

TOWN OF ARLINGTON ZBA MEETING
6-29-2021

PROJECT:
COLUMN HEALTH OFFICES

PROJECT ADDRESS:
10 SUNNYSIDE AVENUE
ARLINGTON MASSACHUSETTS

ARCHITECT
KHALSA DESIGN INC.
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
617-591-8682

CLIENT
COLUMN HEALTH LLC
339 MASSACHUSETTS AVE
ARLINGTON, MA 02474
617-539-6780

LOCUS PLAN



Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	05/06/21
A-018	Gross Area Plan	05/06/21
A-020	Architectural Site Plan	05/06/21
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A-302	Exterior Perspectives	05/06/21

PROJECT NAME

Column Health
Offices

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Arlington MA

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Column Health LLC

ARCHITECT



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REGISTRATION



Project number 19119
Date 05/06/21
Drawn by MB
Checked by WC
Scale

REVISIONS

No.	Description	Date

Cover Sheet

A-000

Column Health Offices

UTILITY NOTE

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND ARE BASED UPON A FIELD SURVEY AND A COMPILATION OF AVAILABLE PLANS OF RECORD FROM THE VARIOUS UTILITY COMPANIES. THE INFORMATION PROVIDED IS FOR THE USE OF THE CONTRACTOR. NEITHER WARRANTY NOR GUARANTEE OF THE INFORMATION IS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES BY CONTACTING THE RESPECTIVE UTILITY COMPANIES AND "DIG-SAFE" (1-888-344-7233) PRIOR TO CONSTRUCTION.

LEGEND	
□ SBH	STONE BOUND DRILL HOLE
○ GM	GAS METER
○ GG	GAS GATE
○ WG	WATER GATE
—○—	UTILITY POLE
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
⊙	WATER MANHOLE
○ MH	MANHOLE
⊕	MONITORING WELL
⊕ B-1	SOIL BORING
LS	LANDSCAPING
R/W	RETAINING WALL
BT	BITUMINOUS BERM
BB, CONC.	BITUMINOUS CONCRETE
CGC	CONCRETE
CPD	CONCRETE PAD
GC	GRANITE CURB
EOP	EDGE OF PAVEMENT
PVC	POLYVINYL CHLORIDE
PL	PLASTIC
R	RIM
I	INVERT
CLF	CHAIN LINK FENCE
— Ohw —	OVERHEAD WIRES
— — — — —	PROPERTY LINE

PLAN REFERENCES
1. BOOK 3202, PAGE END
2. BOOK 2637, PAGE 301
3. PLAN NO. 1177 OF 1946
4. PLAN NO. 415 OF 1947
5. PLAN NO. 345 OF 1957
6. PLAN NO. 723 OF 1955

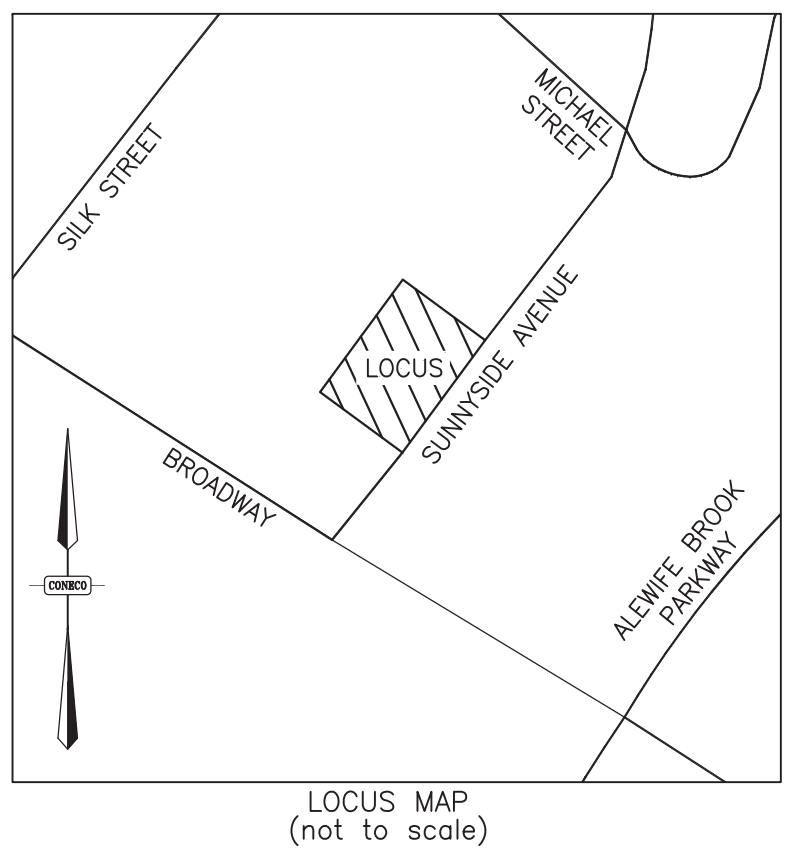
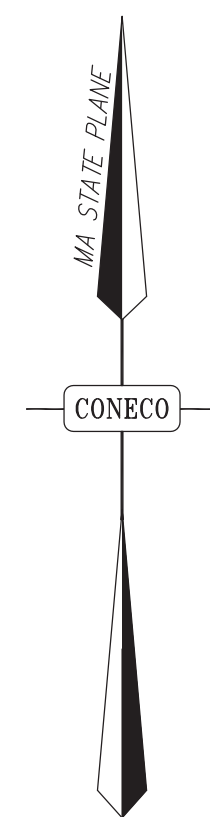
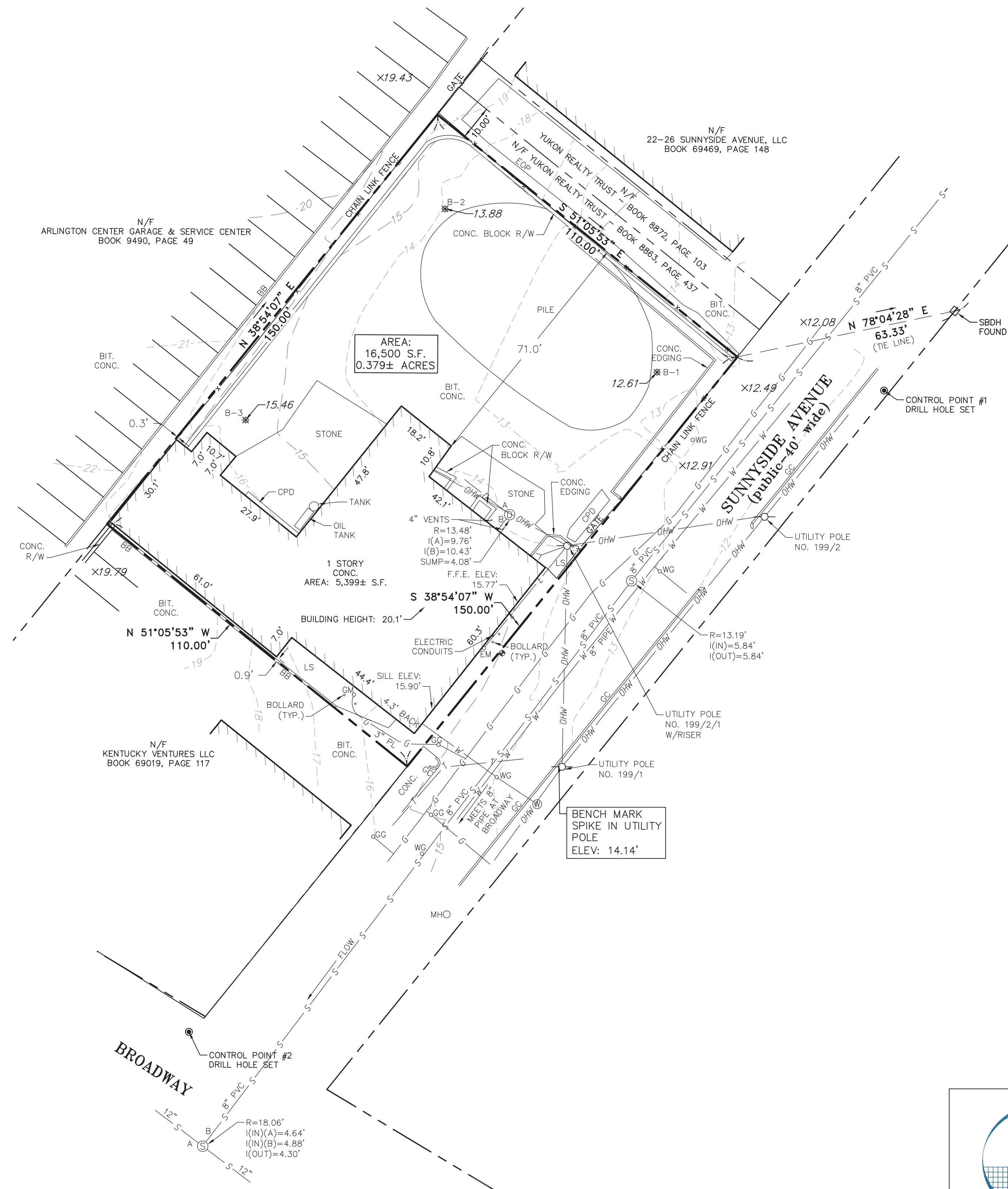
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	INVERT
CLF ———— X	CHAIN LINK FENCE
——— <i>Ohw</i> ———— <i>Ohw</i> ————	OVERHEAD WIRES
—————	PROPERTY LINE

Zoning District: "B4" Vehicular Oriented Business District

NOTES:

1. VERTICAL DATUM: NAVD 88.
2. LOCUS PROPERTY IS IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25017C0417E DATED JUNE 4, 2010.

TIMOTHY S. BODAH, PLS



LOCUS MAP
(not to scale)

OWNER OF RECORD:
MB REALTY GROUP LLC
PARCEL ID: 33-2-2.B
BOOK 73883, PAGE 259

10 SUNNYSIDE AVENUE
ARLINGTON, MA

EBI CONSULTING

JOB NO.

$$1'' = 20'$$

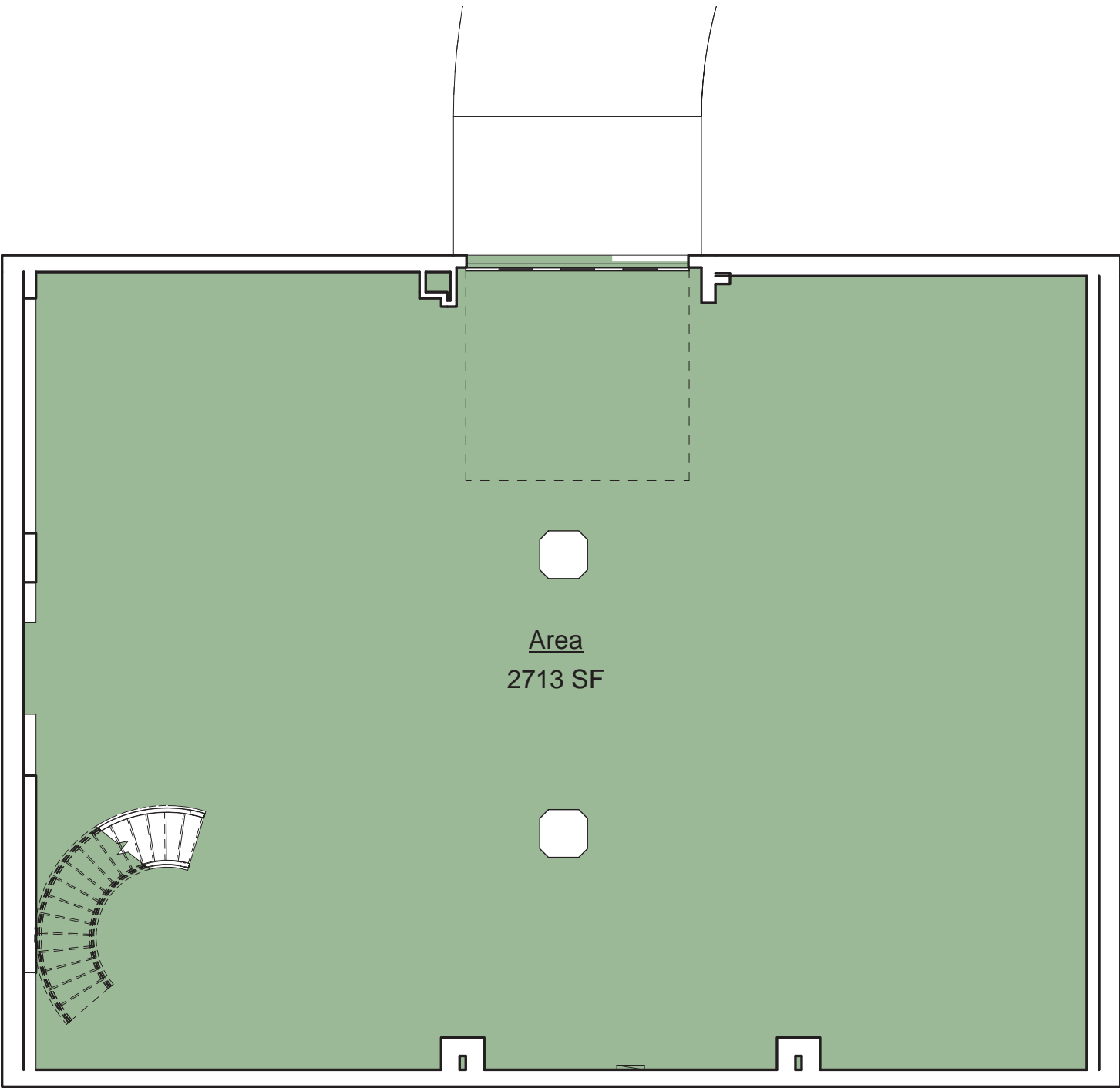
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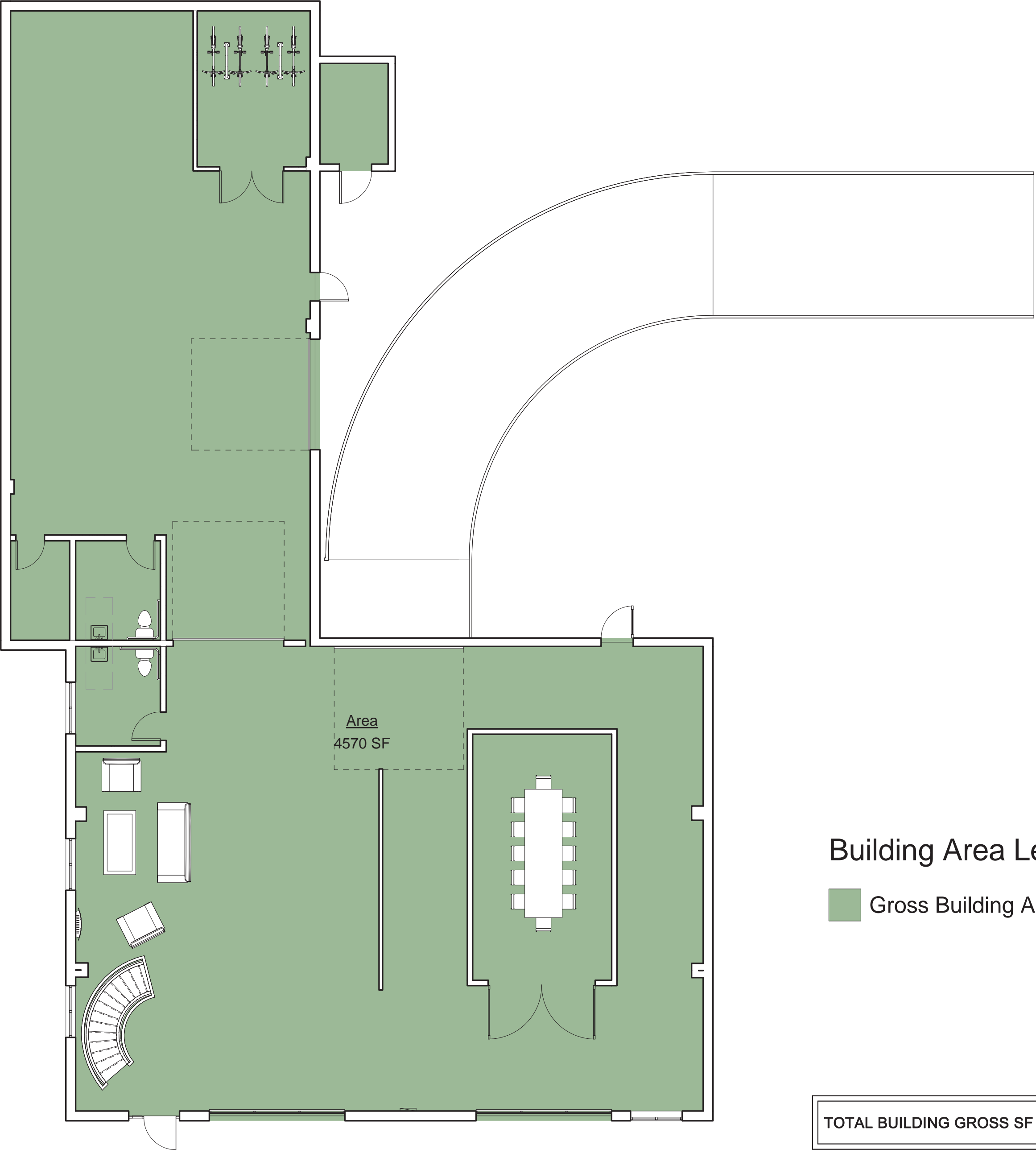
NO.	DATE	DESCRIPTION	BY
REVISIONS			



Building Area Legend

Gross Building Area

1 Basement Level
1/8" = 1'-0"



Building Area Legend

Gross Building Area

TOTAL BUILDING GROSS SF = 7,283 SF

2 1st Floor Level
1/8" = 1'-0"

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Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date

Gross Area Plan

A-018

Column Health Offices



1 Site Plan
1/8" = 1'-0"

ZONING DIMENSIONAL TABLE: CURRENT ZONING

	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	BUSINESS B4			
USE	VARIES	COMMERCIAL	OFFICE	COMPLIES
MIN LOT SIZE	N/A	+/- 16,500 SF	+/- 16,500 SF	COMPLIES
MAX GROUND COVERAGE	N/A	32.6% (5,390 SF)	28% (4,649 SF)	COMPLIES
LANDSCAPE AREA	N/A	N/A	4,392 SF (26%)	COMPLIES
MAX FLOOR AREA RATIO (FAR)	1.5 (24,750 SF)	0.49 (8,223 SF)	0.44 (7,283 SF)	COMPLIES
MAX BUILDING HEIGHT	5 ST / 60'	+/- 20'-0"	EXIST TO REMAIN	COMPLIES
MIN YARD FRONT	0'-0"	4'-3"	4'-3"	COMPLIES
SIDE	0'-0" (R/L)	1'-8" (L) 79'-0" (R)	1'-8" (L) 78'-5" (R)	COMPLIES
REAR	10+(L/10) 10+(30/10) 10 +3 = 13'-0"	1'-2"	1'-2"	PRE EXISTING NON CONFORMITY
MIN FRONTAGE	50'-0"	+/-150'-0"	+/-150'-0"	COMPLIES
PARKING REQUIREMENTS	11 REQUIRED (1/ PER 500 SF)	UNKNOWN	13 SPACES	COMPLIES
BICYCLE PARKING	4	UNKNOWN	10 BIKE RACKS	COMPLIES

KEY

USEABLE OPEN SPACE

PROPOSED BUILDING FOOTPRINT

PAVED AREA

PROPOERTY LINE

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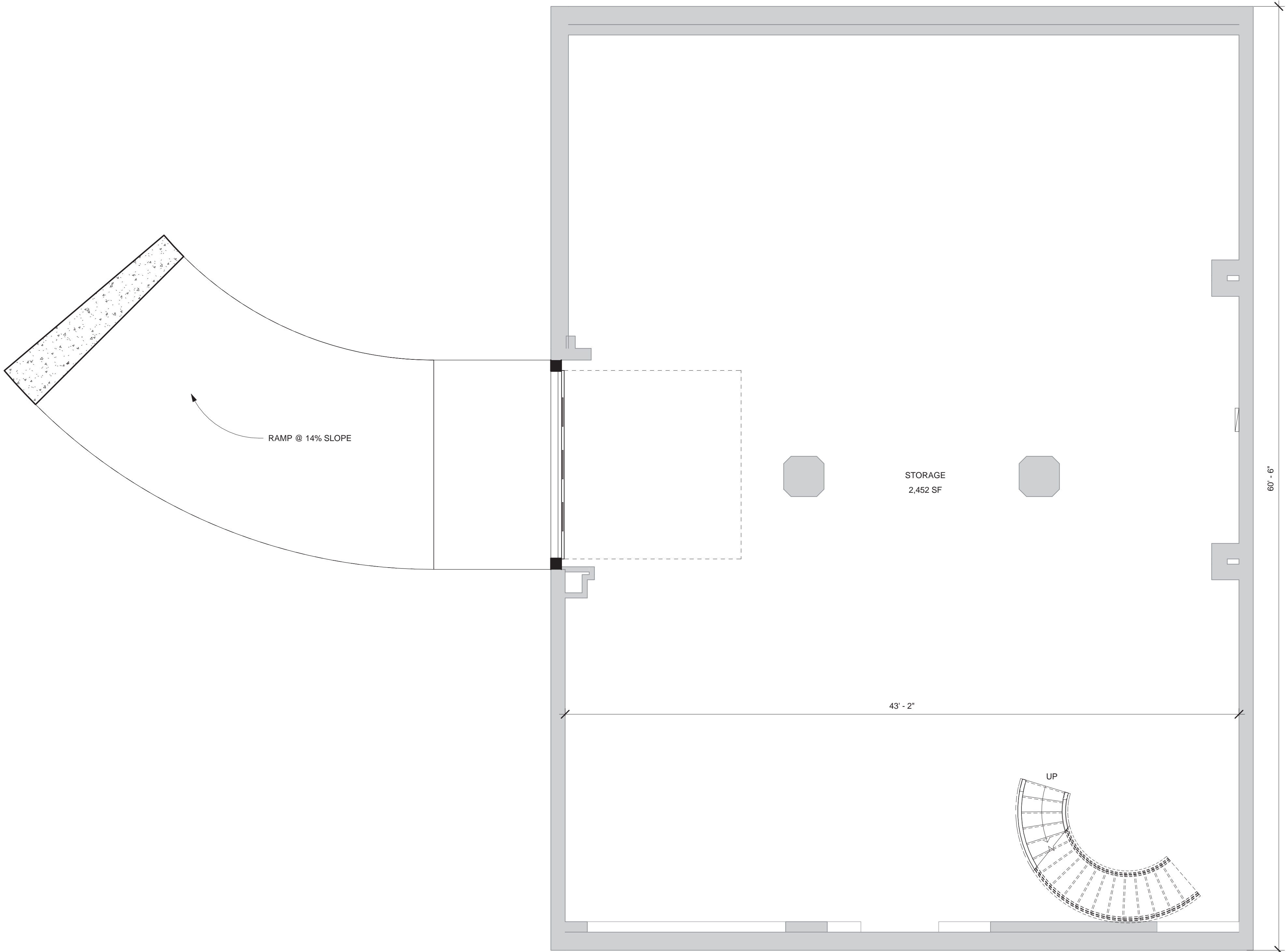
No.	Description	Date

Architectural Site
Plan

A-020

Column Health Offices

PROPERTY LINE



1 Proposed Basement Level
1/4" = 1'-0"

SUNNYSIDE AVE

PROJECT NAME
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DESIGN
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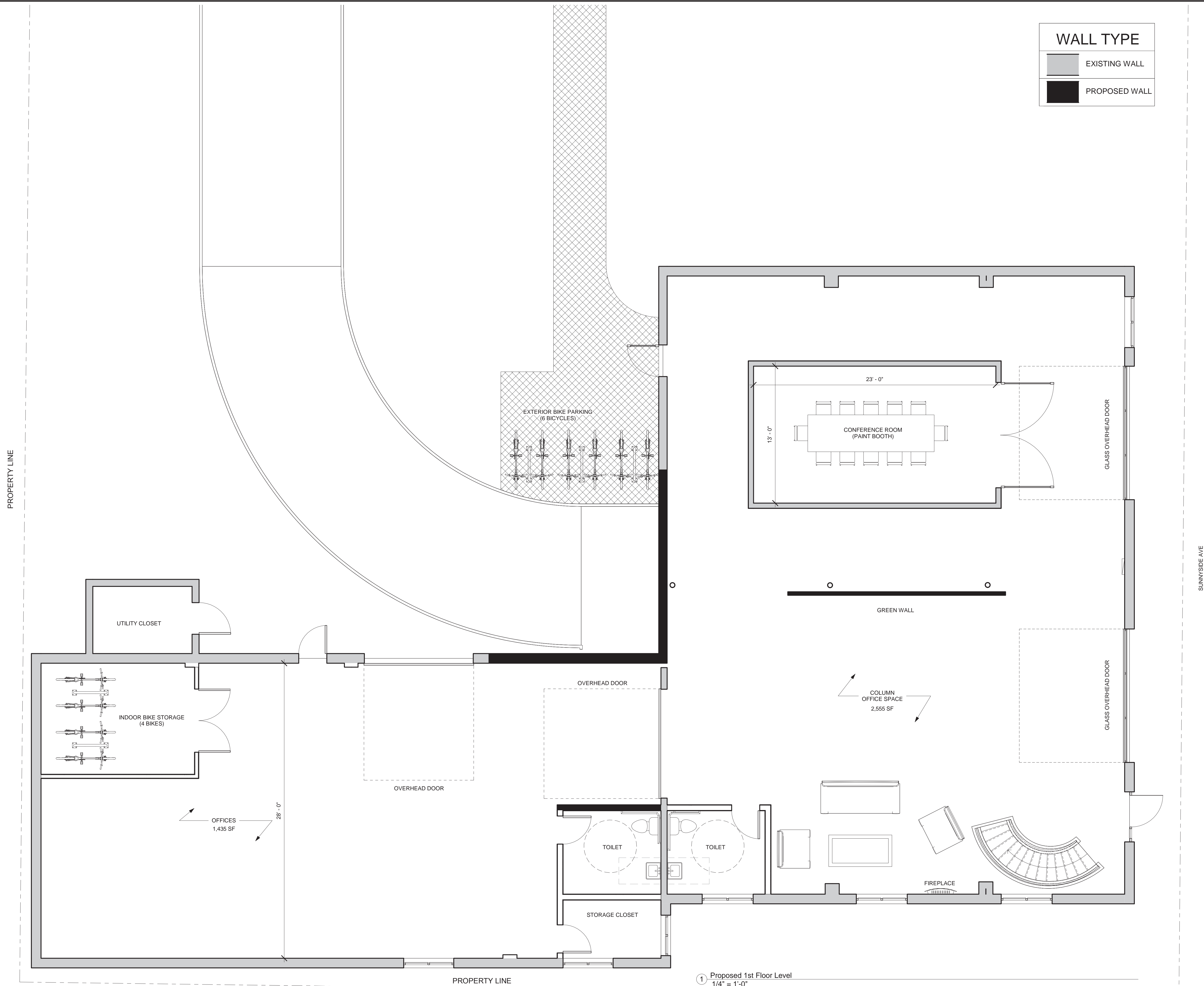
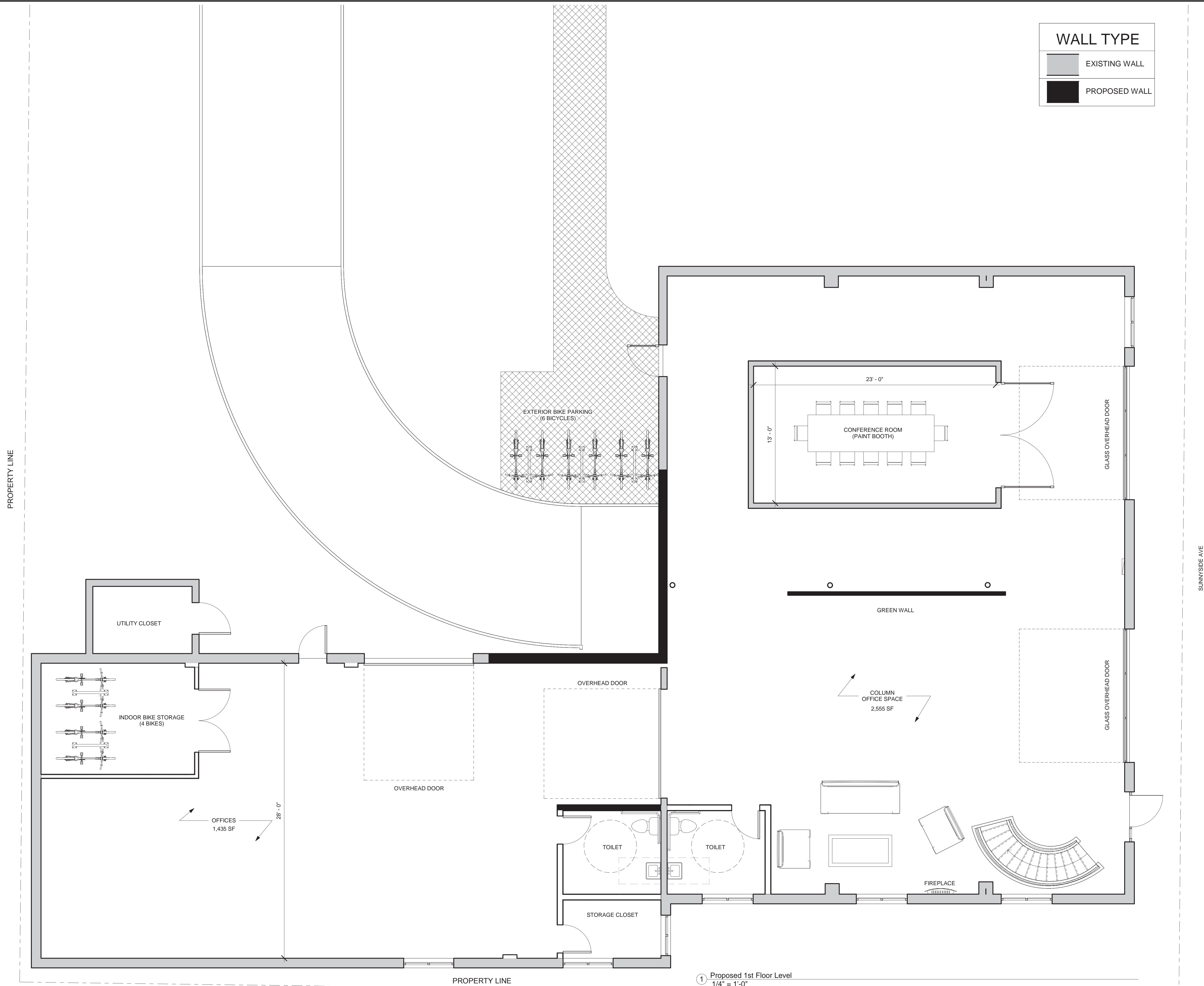
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REVISIONS		
No.	Description	Date

Basement Floor
Plan

A-101

Column Health Offices

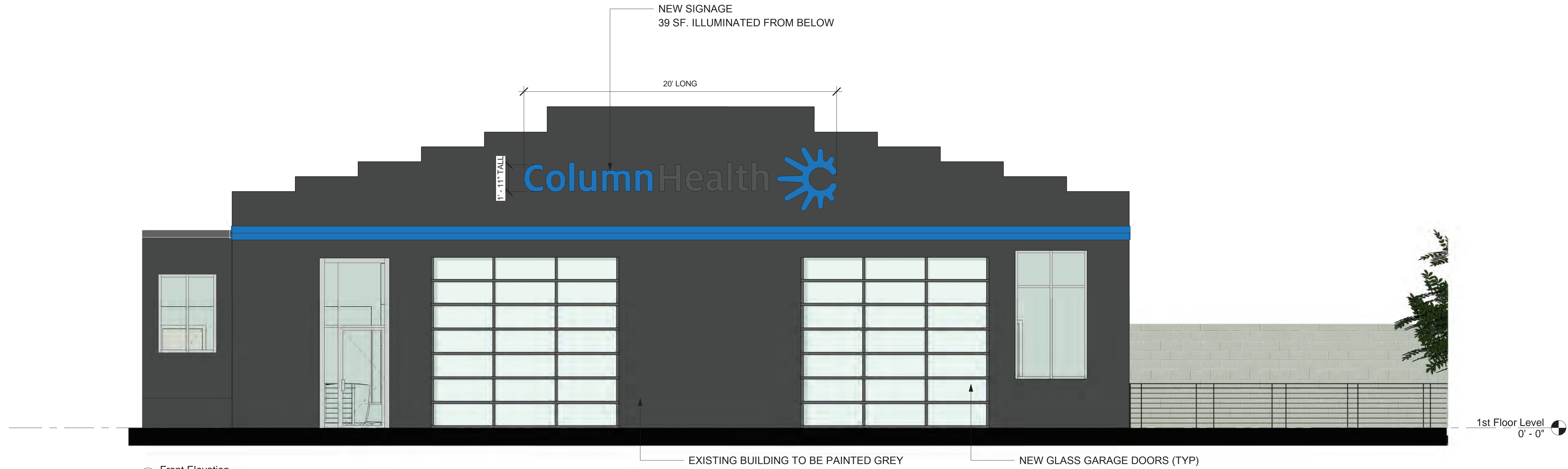


First Floor Plan

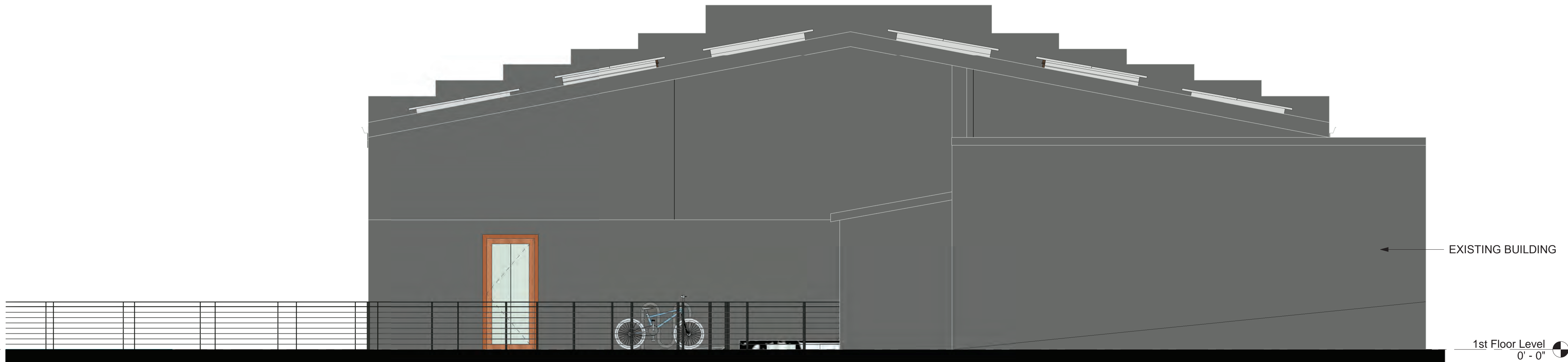
A-102

Column Health Offices

A-102
Column Health Offices



① Front Elevation
1/4" = 1'-0"



② Rear Elevation
1/4" = 1'-0"

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No.	Description	Date

**Front & Rear
Elevations**

A-300

Column Health Offices

Column Health Offices

Column Health LLC



KHALSA

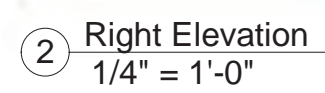
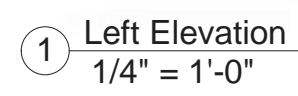
CONSULTANTS:


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A-301

\\TKG-SERVER\\Data\\19\\19119_10 Sunnyside Arlington - Beatty Column Health\\03 Drawings\\00_ARCH_SD_DD\\10 Sunnyside Ave OFFICE_5.6.21.mt

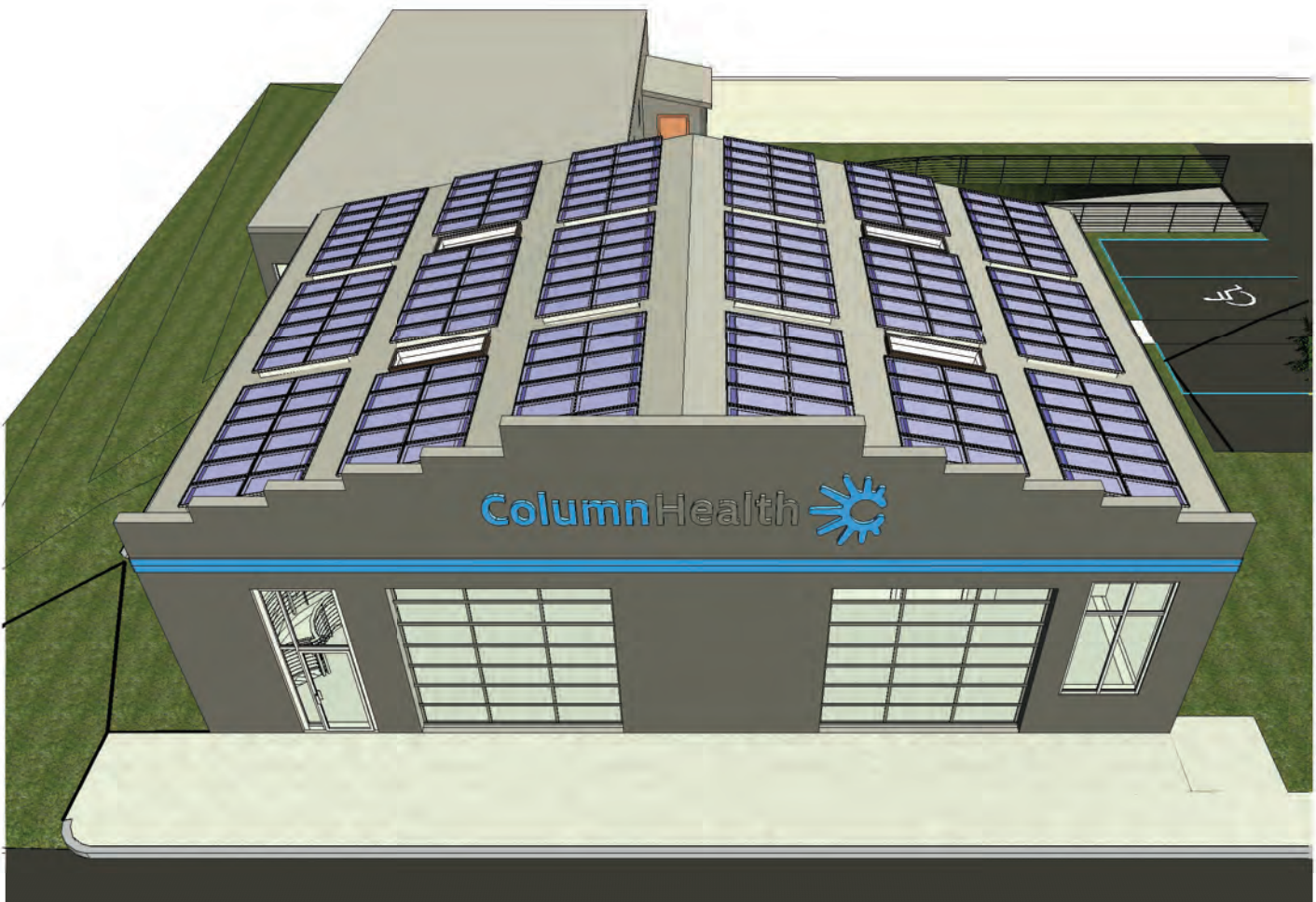
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1st Floor Level 0' - 0" 



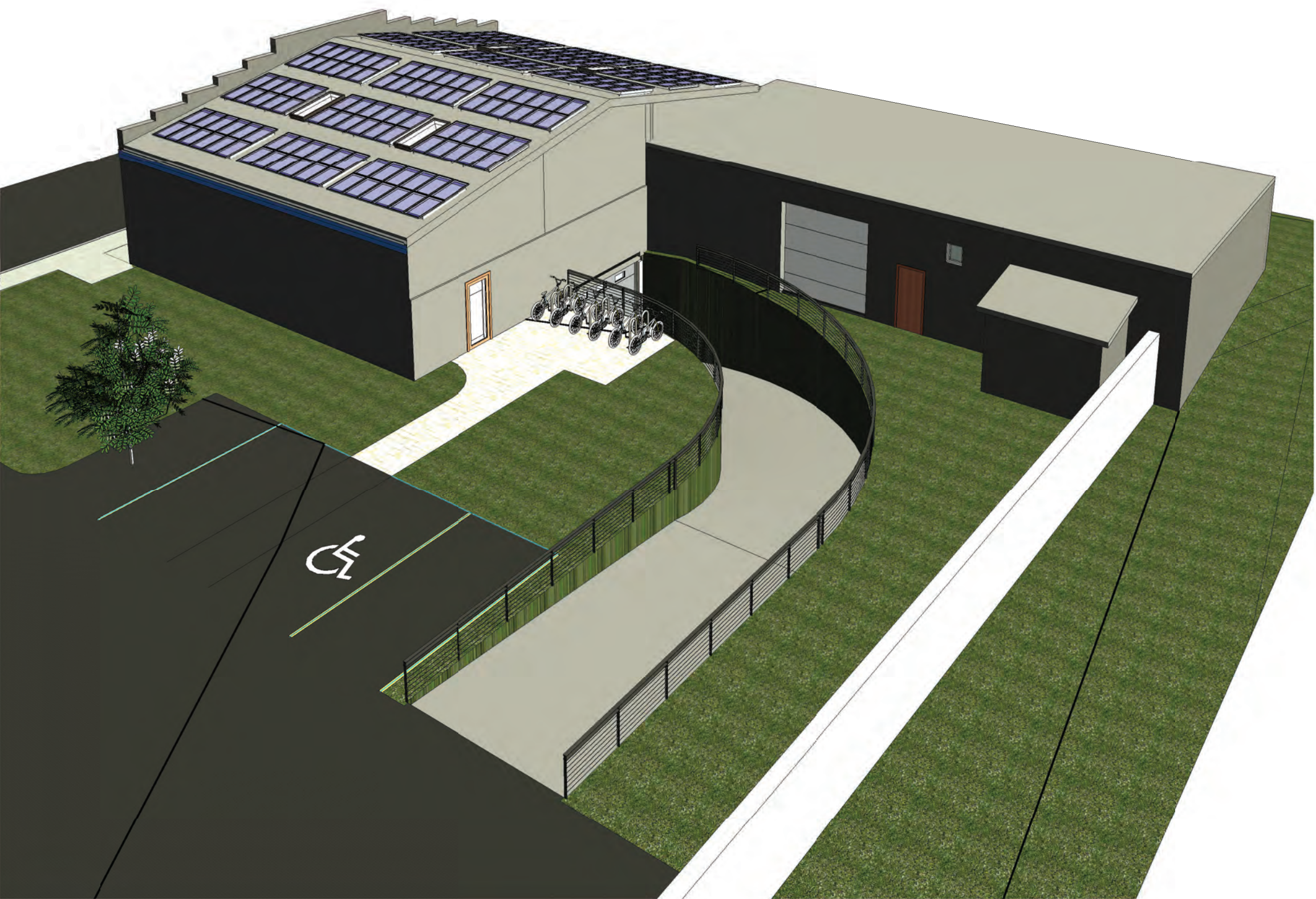
⑥ 3D View 4



③ FRONT AERIAL PERSPECTIVE



① STREET VIEW



② REAR RAMP AERIAL

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No.	Description	Date

Exterior
Perspectives

A-302

Column Health Offices