

# 821 MASS. AVE

Arlington, MA

# Table of Contents

## Project Schedule

Project Schedule	02
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## Existing Conditions

Existing Building Summary	04
Existing Plot Plan	05
Existing Utility Plan	06
Existing Ground Floor Plan	07
Existing Second Floor Plan	08
Existing Third Floor Plan	09
Exterior Photopgraphs	10
Interior Photographs	13

## Renovation Scope

Proposed Building - Scheme 1	17
Proposed Building - Scheme 2	19
Proposed Massing Study	21

# PROJECT SCHEDULE

821 Massachusetts Ave, Arlington MA

January 20 <sup>th</sup>	Cleanout completed
January 25 <sup>th</sup> - 26 <sup>th</sup>	MFDS completed onsite survey and field measurements for existing condition documentation
January 28 <sup>th</sup> - February 2 <sup>nd</sup>	MFDS completed the in-office existing condition drawings
February 3 <sup>rd</sup> - 6 <sup>th</sup>	MFDS collaborated with the Owner to identify the best renovation proposal based on the existing conditions and level of work to be completed.
February 10 <sup>th</sup> - 12 <sup>th</sup>	MFDS drafted conceptual plans for the proposed project
February 19 <sup>th</sup>	Preliminary meeting with the ARB
February 24 <sup>th</sup>	ARB board meeting

**\*Pending ARB board meeting\***

3-4 weeks	<i>Preliminary design &amp; zoning review for proposed new building</i>
6-8 weeks	<i>Schematic design, including conceptual images of design for review</i>
1 week	<i>Additional informal meeting with the ARB &amp; representative from the Building Inspector's office</i>
4-6 weeks	<i>Projected filing date</i>

## PROJECT SCHEDULE

# Existing Conditions





# EXISTING BUILDING SUMMARY

821 Massachusetts Ave, Arlington MA

Zoning District: B4 - Vehicular Oriented Business District

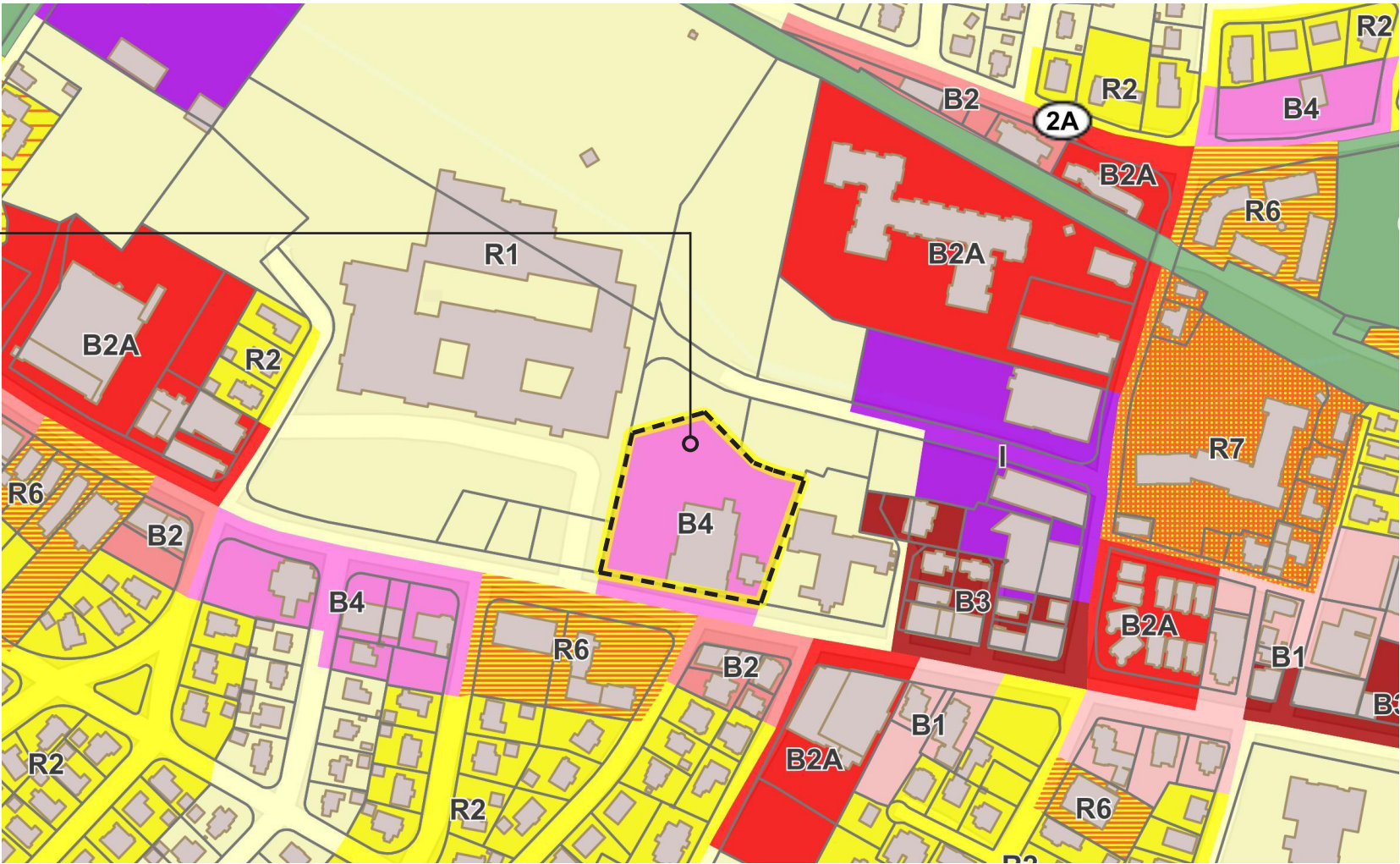
Building Use: Office

Lot Area: 12,990 sq. ft.

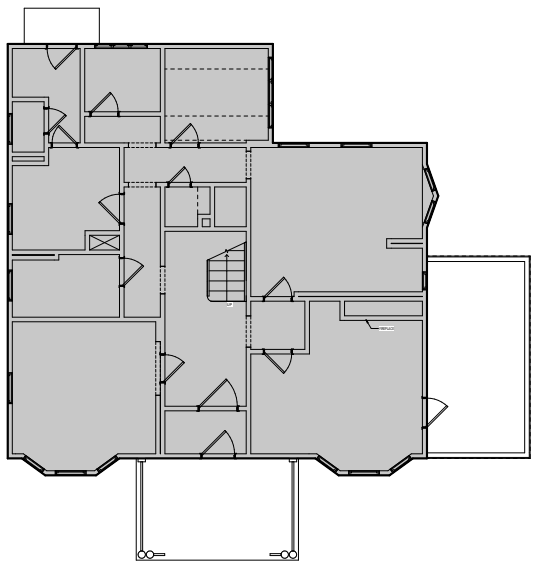
Gross Floor Area: 2,920 sq. ft.

Building Height: 2-1/2 Stories

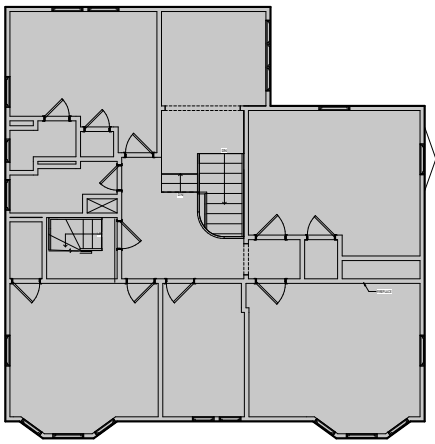
33.3 ft.



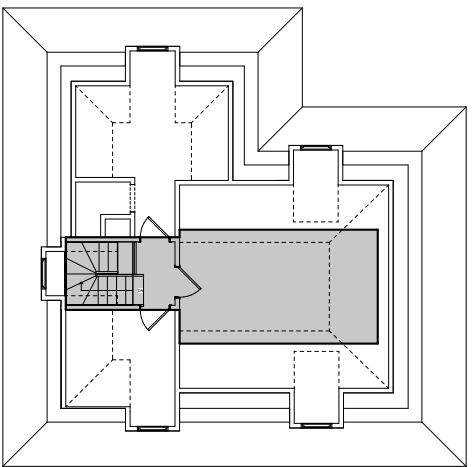
GROSS FLOOR AREA



GROUND FLOOR - GSF



SECOND FLOOR - GSF



THIRD FLOOR - GSF

## EXISTING BUILDING SUMMARY



### 821 MASS. AVE

Comprehensive Design Progress Package

02.24.2020

pg 4

Project Schedule

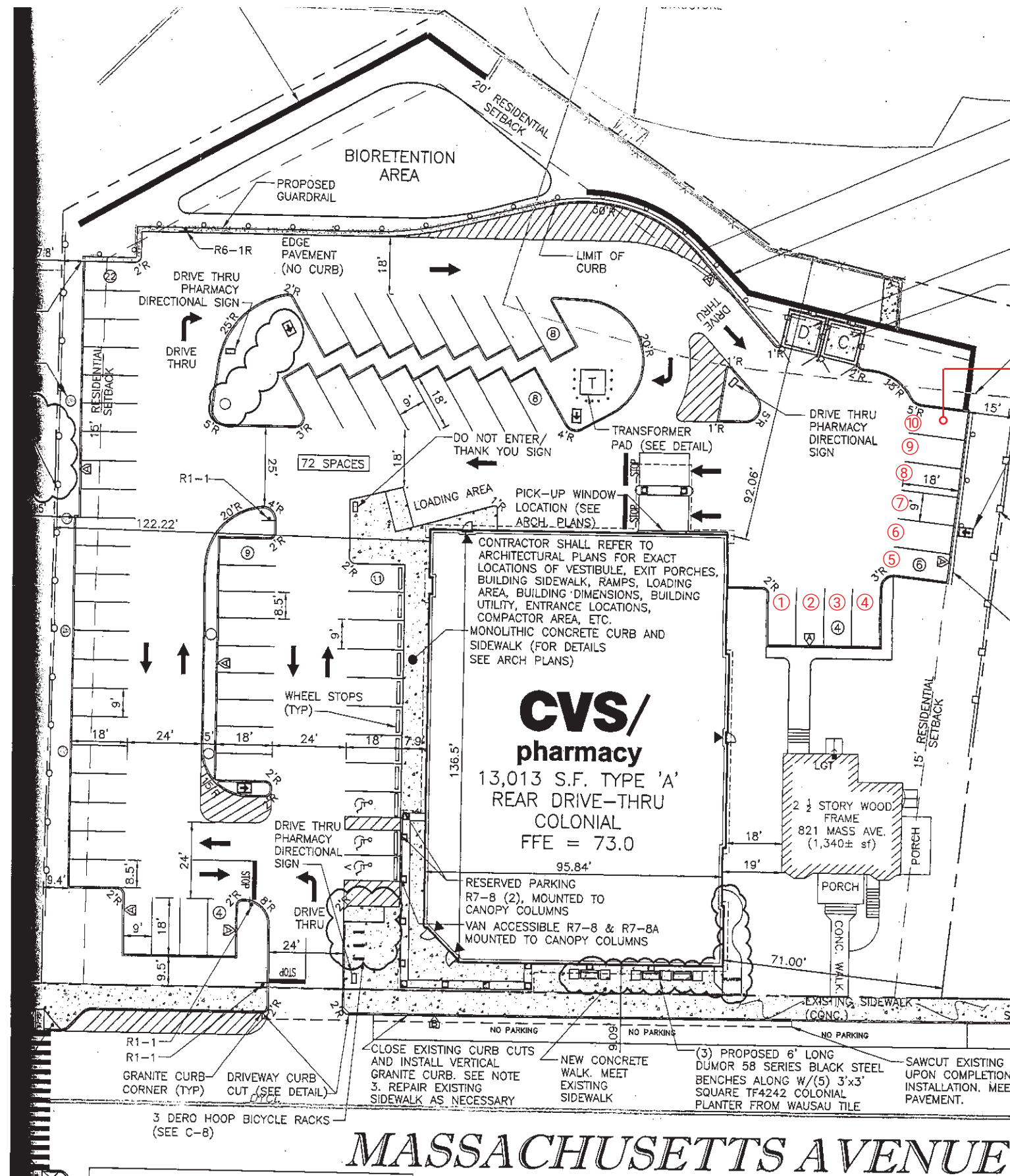
01

Existing Conditions

02

Potential Renovation Scope

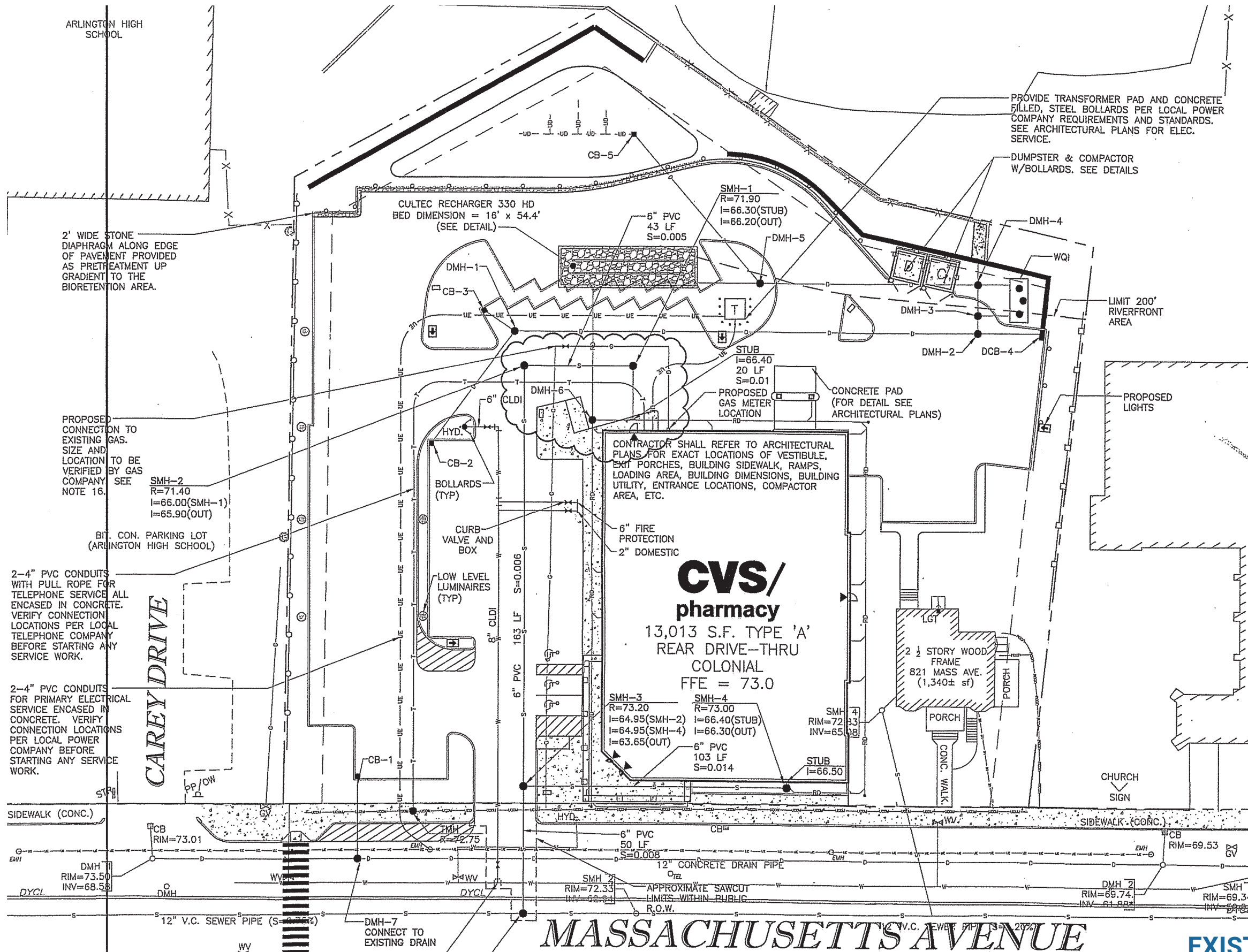
03



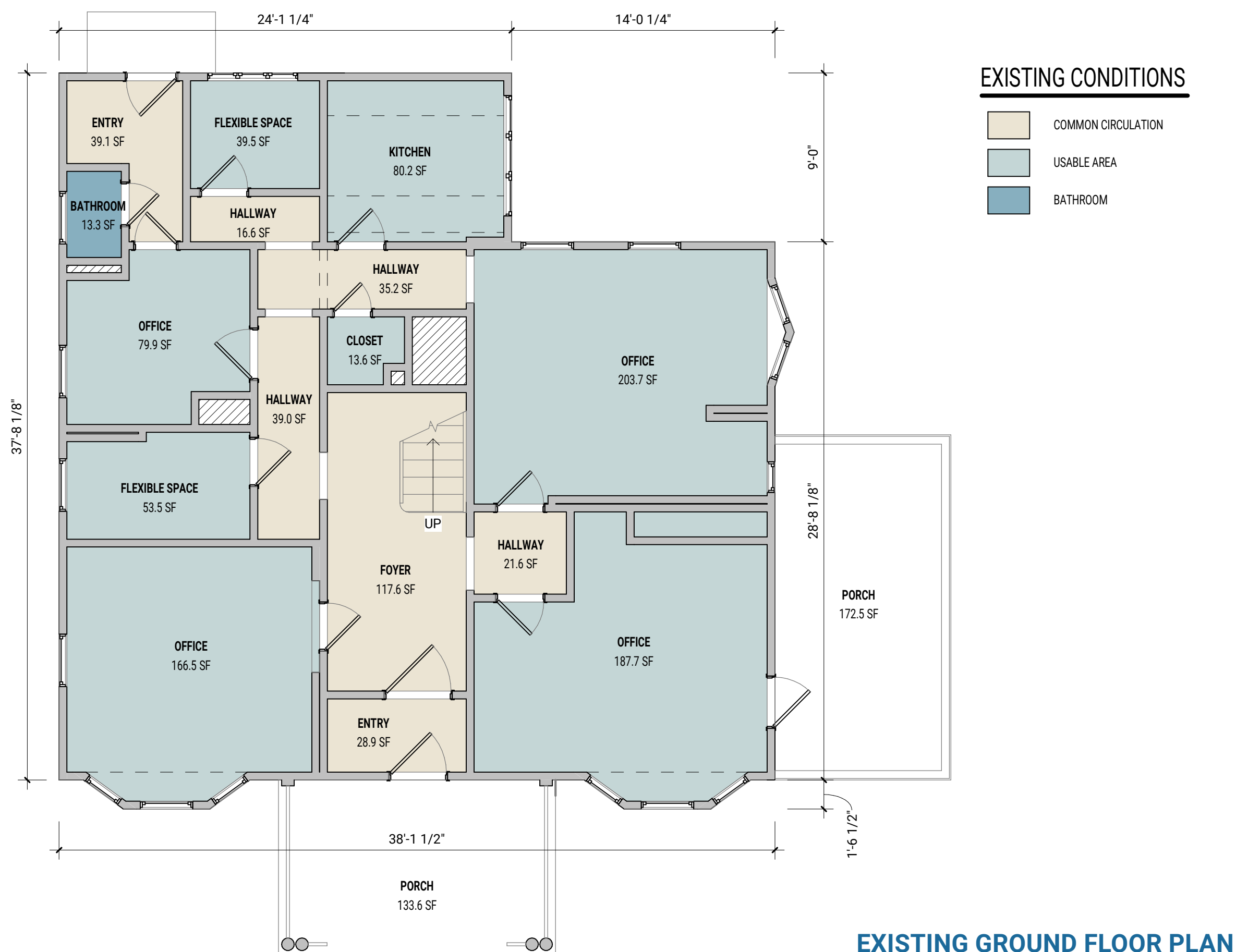
Existing Parking Spaces: 10

EXISTING PLOT PLAN

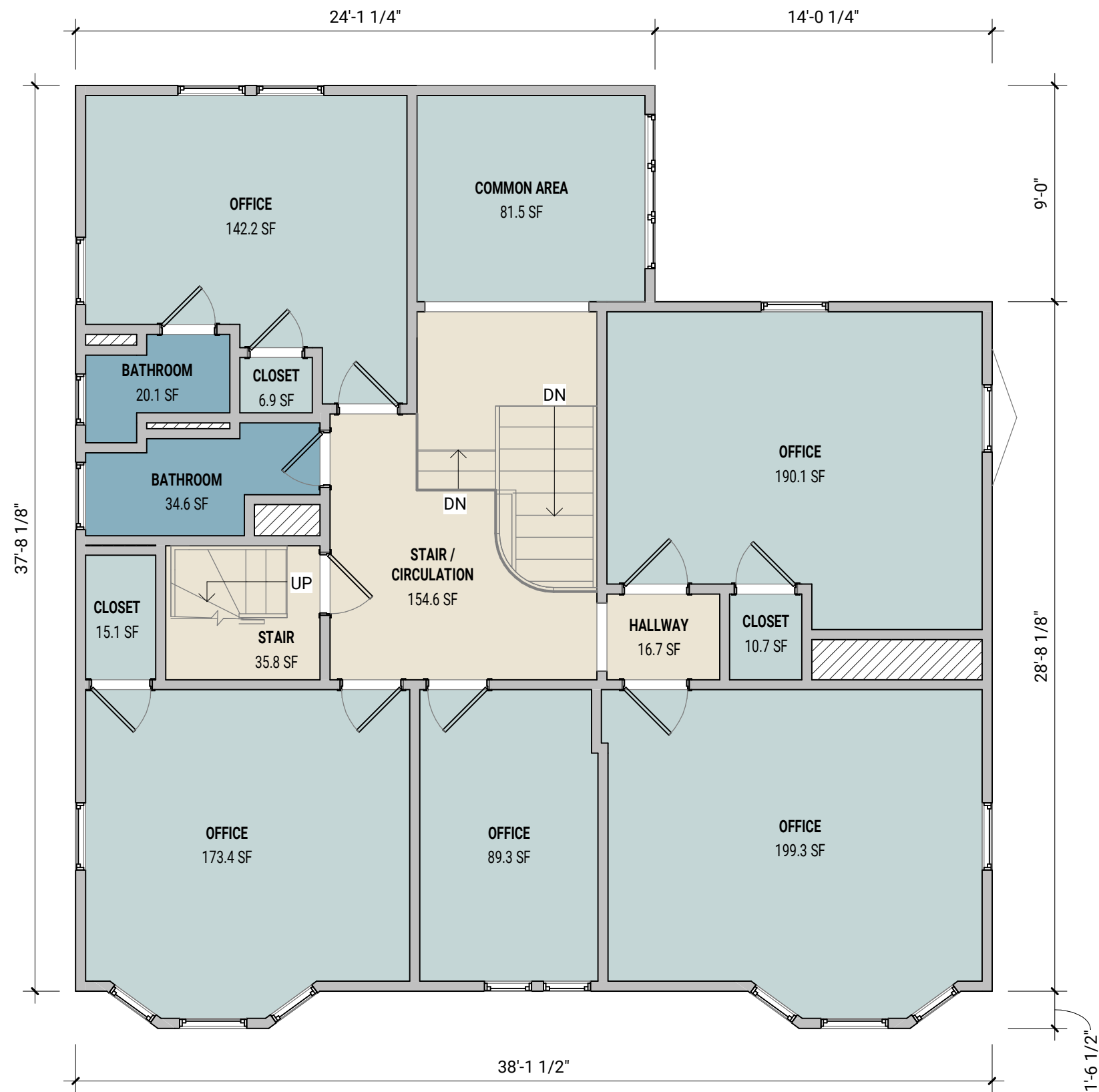




**EXISTING UTILITY PLAN**



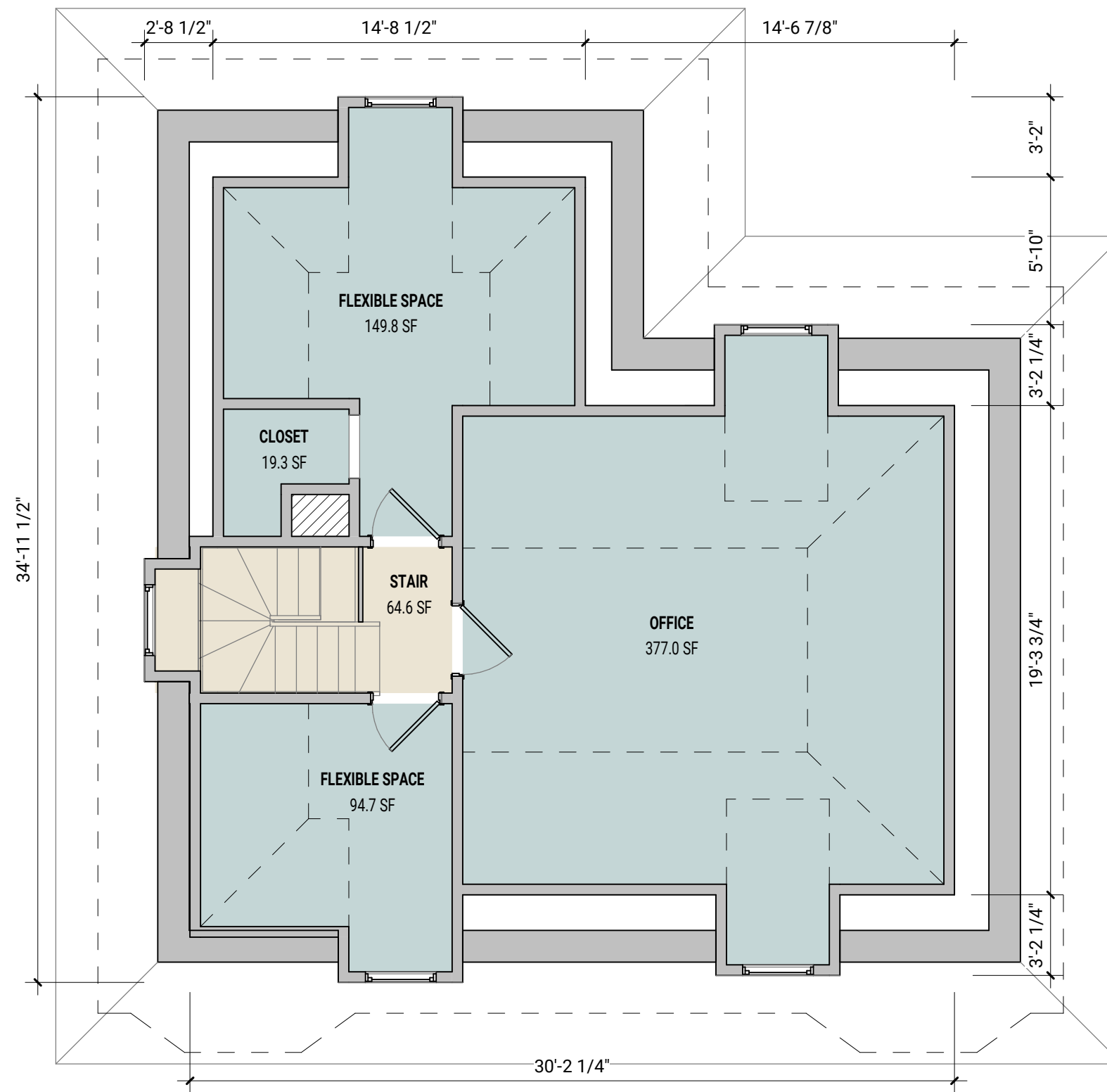
**EXISTING GROUND FLOOR PLAN**



## EXISTING CONDITIONS

- COMMON CIRCULATION
- USABLE AREA
- BATHROOM

## EXISTING SECOND FLOOR PLAN



## EXISTING CONDITIONS

- COMMON CIRCULATION
- USABLE AREA
- BATHROOM

## EXISTING THIRD FLOOR PLAN





**EXTERIOR PHOTOGRAPHS**



**821 MASS. AVE**

Comprehensive Design Progress Package

02.24.2020

pg 10

Project Schedule

01

Existing Conditions

02

Potential Renovation Scope

03





## EXTERIOR PHOTOGRAPHS





EXTERIOR PHOTOGRAPHS





## INTERIOR PHOTOGRAPHS





INTERIOR PHOTOGRAPHS



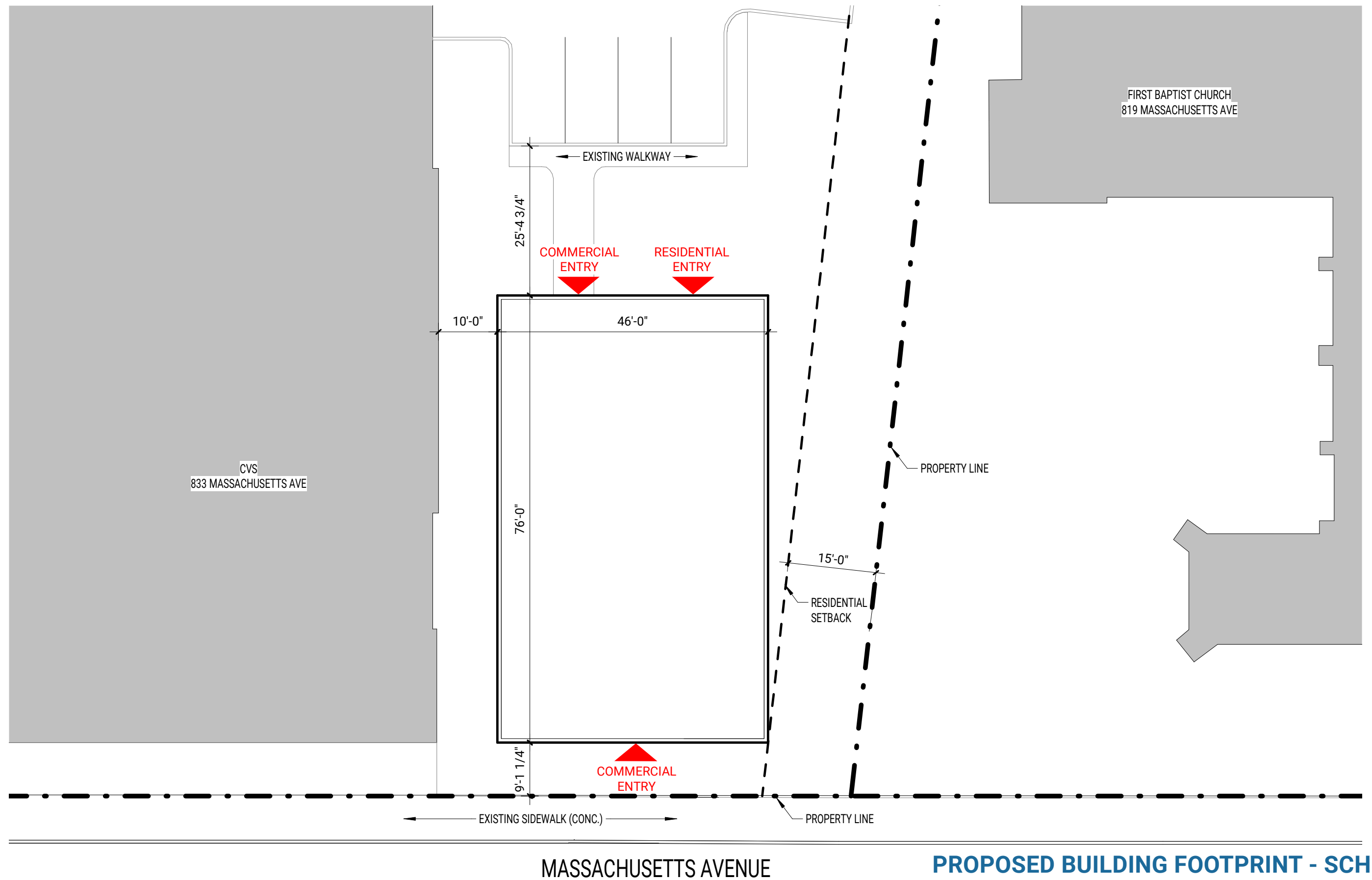


## INTERIOR PHOTOGRAPHS

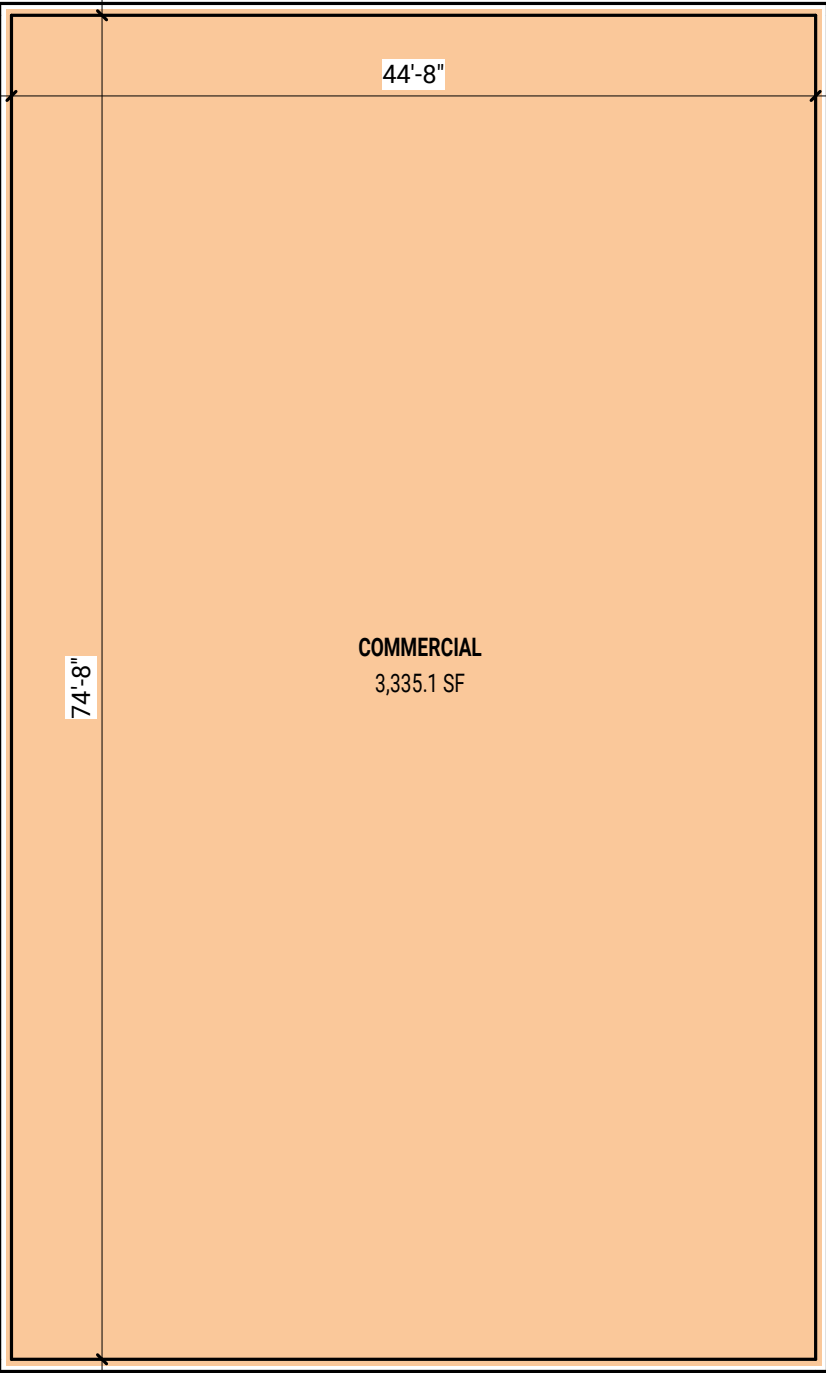
# Renovation Scope



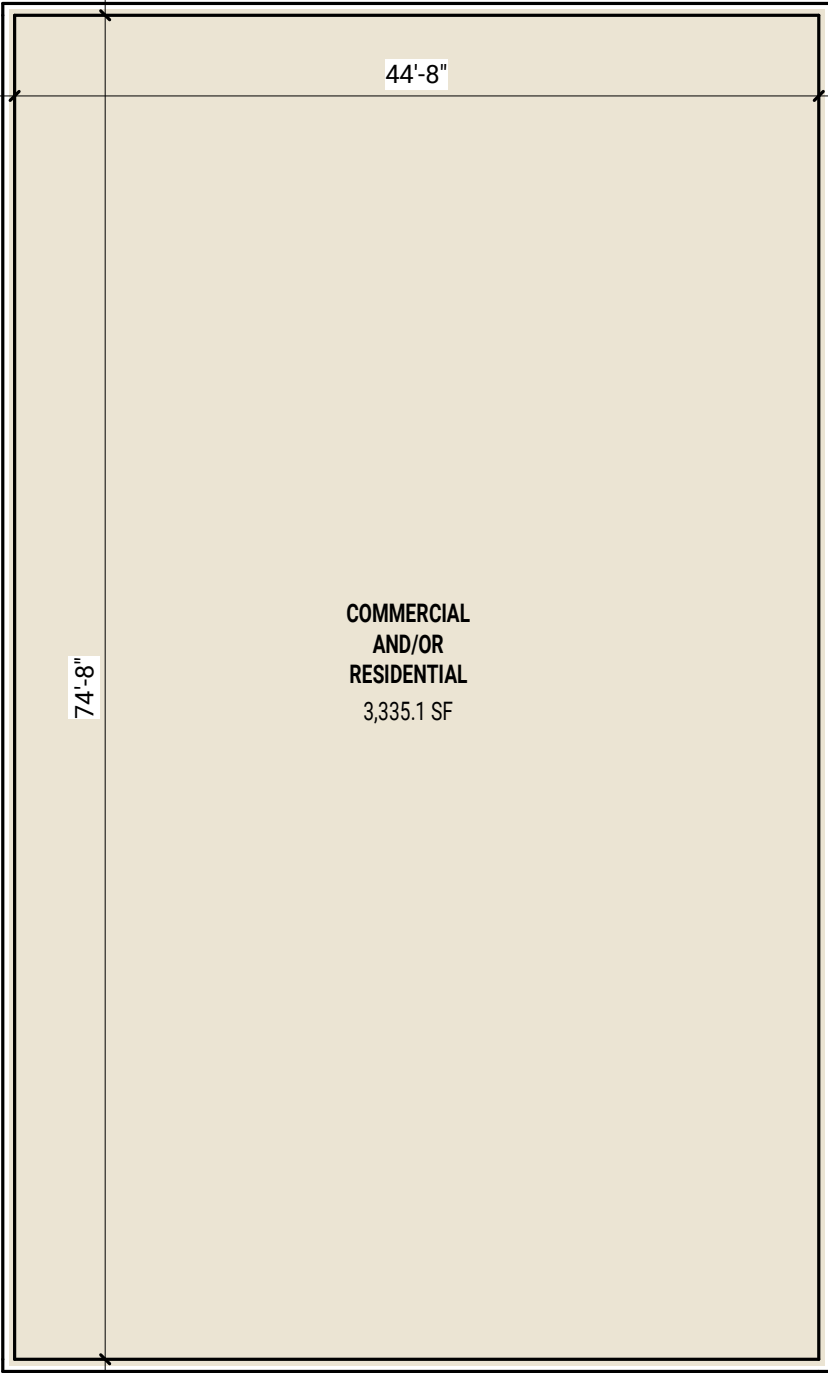




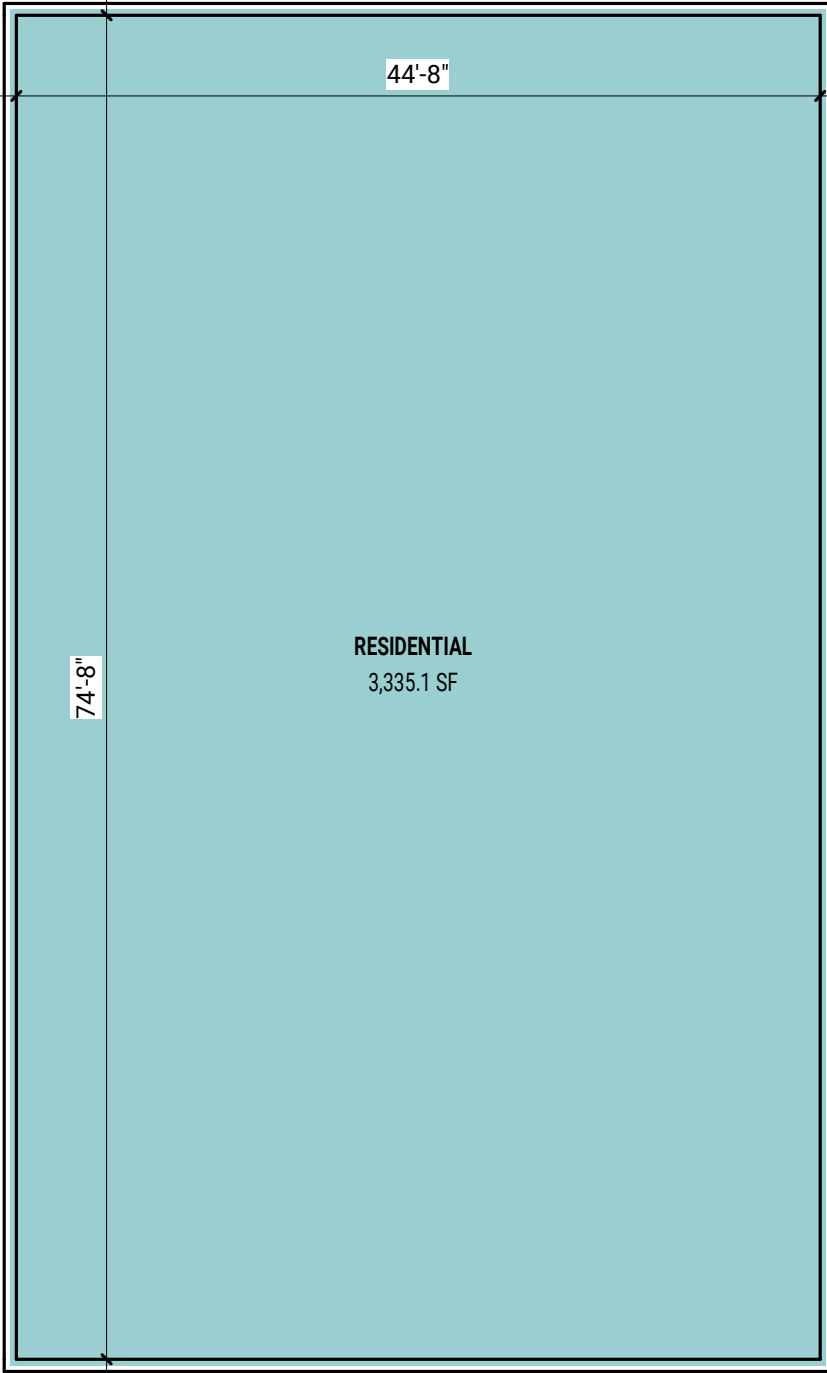
**PROPOSED BUILDING FOOTPRINT - SCHEME 1**



Ground Floor



Second Floor



Third Floor

PROPOSED LAYOUT

- COMMERCIAL
- COMMERCIAL AND/OR RESIDENTIAL
- RESIDENTIAL

Gross Floor Area (sq. ft.)

Ground Floor	3,496
Second Floor	3,496
Third Floor	3,496
<b>Total:</b>	<b>10,488</b>

PROPOSED PROGRAM DIAGRAMS - SCHEME 1



821 MASS. AVE

Comprehensive Design Progress Package

02.24.2020

pg 18

Project Schedule

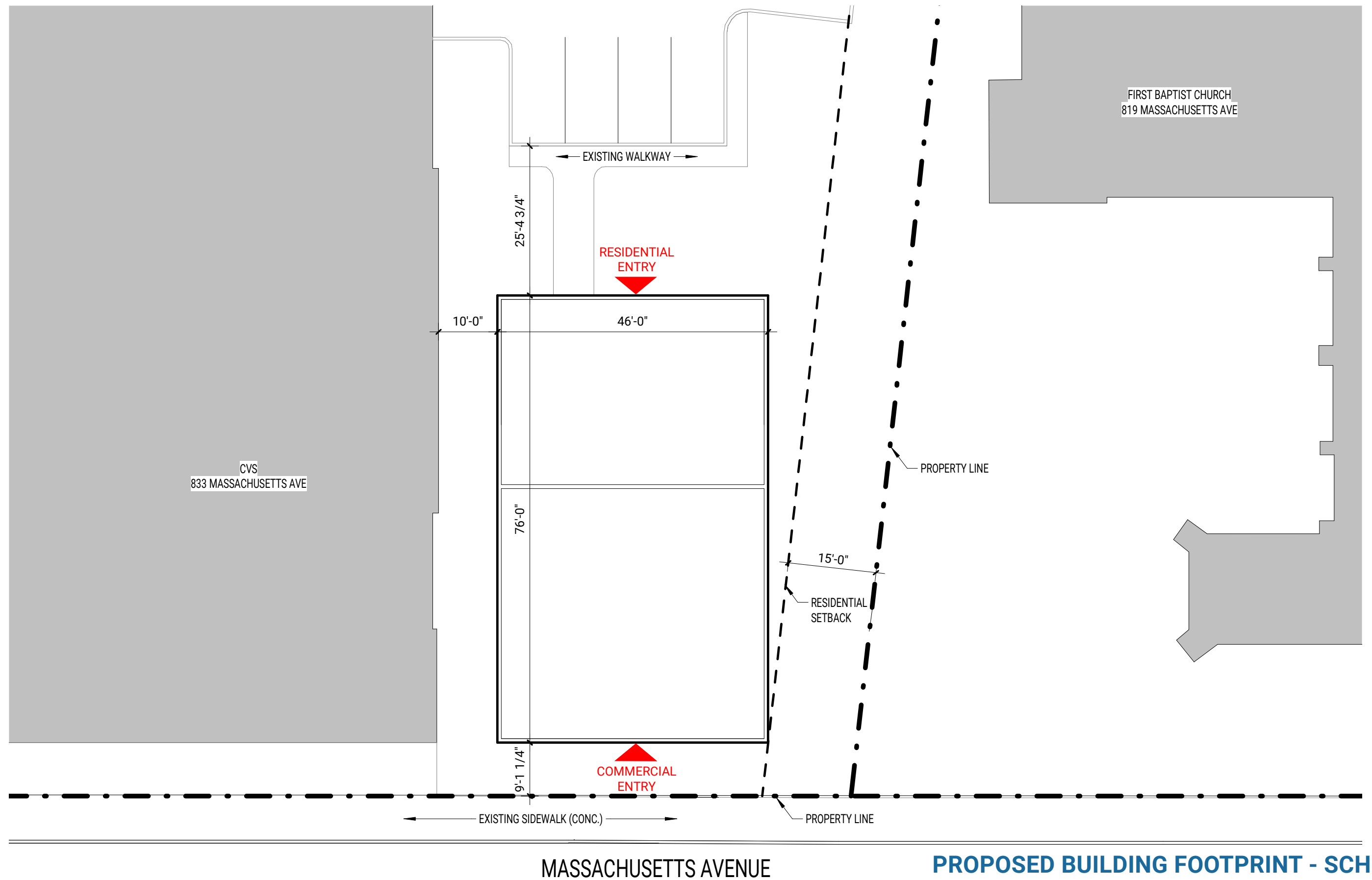
01

Existing Conditions

02

Potential Renovation Scope

03







Ground Floor

Second Floor

Third Floor

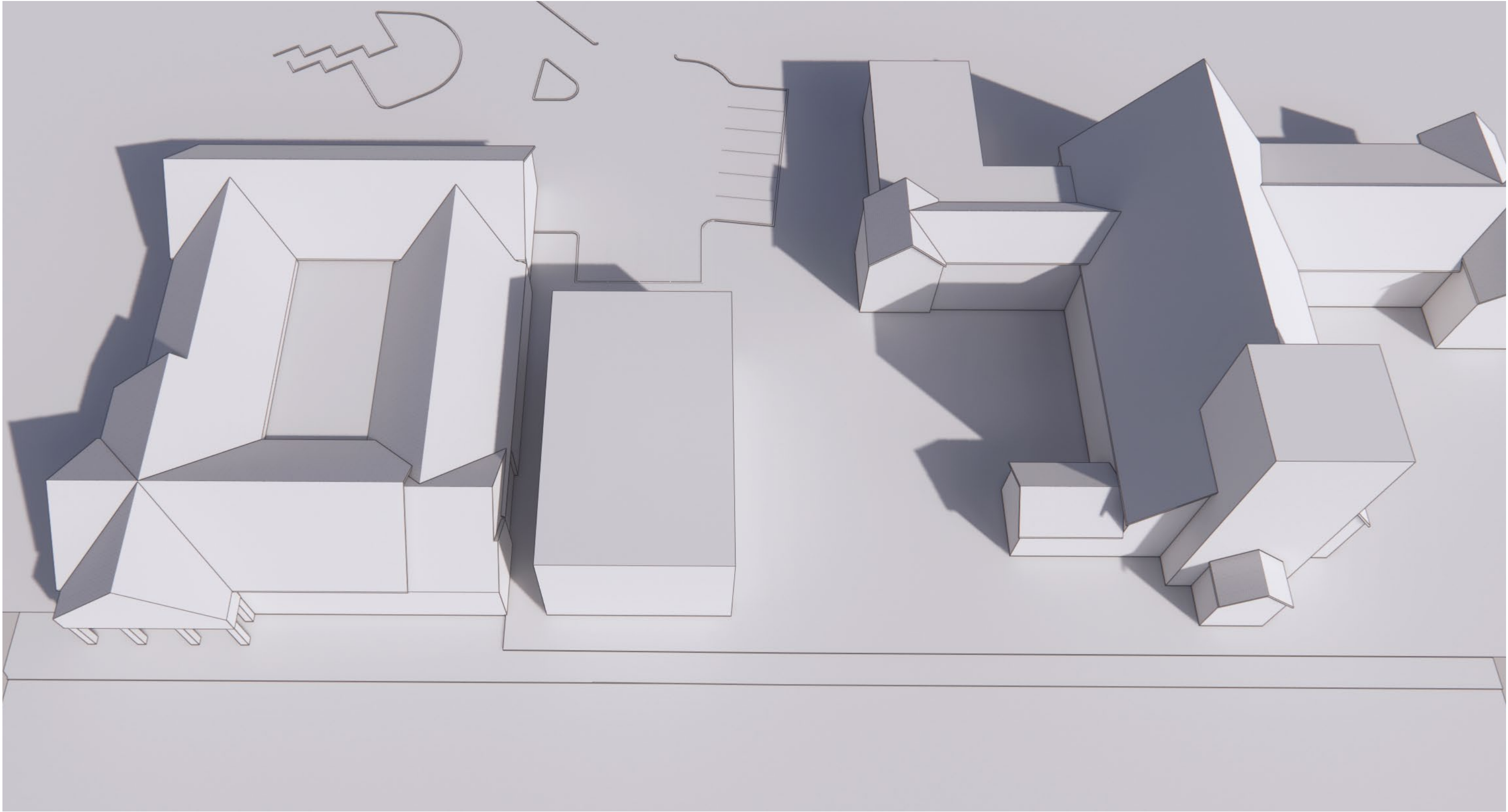
PROPOSED LAYOUT

- COMMERCIAL
- COMMERCIAL AND/OR RESIDENTIAL
- RESIDENTIAL

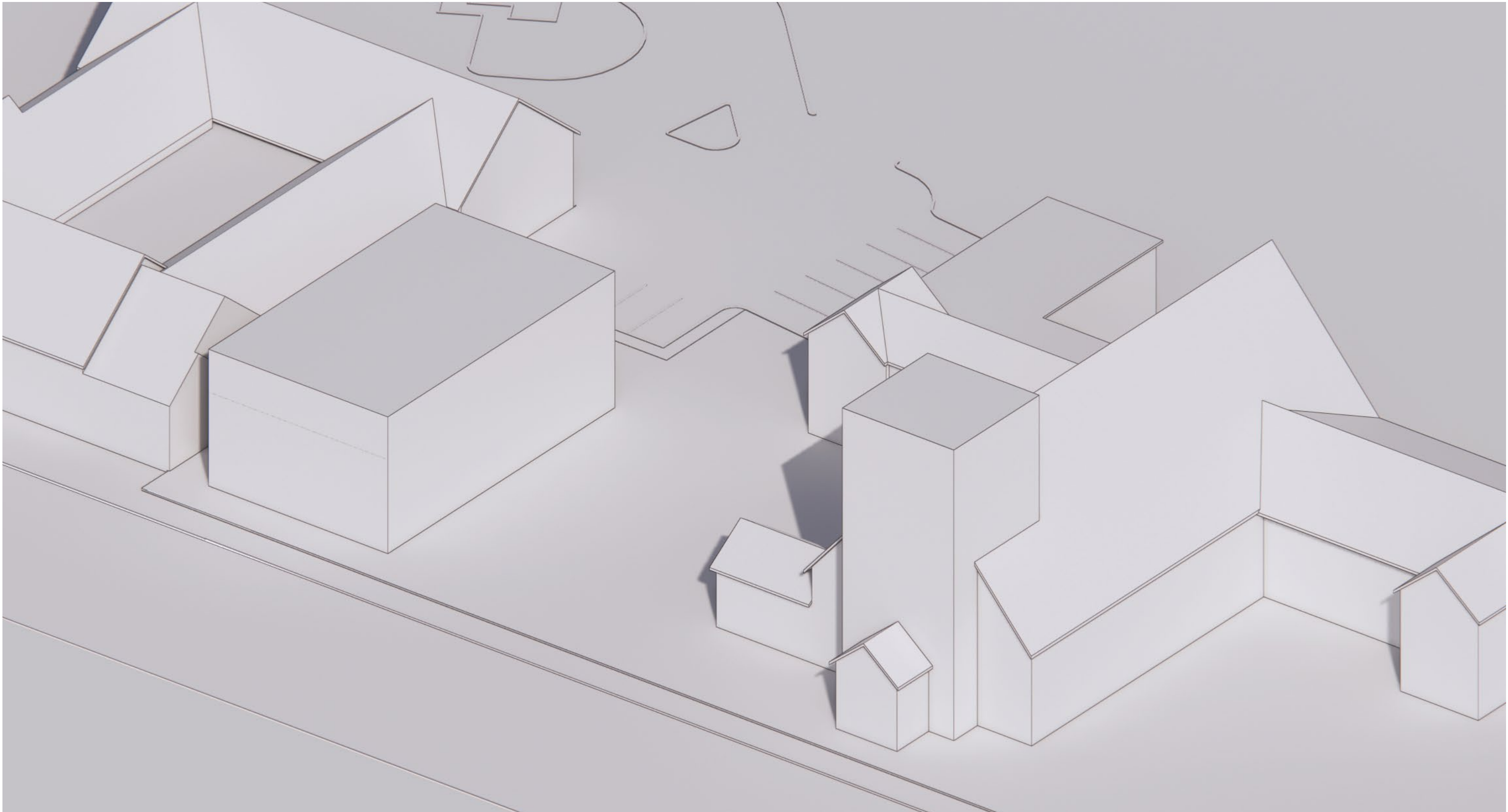
Gross Floor Area (sq. ft.)

Ground Floor	3,496
Second Floor	3,496
Third Floor	3,496
<b>Total:</b>	<b>10,488</b>

PROPOSED PROGRAM DIAGRAMS - SCHEME 2



**PROPOSED MASSING STUDY**



**PROPOSED MASSING STUDY**



**821 MASS. AVE**

Comprehensive Design Progress Package

02.24.2020

pg 22

Project Schedule

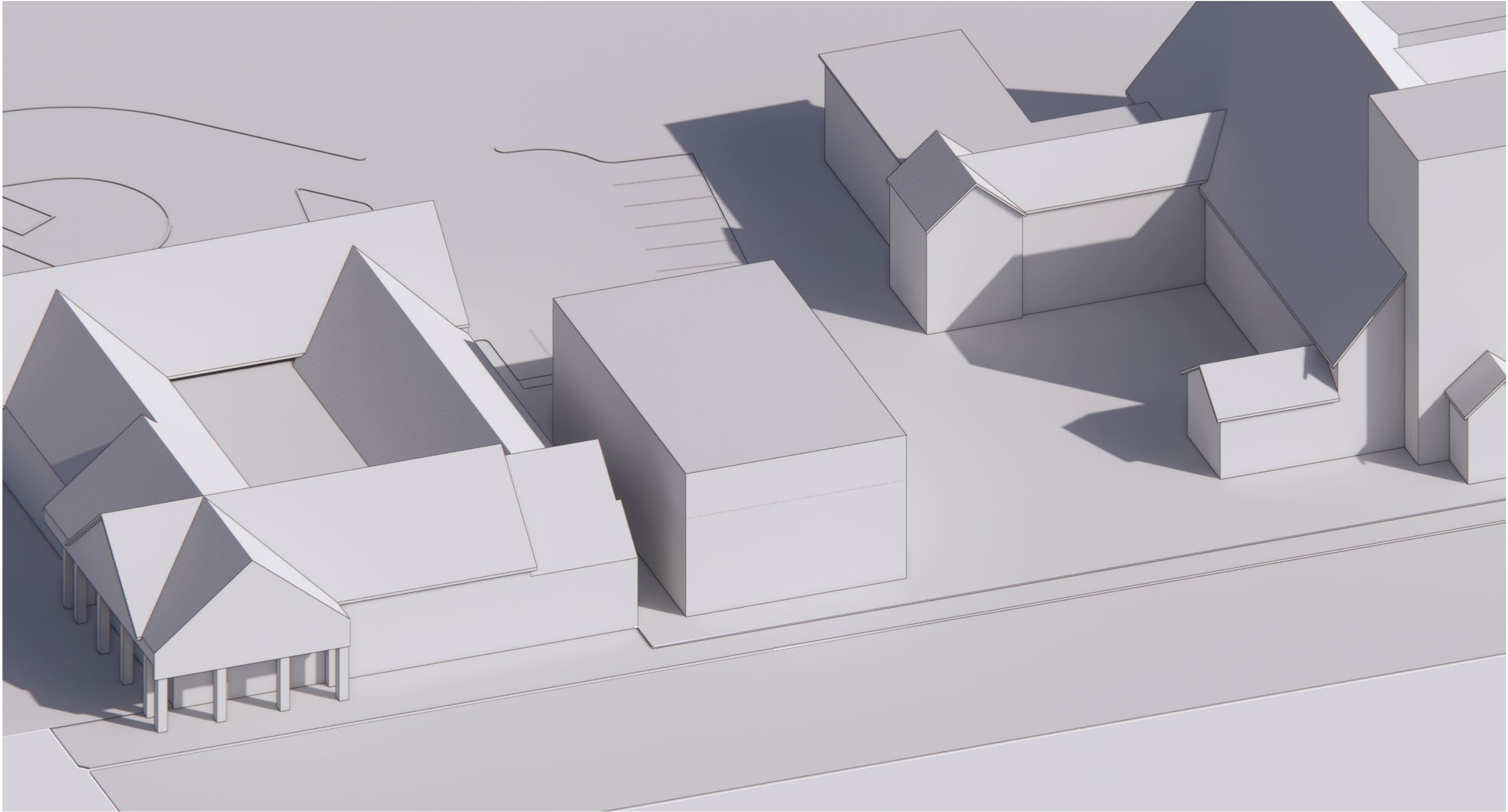
01

Existing Conditions

02

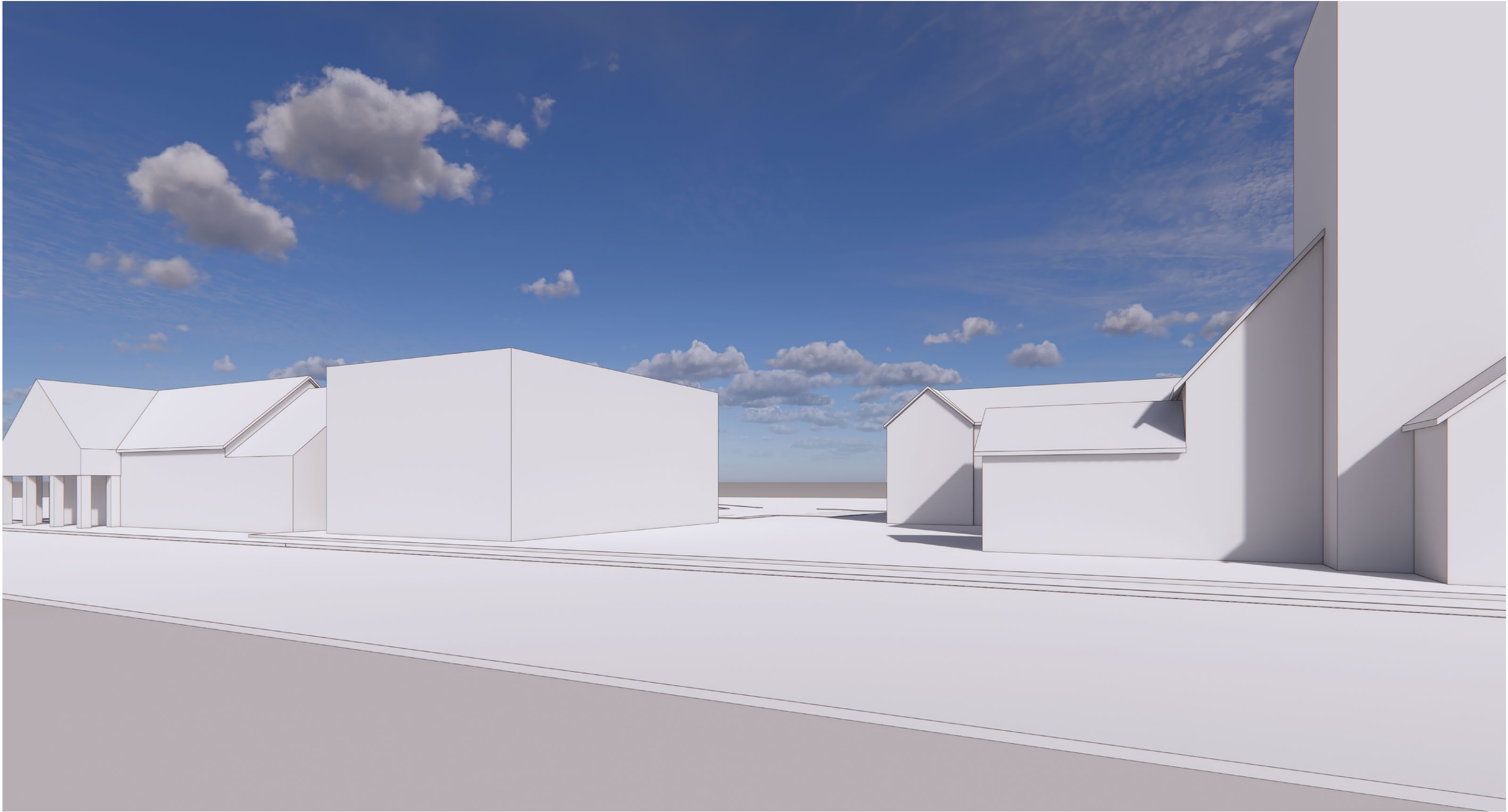
Potential Renovation Scope

03

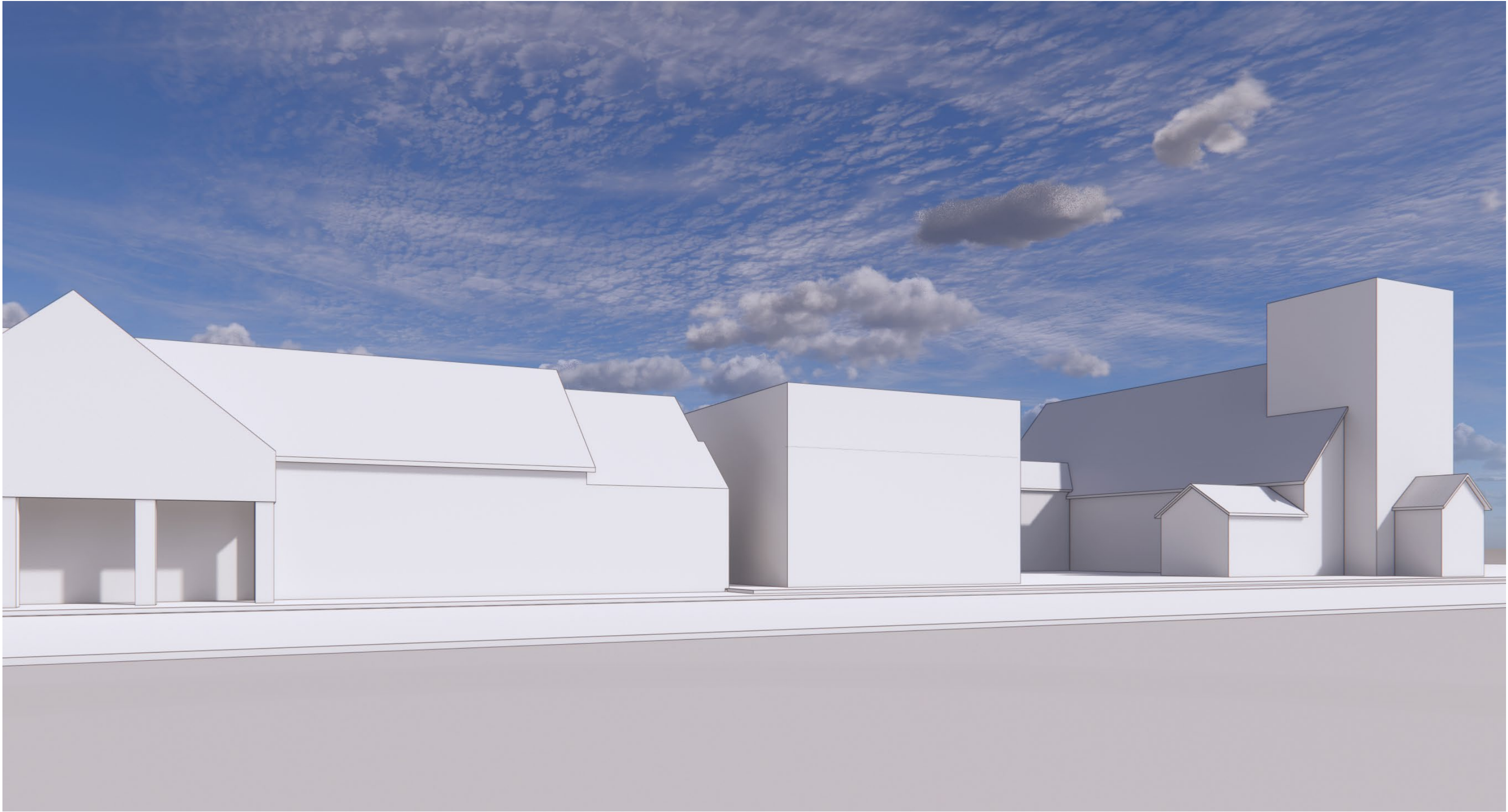


**PROPOSED MASSING STUDY**



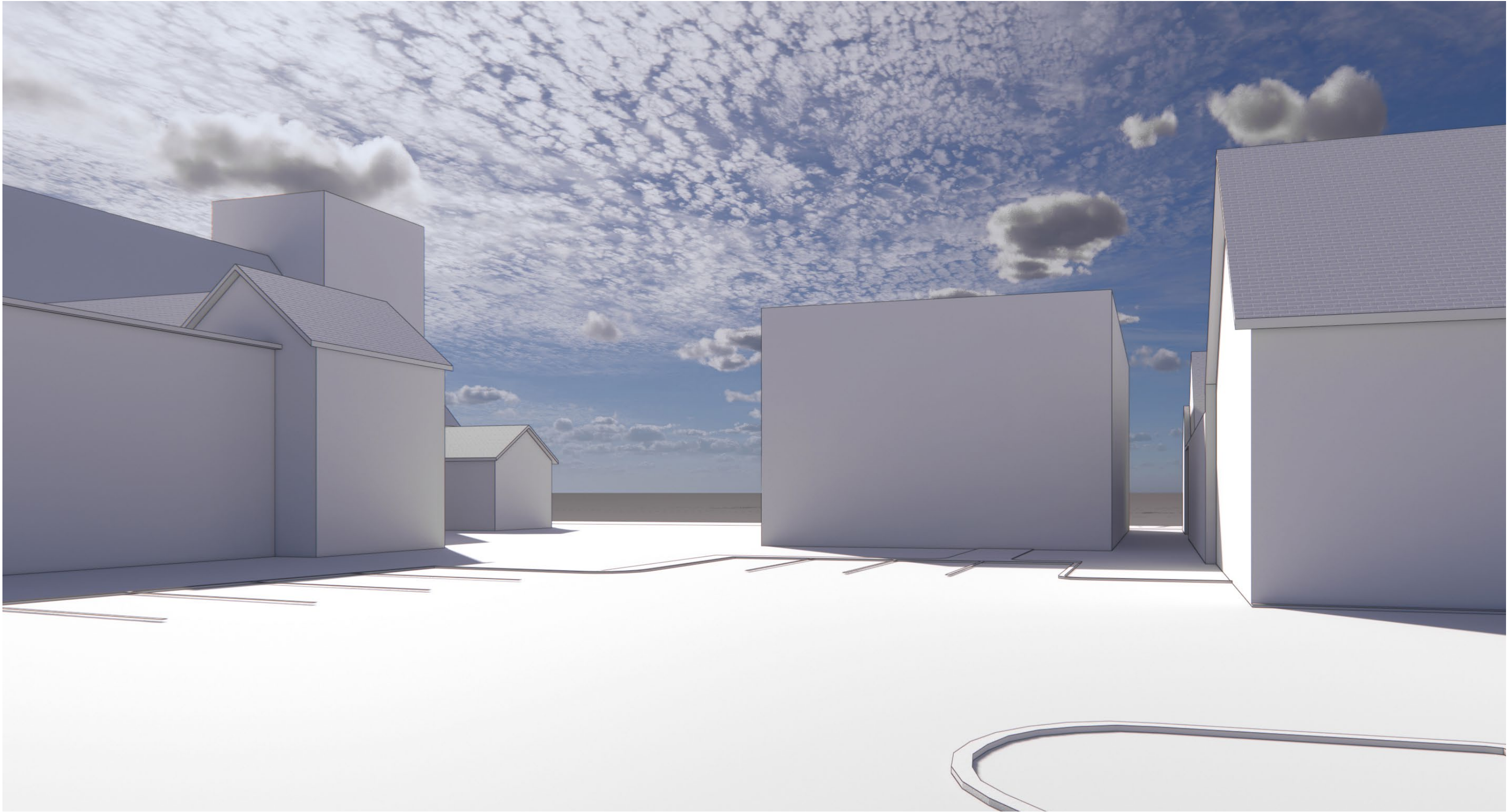


**PROPOSED MASSING STUDY**



PROPOSED MASSING STUDY





**PROPOSED MASSING STUDY**



**821 MASS. AVE**

**Comprehensive Design Progress Package**

02.24.2020

pg 26

**Project Schedule**

**01**

**Existing Conditions**

**02**

**Potential Renovation Scope**

**03**