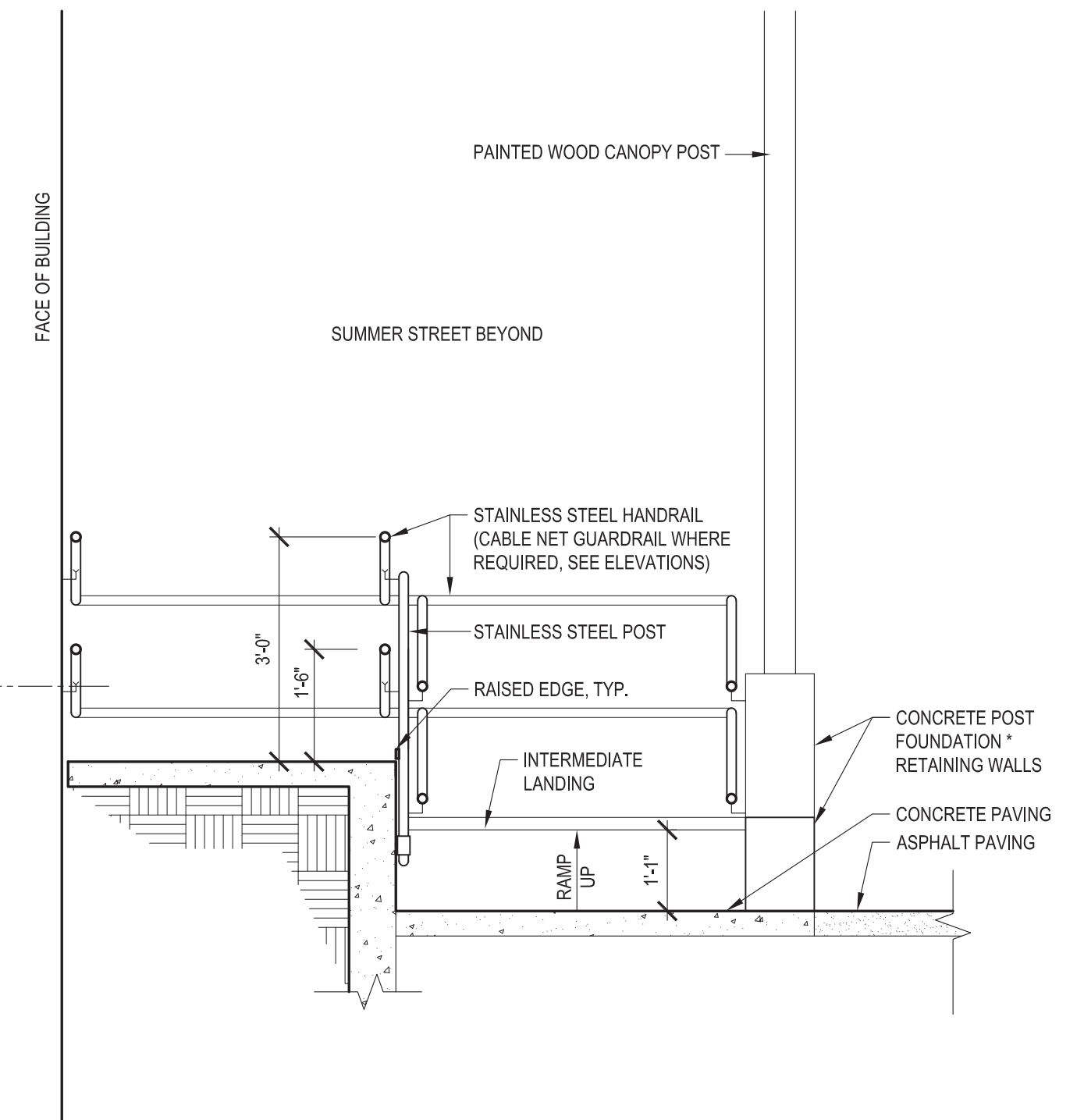


01 WEST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

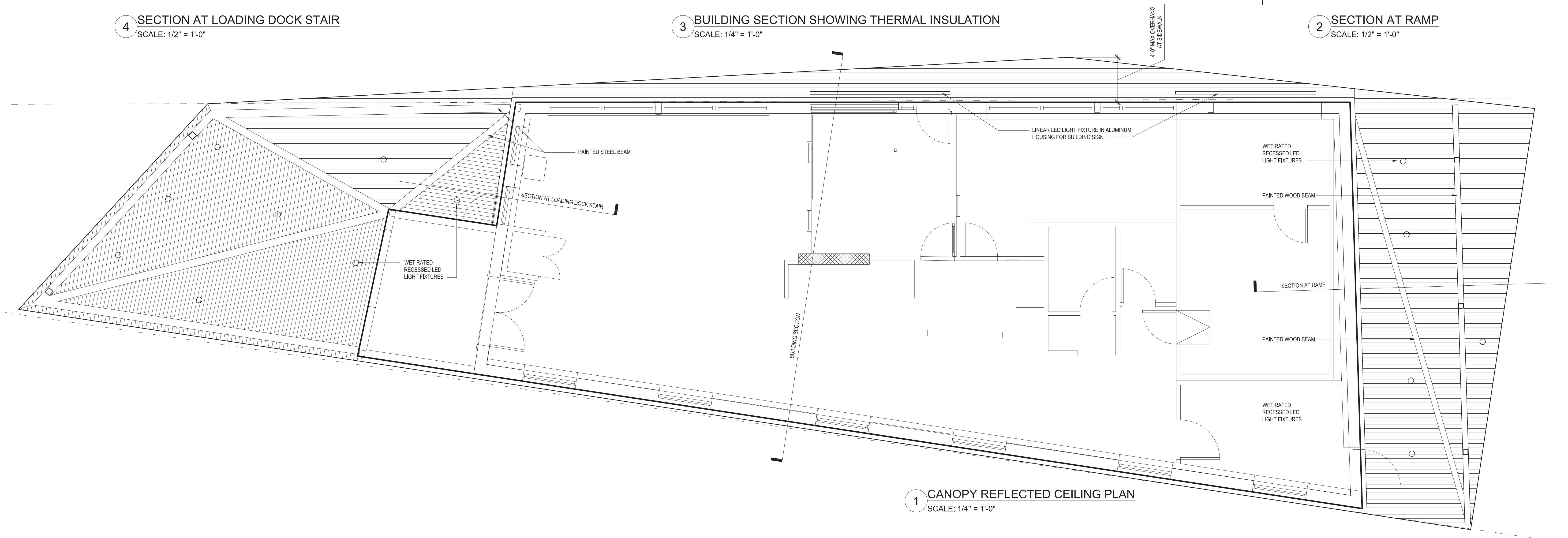


4 SECTION AT LOADING DOCK STAIR
SCALE: 1/2" = 1'-0"

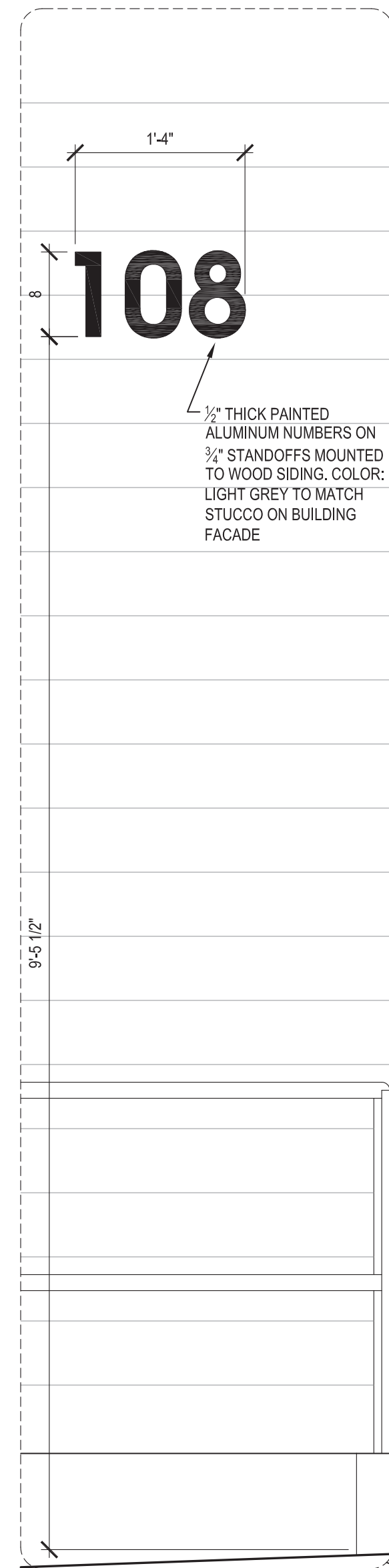
3 BUILDING SECTION SHOWING THERMAL INSULATION
SCALE: 1/4" = 1'-0"



2 SECTION AT RAMP
SCALE: 1/2" = 1'-0"



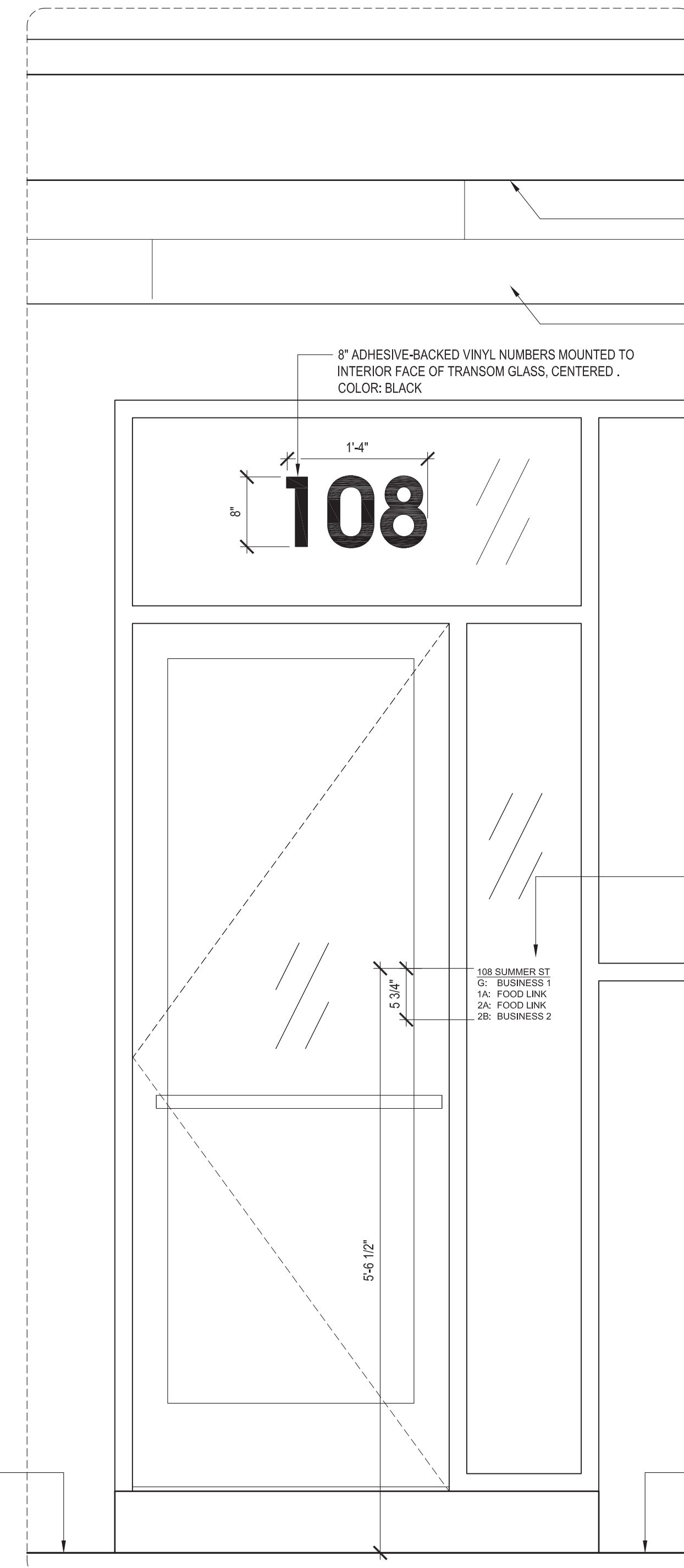
1 CANOPY REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



6 ADDRESS SIGN AT EAST CANOPY
SCALE: 1" = 1'-0"



5 MARQUEE SIGNAGE
SCALE: 1" = 1'-0"



4 ADDRESS SIGN & DIRECTORY AT ENTRY
SCALE: 1" = 1'-0"

B.O. MARQUEE

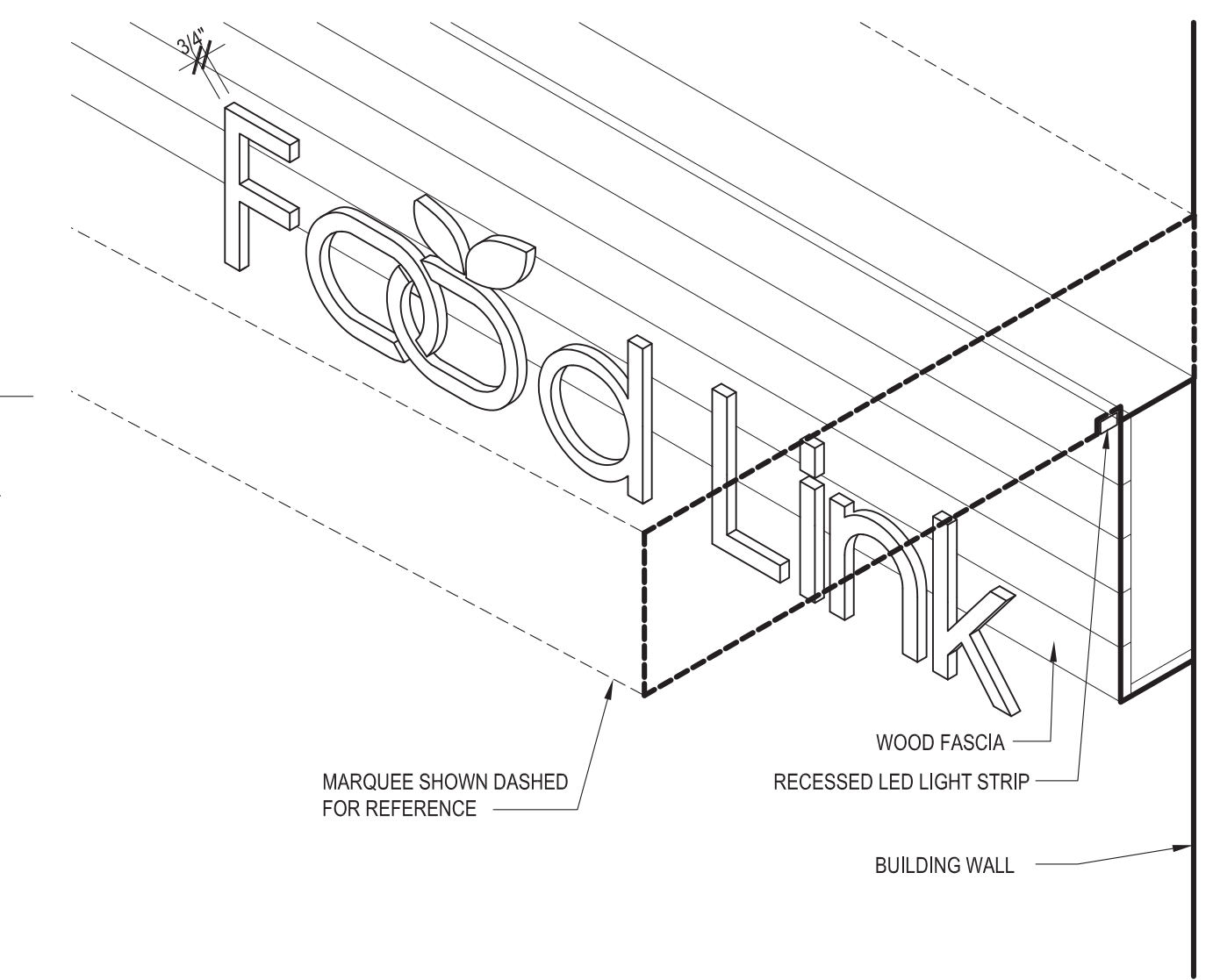
LED LIGHT STRIP MOUNTED TO B.O. MARQUEE AT FRONT DOOR

WOOD FASCIA

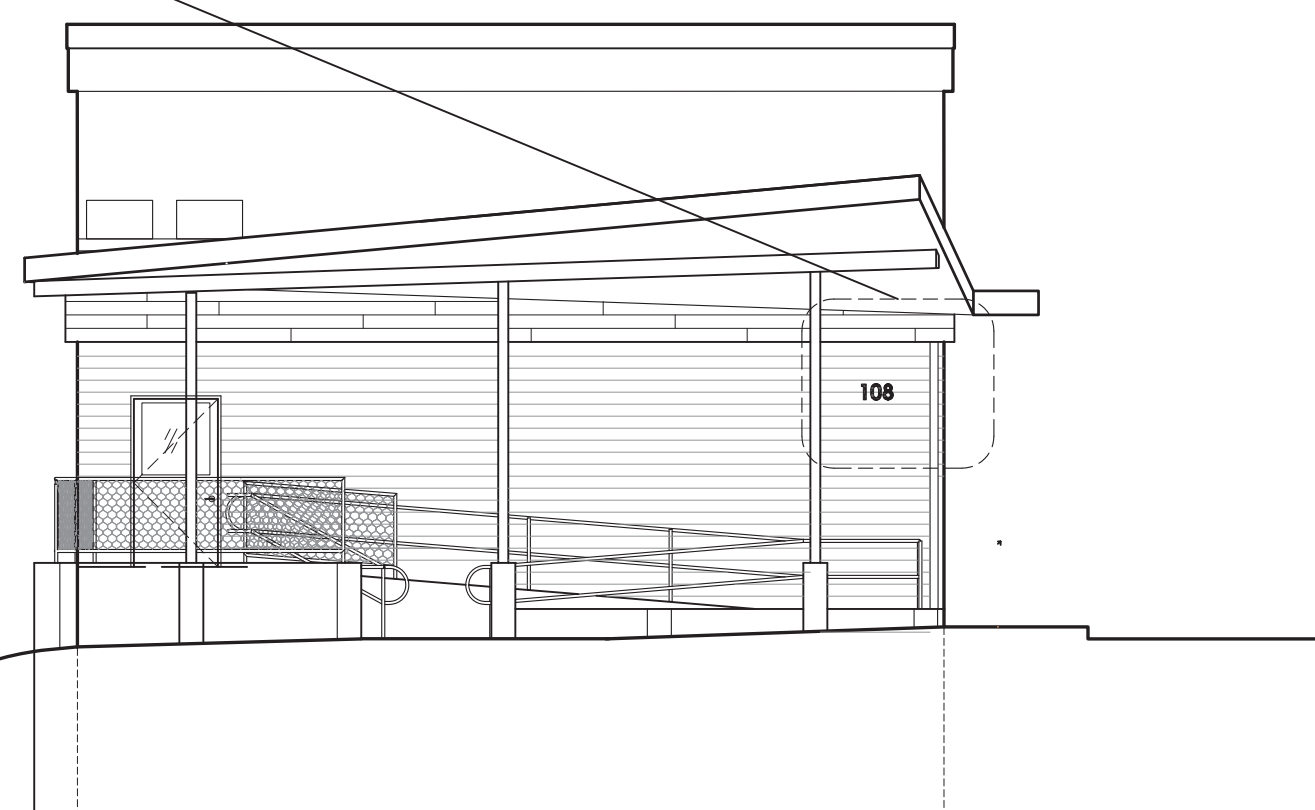
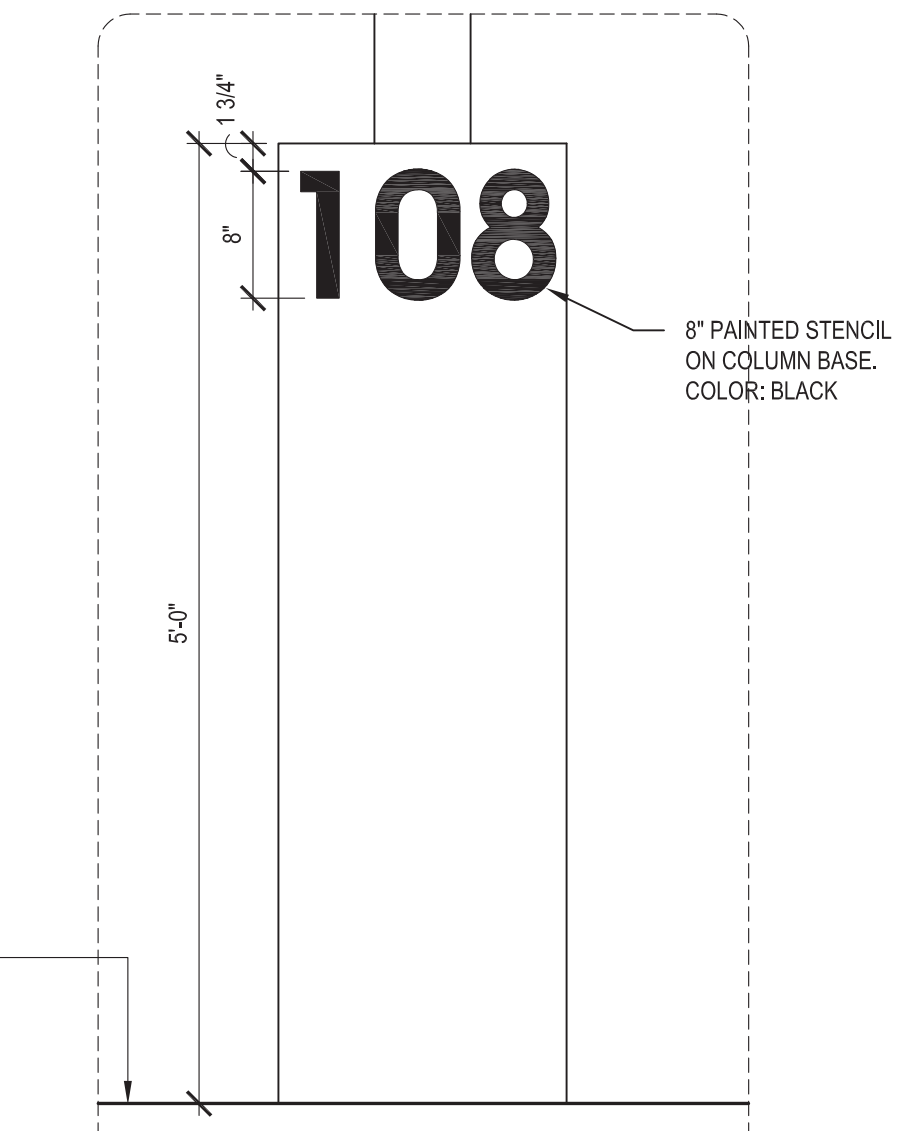
BUILDING DIRECTORY: 3/4" HIGH ADHESIVE BACKED VINYL LETTERS & NUMBERS MOUNTED TO INTERIOR FACE OF WINDOW. COLOR: BLACK

TOP OF SIDEWALK AT SUMMER STREET

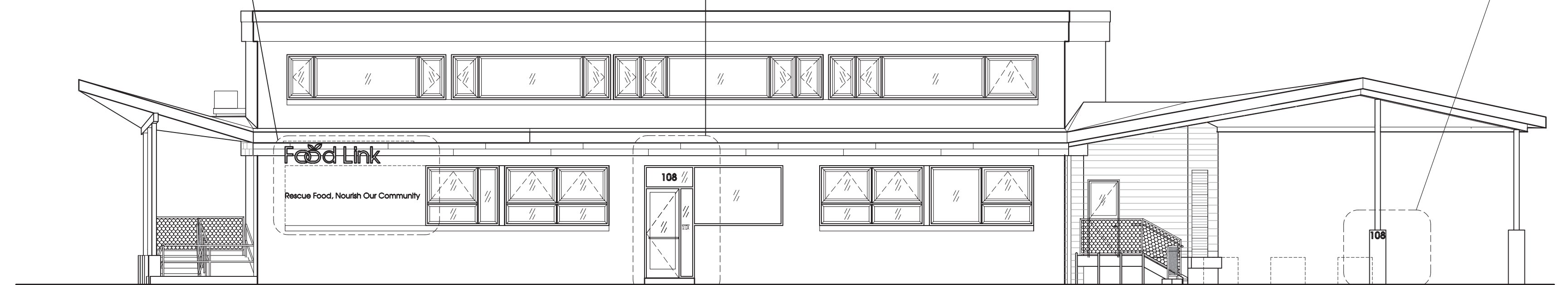
3 ADDRESS SIGN AT WEST CANOPY
SCALE: 1" = 1'-0"



7 MARQUEE SIGN DETAILS
SCALE: 1" = 1'-0"



2 EAST FACADE ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH FACADE ELEVATION
SCALE: 1/8" = 1'-0"



NORTH FACADE



VIEW FROM NORTHWEST



VIEW FROM NORTHEAST



LOADING DOCK



VIEW FROM EAST LOT



SOUTH FACADE



VIEW FROM MINUTEMAN BIKEWAY



NORTH 3D VIEW



NORTHEAST DAY-TIME 3D VIEW



NORTHEAST NIGHT-TIME 3D VIEW



NORTHWEST 3D VIEW



SOUTHEAST 3D VIEW



SOUTHWEST 3D VIEW