



10 SUNNYSIDE AVE.

10 SUNNYSIDE AVE.
ARLINGTON, MA 02474

PROJECT

Housing Corporation of
Arlington

252 MASSACHUSETTS AVE.
ARLINGTON, MA 02474
P 781.859.5294 F 000.000.0000

OWNER

utile
ARCHITECTURE + URBAN DESIGN

115 KINGSTON ST
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ARCHITECT

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17 BRIAN ROAD
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BLW ENGINEERS

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M/E/P/FP

STAMP

DATE	ISSUE / REVISION
03/09/2023	COMPREHENSIVE PERMIT

REVISIONS ON SHEET

SCALE UTILITE PROJECT NUMBER
2244

COVER SHEET

GO.00

10 SUNNYSIDE AVE. COMPREHENSIVE PERMIT

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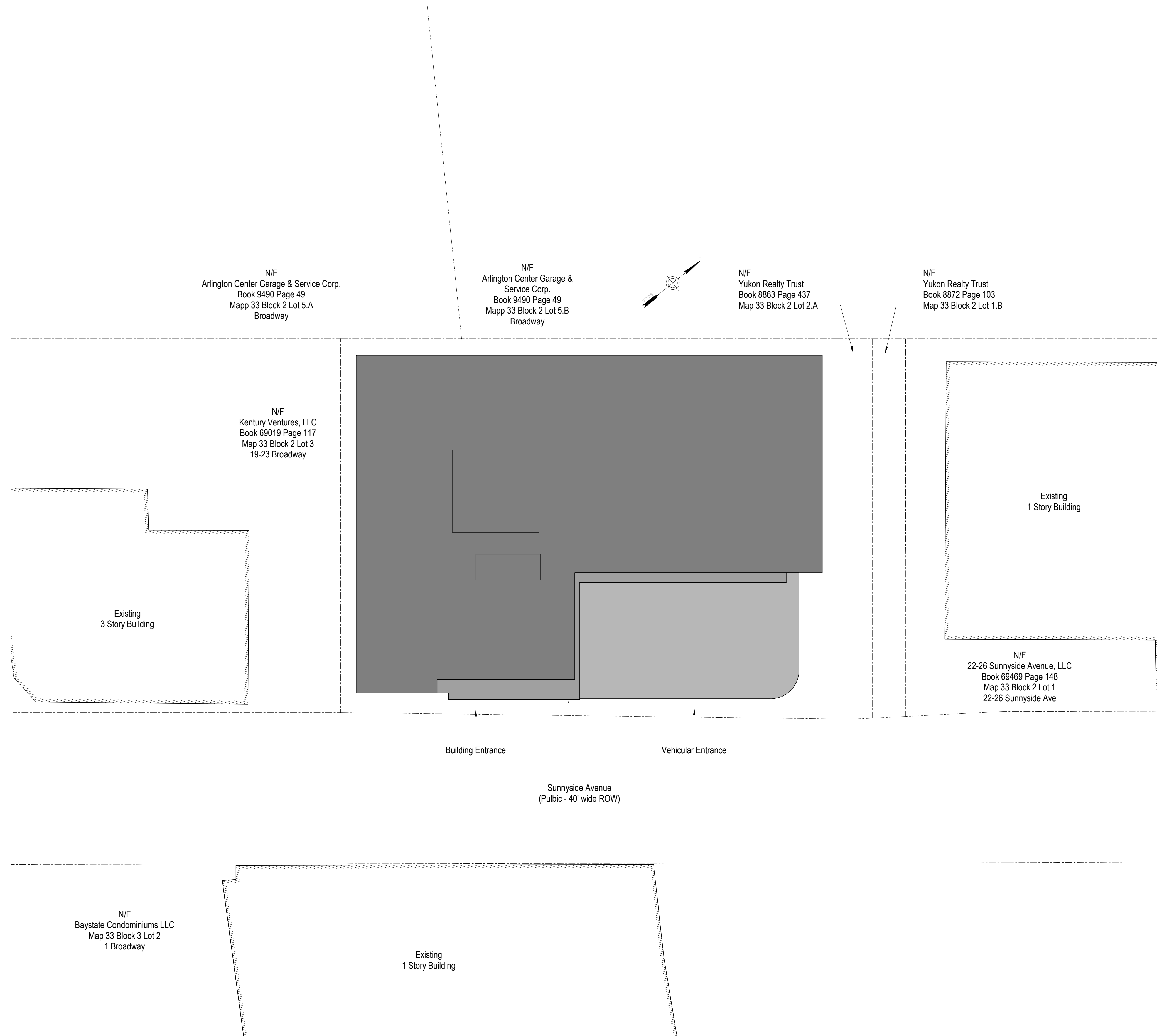
ZONING SUMMARY

REGULATIONS	REF. SECTION	ALLOWED	PROPOSED	RELIEF REQUESTED
LOT AREA MIN.	Table 5.5.2.A	No Requirement	16,500 sf	N
LOT AREA MIN. PER UNIT	Table 5.5.2.A	No Requirement	N/A	N
LOT FRONTAGE MIN.	Table 5.5.2.A	50'	132'	N
FRONT SETBACK	Table 5.5.2.B	0'	2' to 10'	N
SIDE SETBACK	Table 5.5.2.B	0'	5'-6" and 12'	N
REAR SETBACK	Table 5.5.2.B	10+(L/10)	5'-6"	Y
SCREENING & BUFFERING	Sec. 5.3.21.A.1	Not Required	N/A Site does not abut residential lots, not subject to screening requirements	N
SCREENING FOR OFFSTREET PARKING	Sec. 5.3.21.A.2	Not Required per 6.1.11.C	N/A All parking is within building, not subject to screening requirements	N
UPPER-STORY STEPBACKS	Sec. 5.3.21.A.2.C	7.5' required above the third story	6' and 3' stepbacks for part of L5, otherwise none	Y
OPEN SPACE	Sec. 5.2.2.B and 5.3.21.A.2.D	Min. 10% Landscape and 20% Usable Open Space	1,500 Landscape and 2,000 sf Usable Open Space	Y
FAR	Sec. 5.5.2B Amendment, June 2022	3	2.97	N
BUILDING HEIGHT	Table 5.5.2.B	60' / 5 stories	60' / 5 stories	N
PARKING MIN.	Sec. 6.1.5	0.25 spaces per DU	0.49	N
LONG-TERM BIKE PARKING MIN.	Sec. 6.1.12	1.5 /DU and 0.3 /1000 gsf Office	37 (65 required)	Y
SHORT-TERM BIKE PARKING MIN.	Sec. 6.1.12	0.1/DU and 0.5/1000 gsf Office	6 (5 required)	Y
SURFACE PARKING LOT SETBACK	Sec. 6.1.11.D	10' front and 5' sides and rear with fence	10' front and 5'-6" to 12' sides	Y

NOTE: Refer to formal waiver request prepared by project attorney for additional detail.

AREA SUMMARY

LEVEL	GSF	1-BR	2-BR	3-BR	NON-RESIDENTIAL PROGRAM
SITE AREA	16500				
GROUND FLOOR	3408	0	0	0	OFFICE AND MEETING RM (278 SF); COMMERCIAL/OFFICE (608 SF) AND PARKING
SECOND FLOOR	11520	3	5	2	COMMUNITY ROOM (727 SF)
THIRD FLOOR	11520	4	5	2	
FOURTH FLOOR	11520	4	5	2	
FIFTH FLOOR	11038	5	5	1	
TOTAL	49006	16	20	7	



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LOCUS MAP

GO.01

1 Locus Plan - 100ft
1/16" = 1'-0"



2 Rendering - Axon
1/4" = 1'-0"



1 Rendering - Elevational Perspective
1/4" = 1'-0"

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BUILDING RENDERINGS

GO.02