

821 MASS. AVE

Arlington, MA

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PROJECT SCHEDULE

821 Massachusetts Ave, Arlington MA

January 20 th	Cleanout completed
January 25 th - 26 th	MFDS completed onsite survey and field measurements for existing condition documentation
January 28 th - February 2 nd	MFDS completed the in-office existing condition drawings
February 3 rd - 6 th	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 th - 12 th	MFDS drafted conceptual plans for the proposed project
February 19 th	Preliminary meeting with the ARB
February 24 th	ARB board meeting
March 9 th	Preliminary meeting with the ARB
March 16 th	ARB board meeting

Pending ARB board meeting

3-4 weeks	<i>Preliminary design & 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 & representative from the Building Inspector's office</i>
4-6 weeks	<i>Projected filing date</i>

PROJECT SCHEDULE



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Existing Conditions

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Potential Renovation Scope

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Existing Conditions



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EXISTING BUILDING SUMMARY

821 Massachusetts Ave, Arlington MA

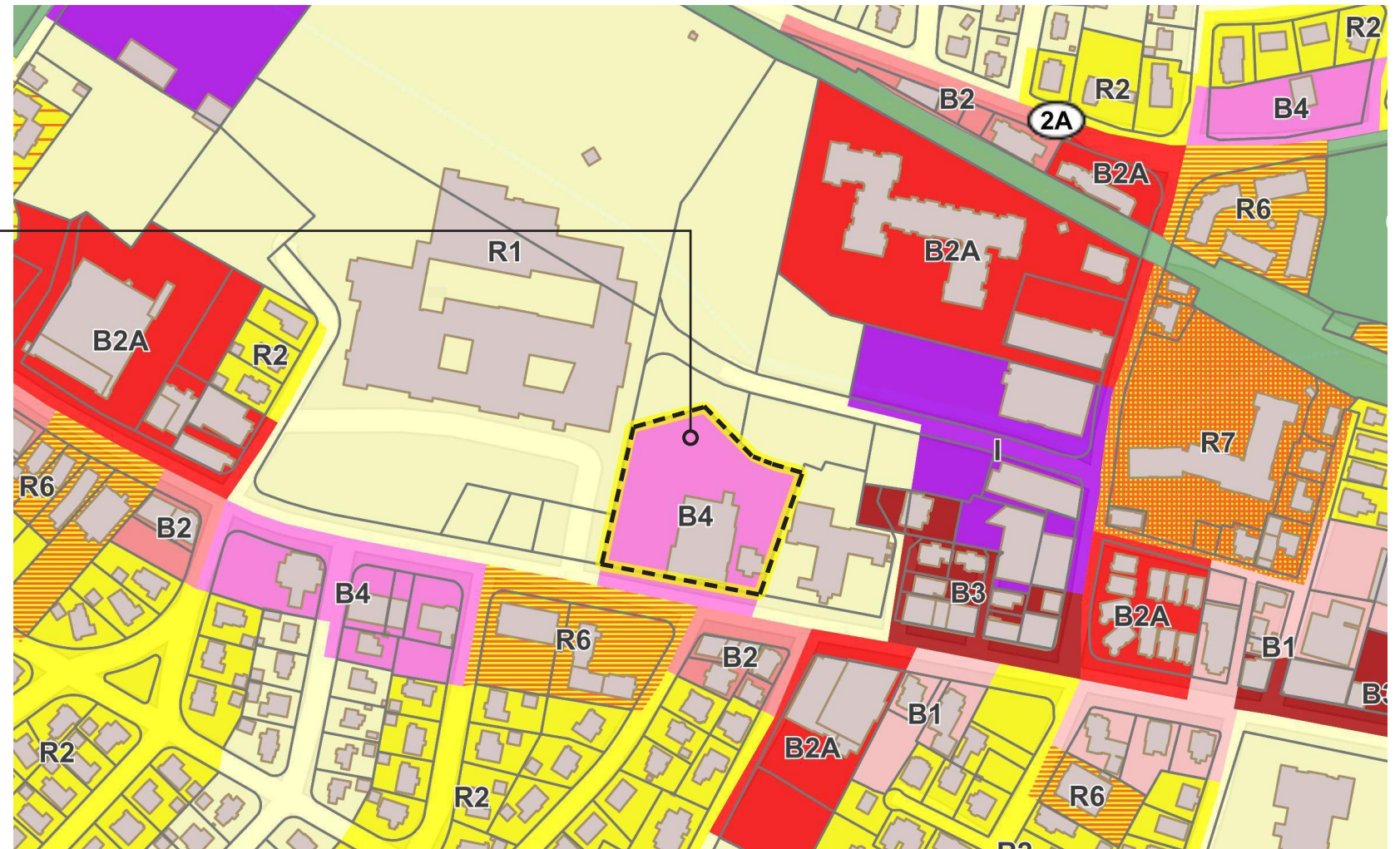
Zoning District: B4 - Vehicular Oriented Business District

Building Use: Office

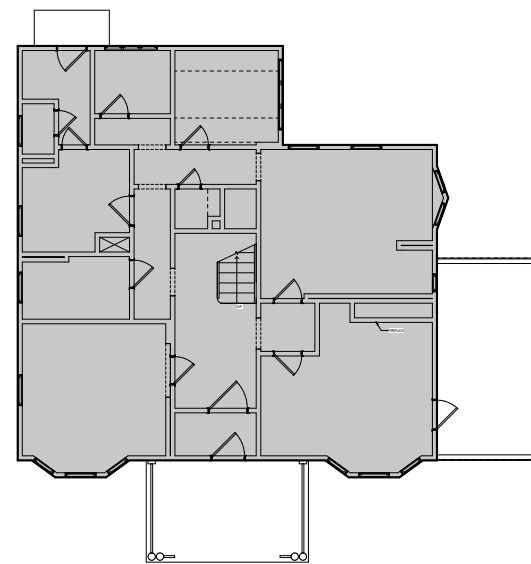
Lot Area: 12,990 sq. ft.

Gross Floor Area: 2,920 sq. ft.

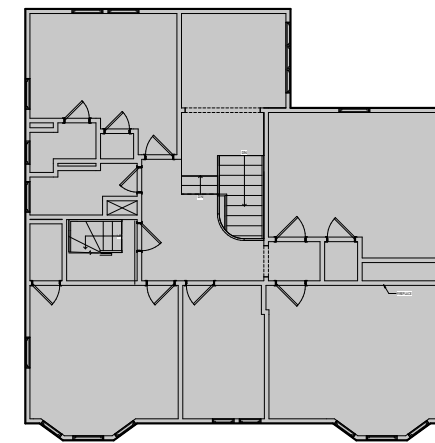
Building Height: 2-1/2 Stories
33.3 ft.



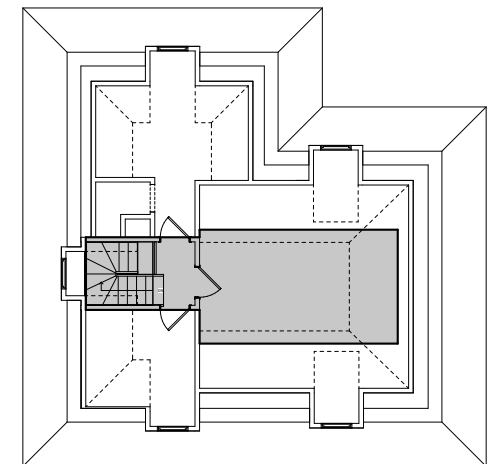
 GROSS FLOOR AREA



GROUND FLOOR - GSF



SECOND FLOOR - GSF



THIRD FLOOR - GSF

EXISTING BUILDING SUMMARY



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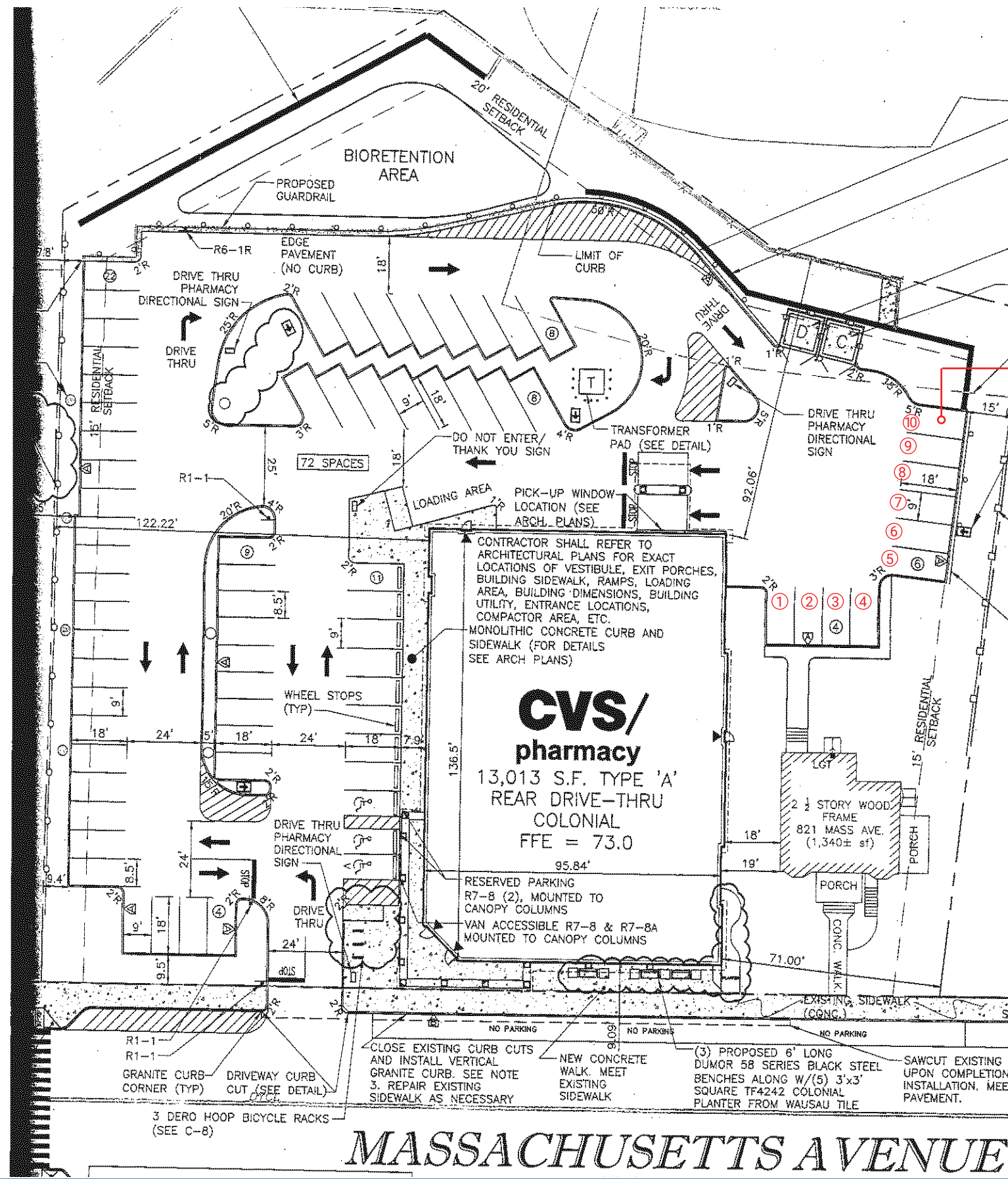
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Existing Parking Spaces: 10

EXISTING PLOT PLAN



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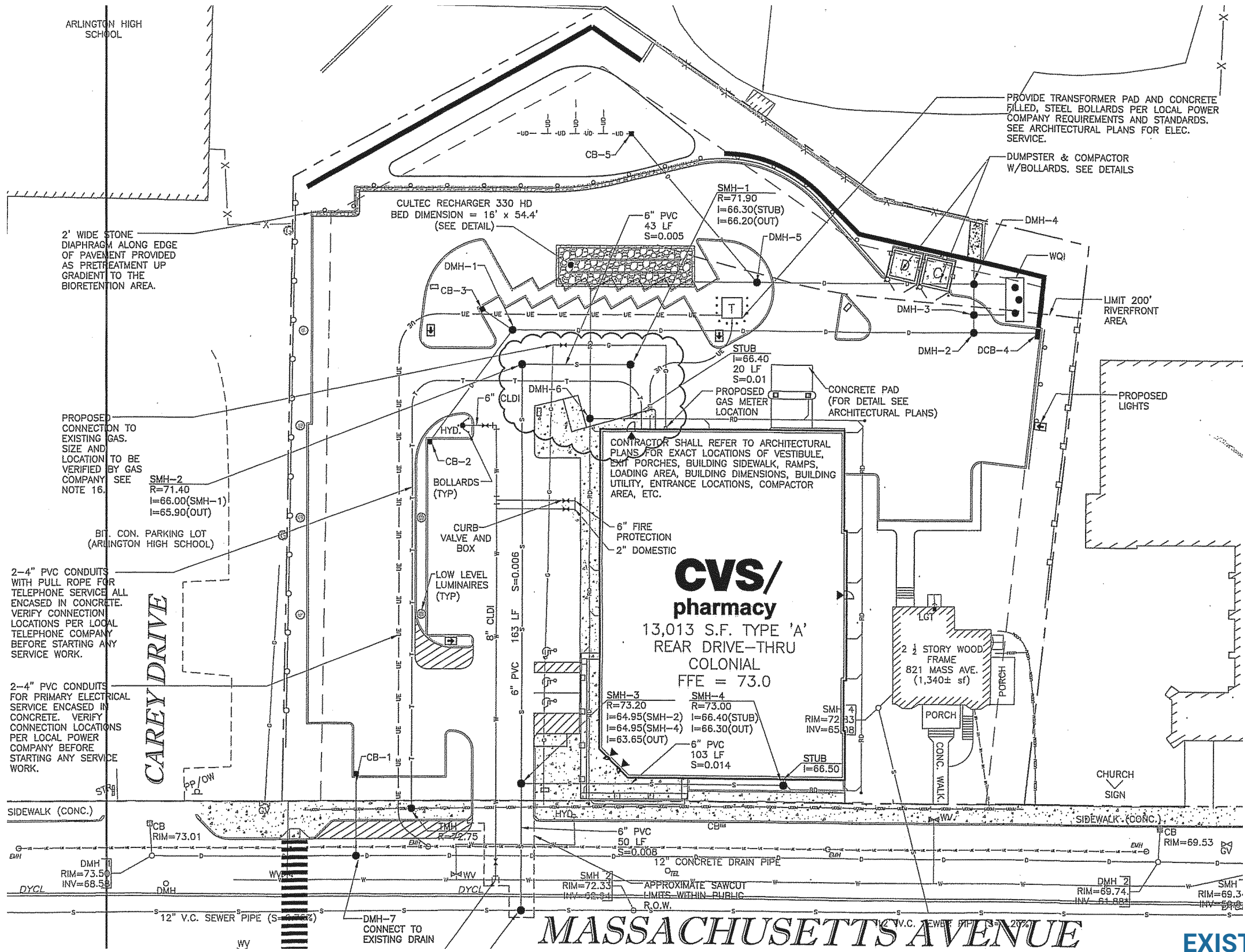
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MASSACHUSETTS AVENUE

EXISTING UTILITY PLAN



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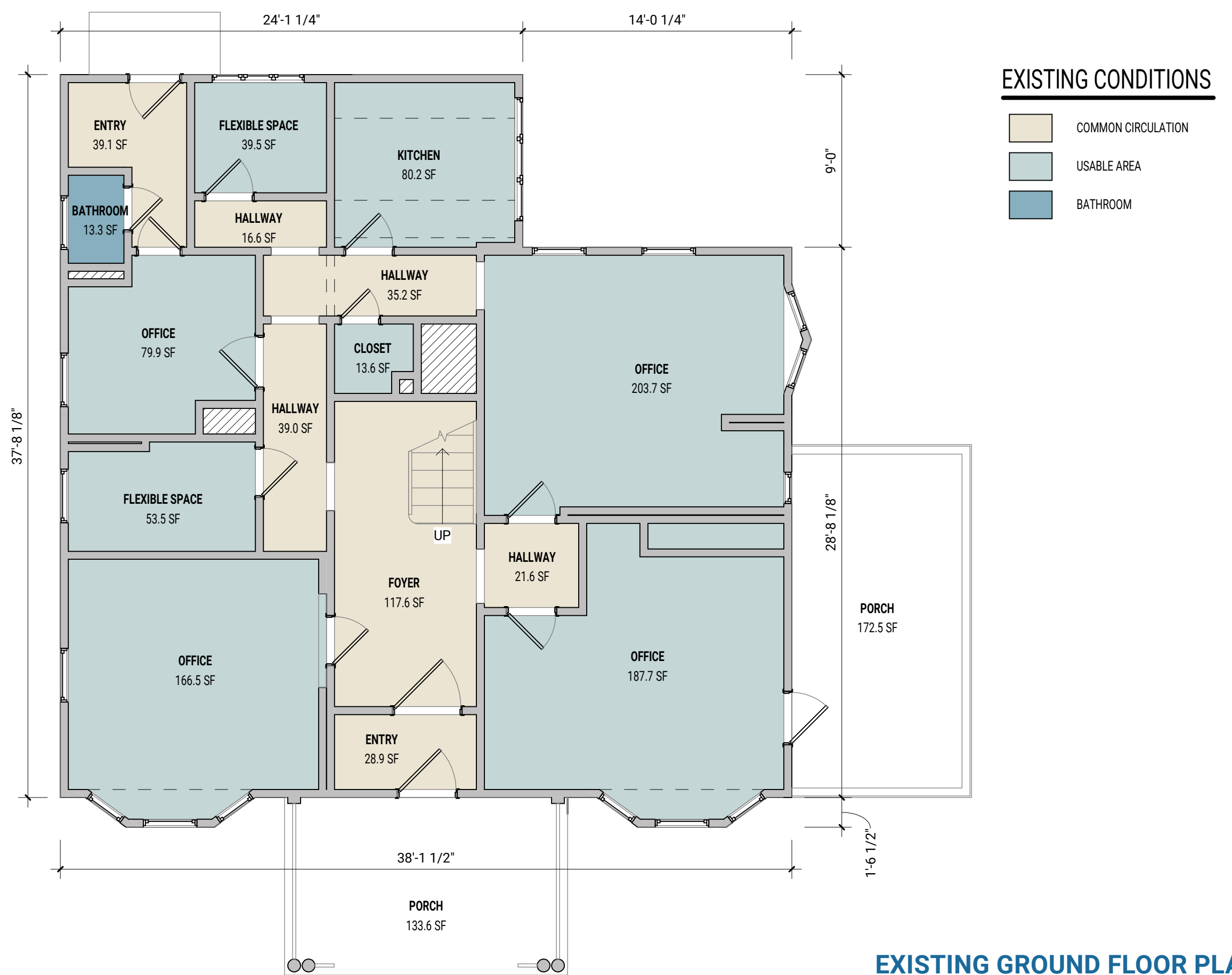
01

Existing Conditions

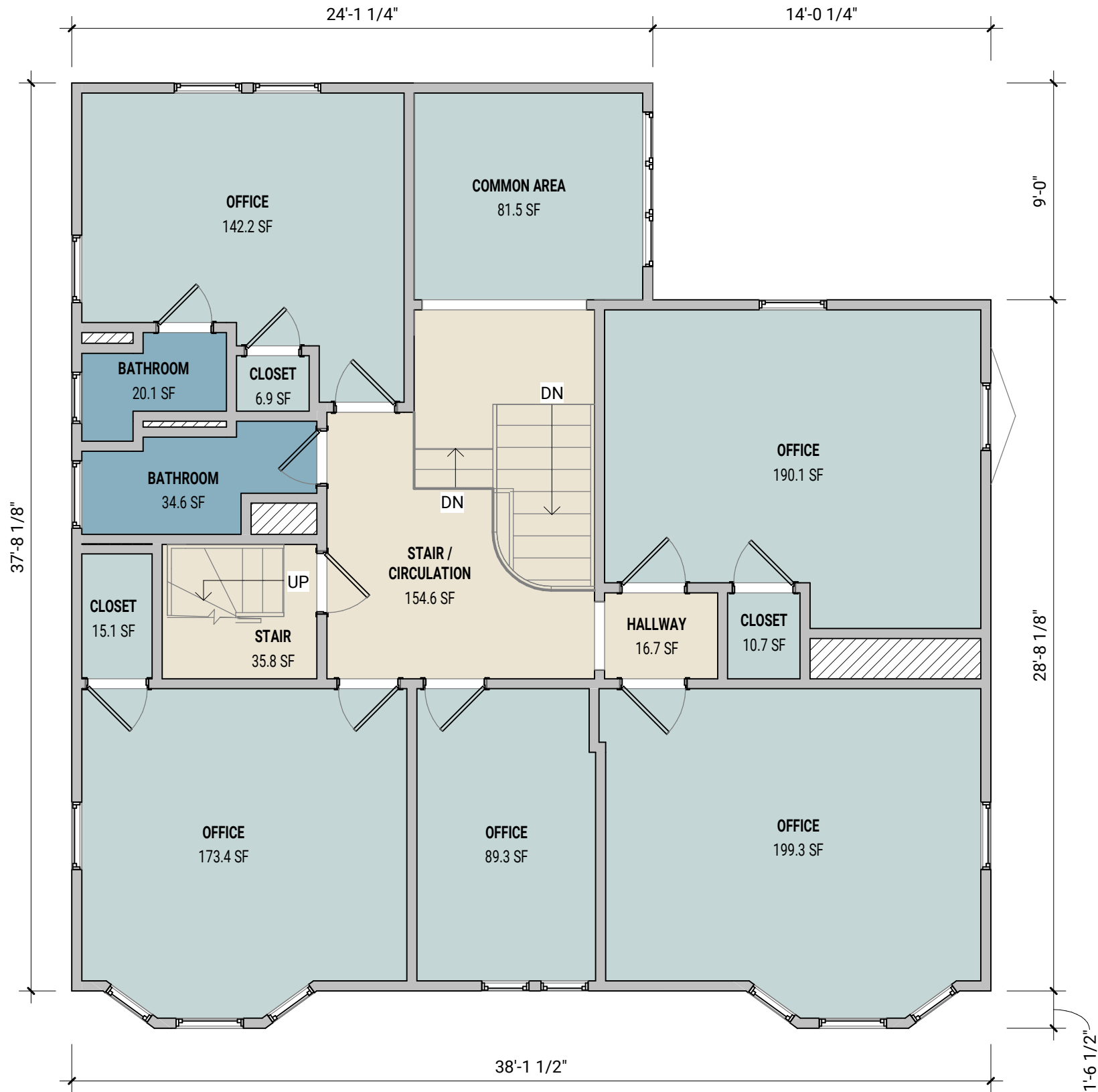
02

Potential Renovation Scope

03



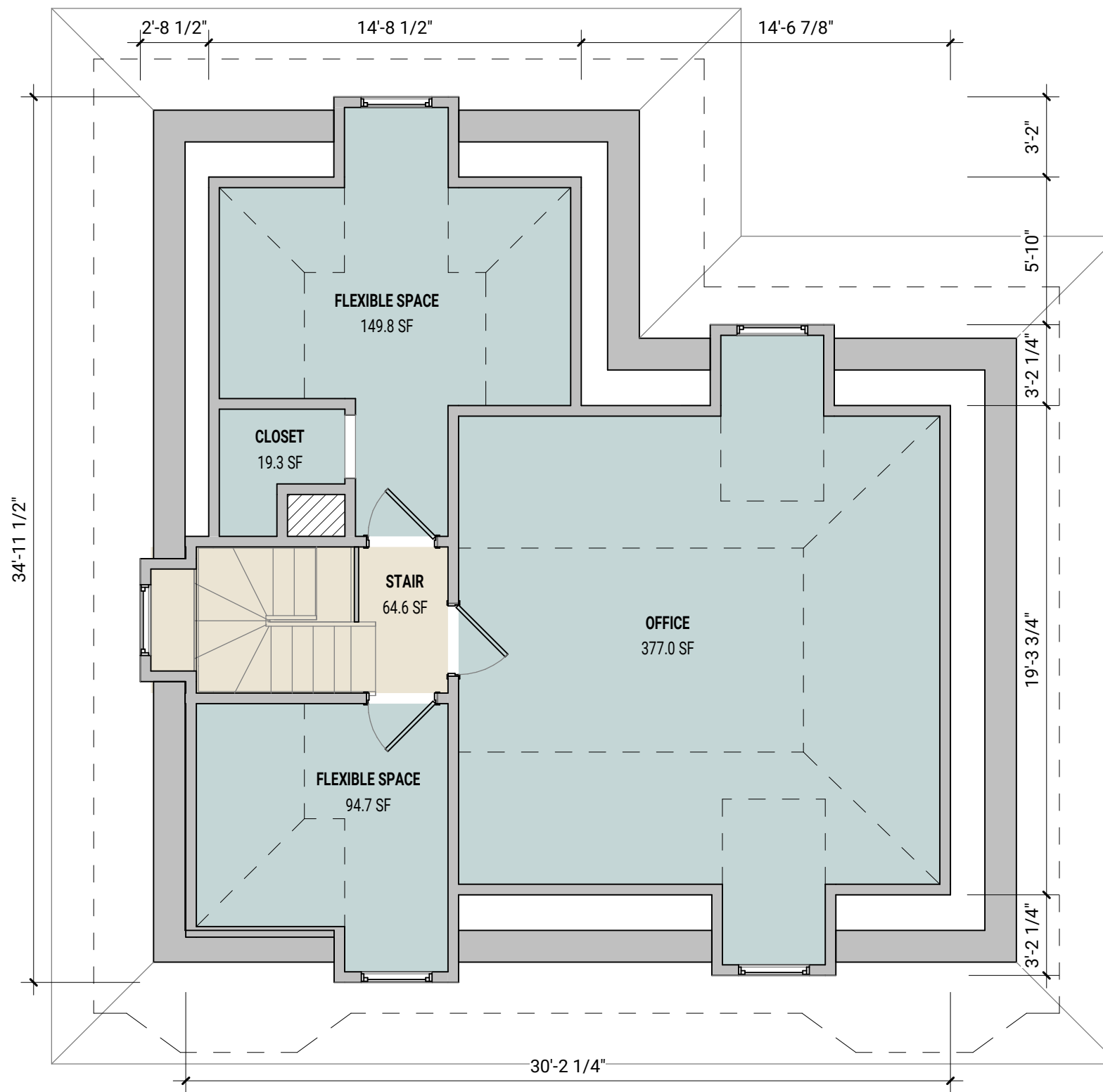
EXISTING GROUND FLOOR PLAN



EXISTING CONDITIONS

- COMMON CIRCULATION
- USABLE AREA
- BATHROOM

EXISTING SECOND FLOOR PLAN



EXISTING CONDITIONS

- COMMON CIRCULATION
- USABLE AREA
- BATHROOM

EXISTING THIRD FLOOR PLAN



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EXTERIOR PHOTOGRAPHS



EXTERIOR PHOTOGRAPHS



EXTERIOR PHOTOGRAPHS



INTERIOR PHOTOGRAPHS



INTERIOR PHOTOGRAPHS



INTERIOR PHOTOGRAPHS



CVS / PHARMACY



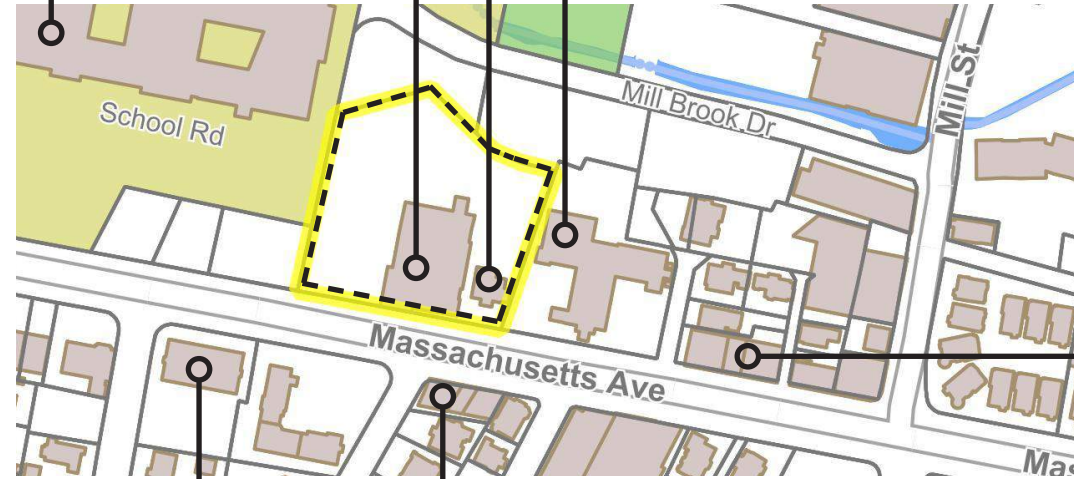
ATWOOD HOUSE



FIRST BAPTIST CHURCH



ARLINGTON HIGH SCHOOL



803 MASS AVE



846 MASS AVE



830 MASS AVE

CONTEXTUAL PHOTOGRAPHS

Renovation Scope



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COMMERCIAL CORRIDORS

1 BUILDING SETBACKS

ENCOURAGE

- An appropriate relationship to the street based on the street size and sidewalk width
- Plazas and open spaces with landscaping and street furniture
- Upper-level step-backs to diminish effect of tall building height

2 BUILDING HEIGHT

ENCOURAGE

- A maximum building height to four (4) stories in the existing business centers, with (5) stories allowable by meeting additional criteria or in special locations
- A variety of building heights for large projects
- Tapering height towards neighborhoods

3 PUBLIC REALM INTERFACE

ENCOURAGE

- Inclusion of public spaces from the beginning of the development process
- Active ground floor uses with frequent entry points, windows, and street furniture
- Rain gardens, mature trees, permeable pavers and green infrastructure in plaza spaces

4 PARKING + ACCESS

ENCOURAGE

- Accessible, but not highly visible, parking areas
- Surface parking appropriately buffered with landscaping
- Accommodating bike parking
- Shared parking to reduce over-parking sites
- Underground or below-grade parking where feasible

5 CONNECTIONS + LINKAGES

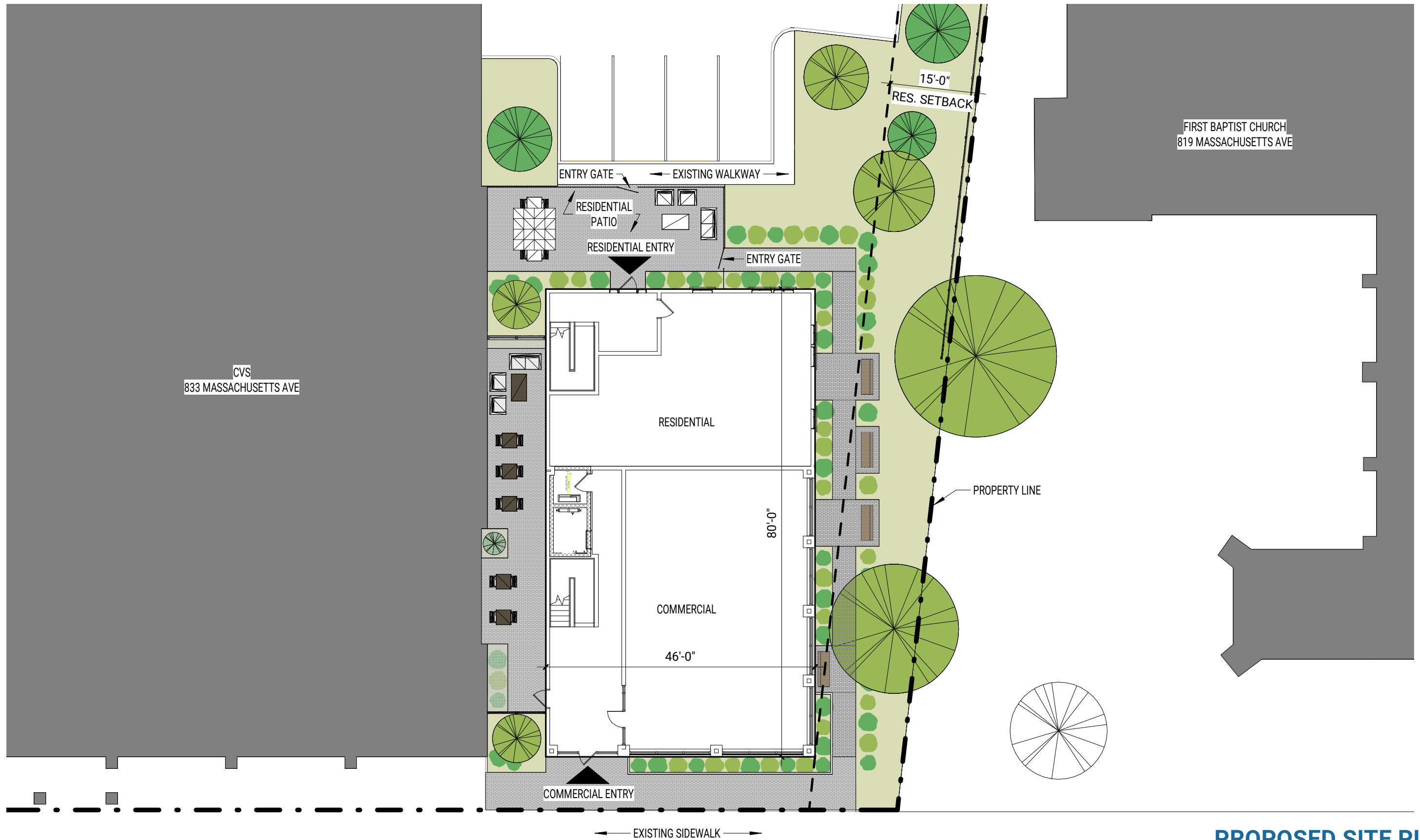
ENCOURAGE

- Integration with adjoining residential areas and open space networks
- Connections to adjoining sites and parks
- Pedestrian connections between Mass Ave, the Bikeway and the Mill Brook

6 FACADE + MATERIALS

ENCOURAGE

- Ground floor transparency
- High-quality, durable and natural materials
- Variation in building facades by adding bays, balconies and terraces
- Lighting that prevents glare and upward light pollution



PROPOSED SITE PLAN



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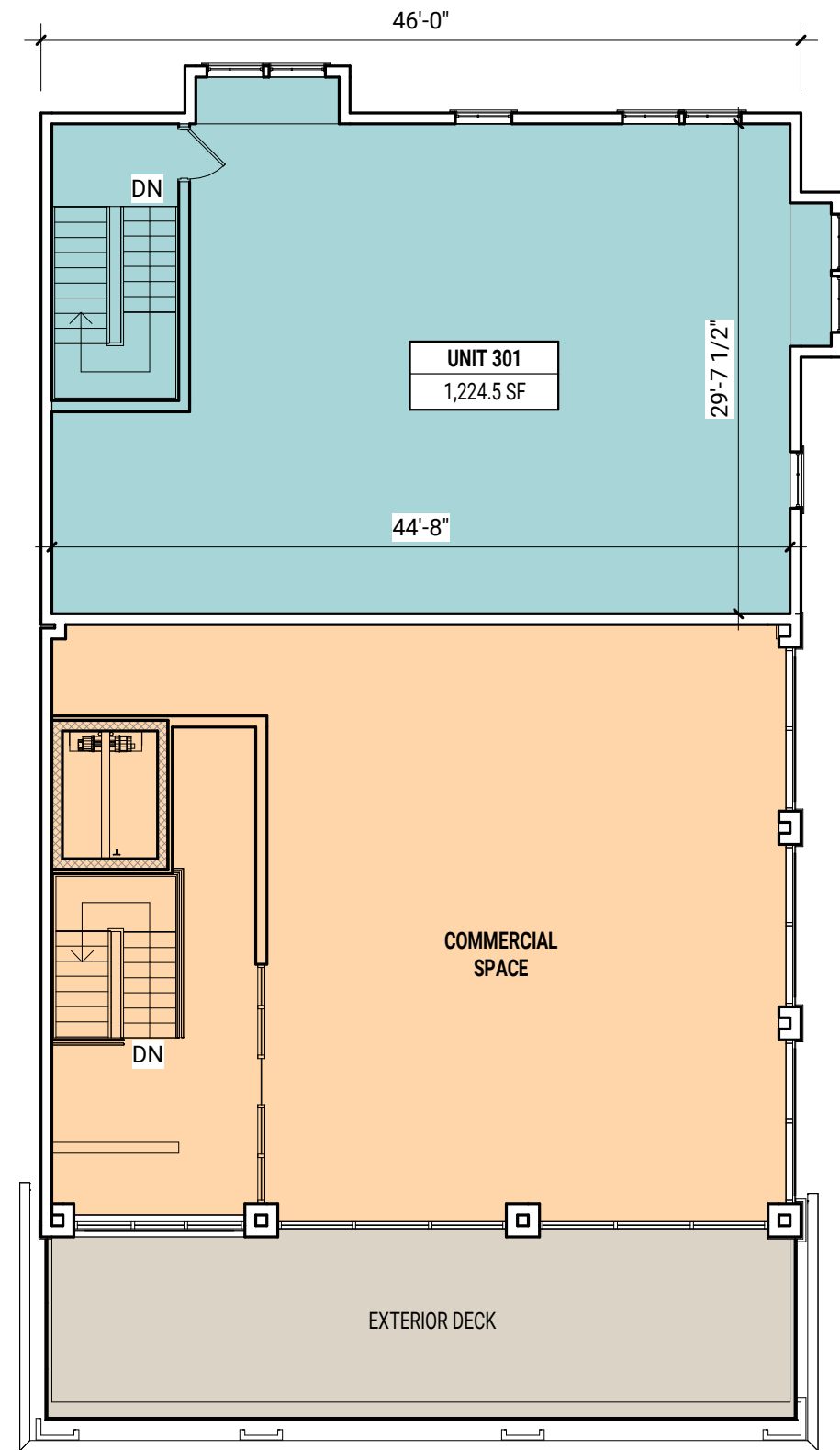
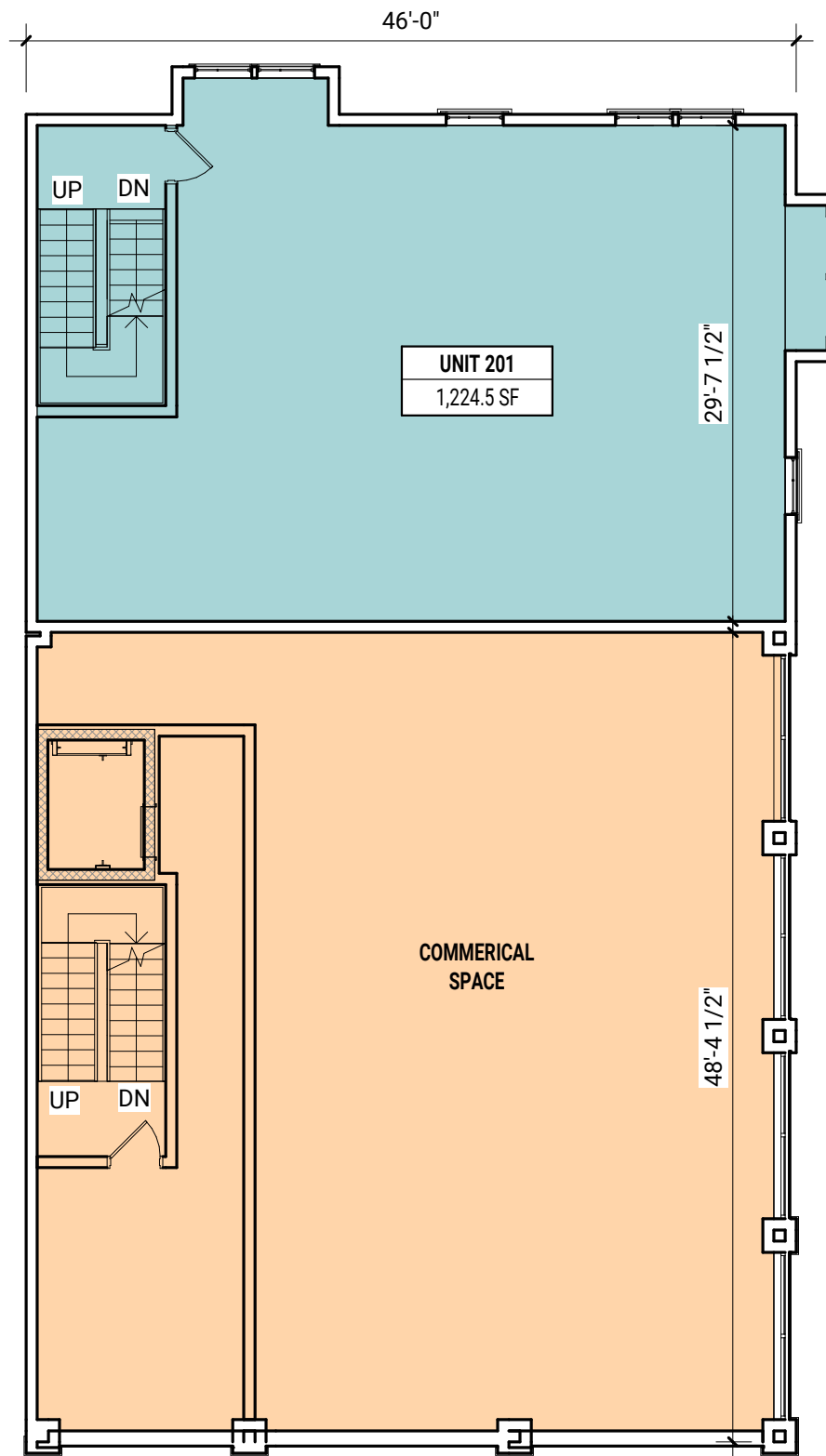
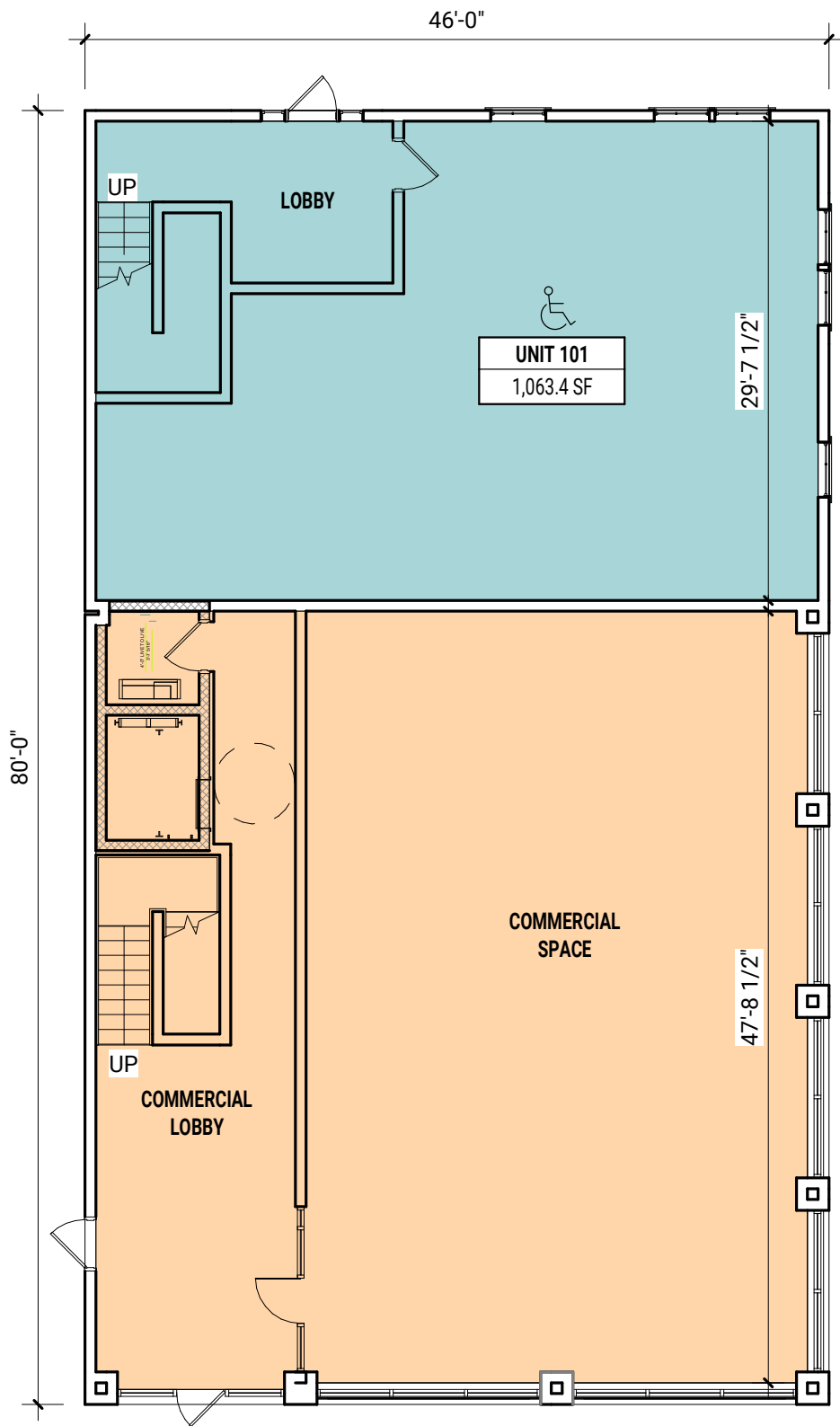
01

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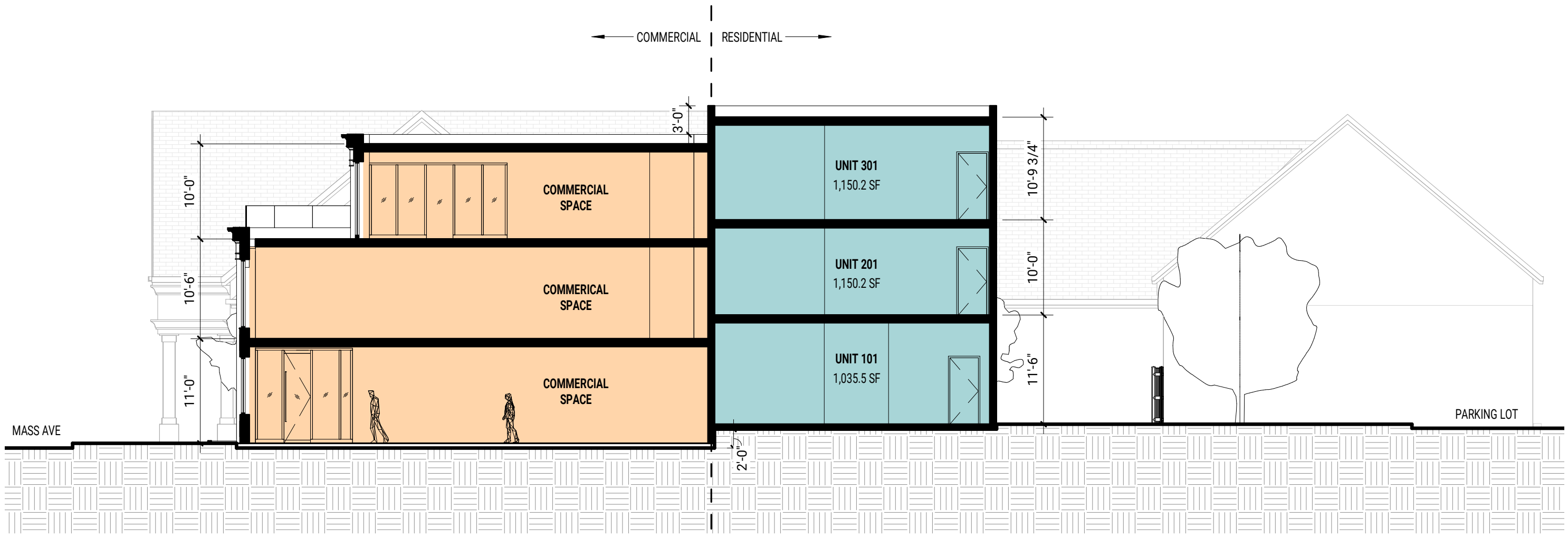
LEGEND

- RESIDENTIAL
- COMMERCIAL
- EXTERIOR

PROPOSED PLAN DIAGRAMS

LEGEND

- RESIDENTIAL
- COMMERCIAL



PROPOSED SITE SECTION



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