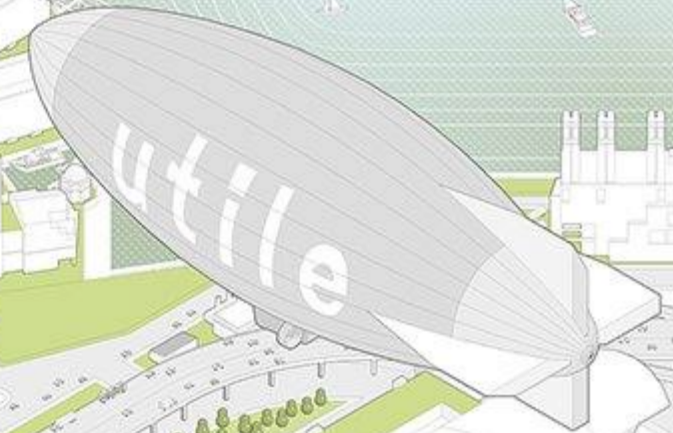


10 Sunnyside Avenue

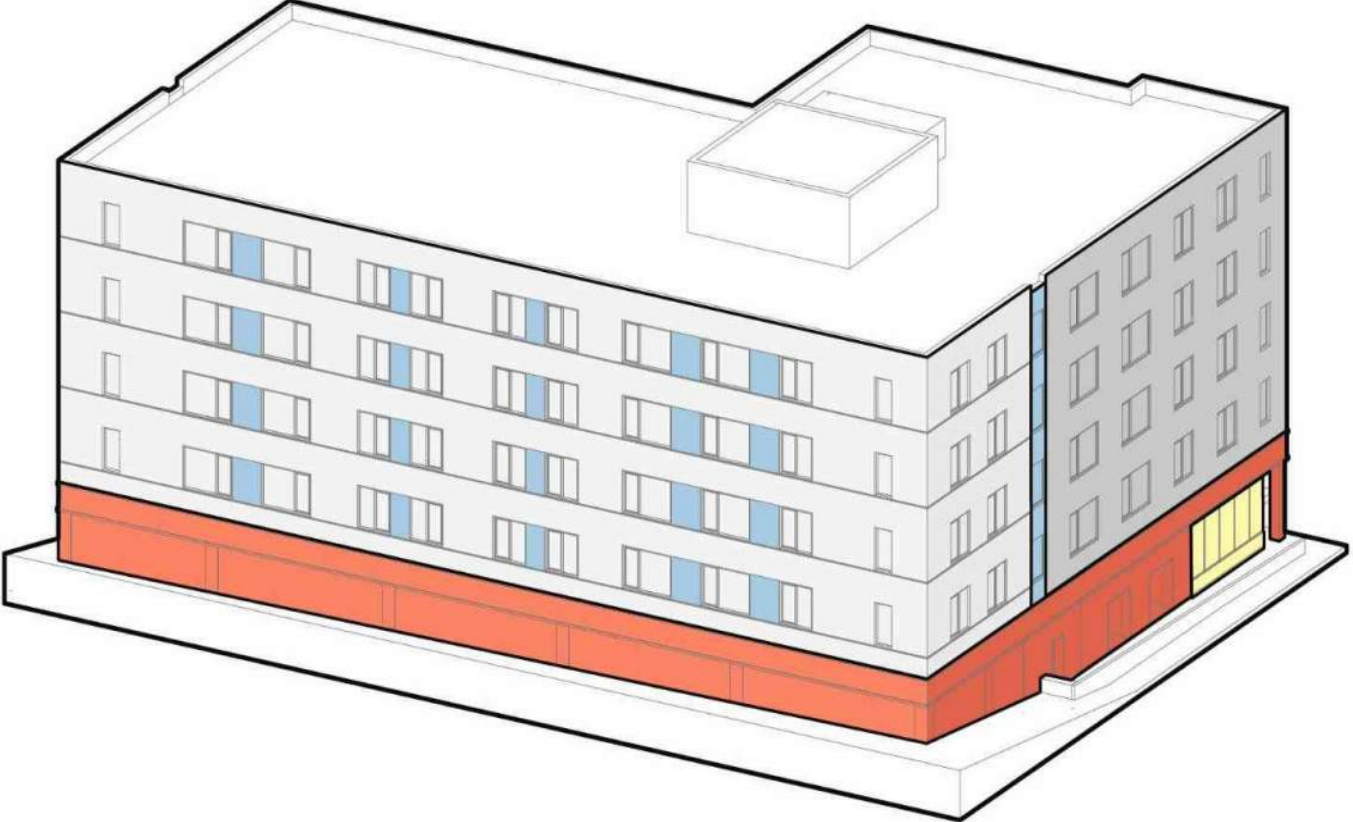
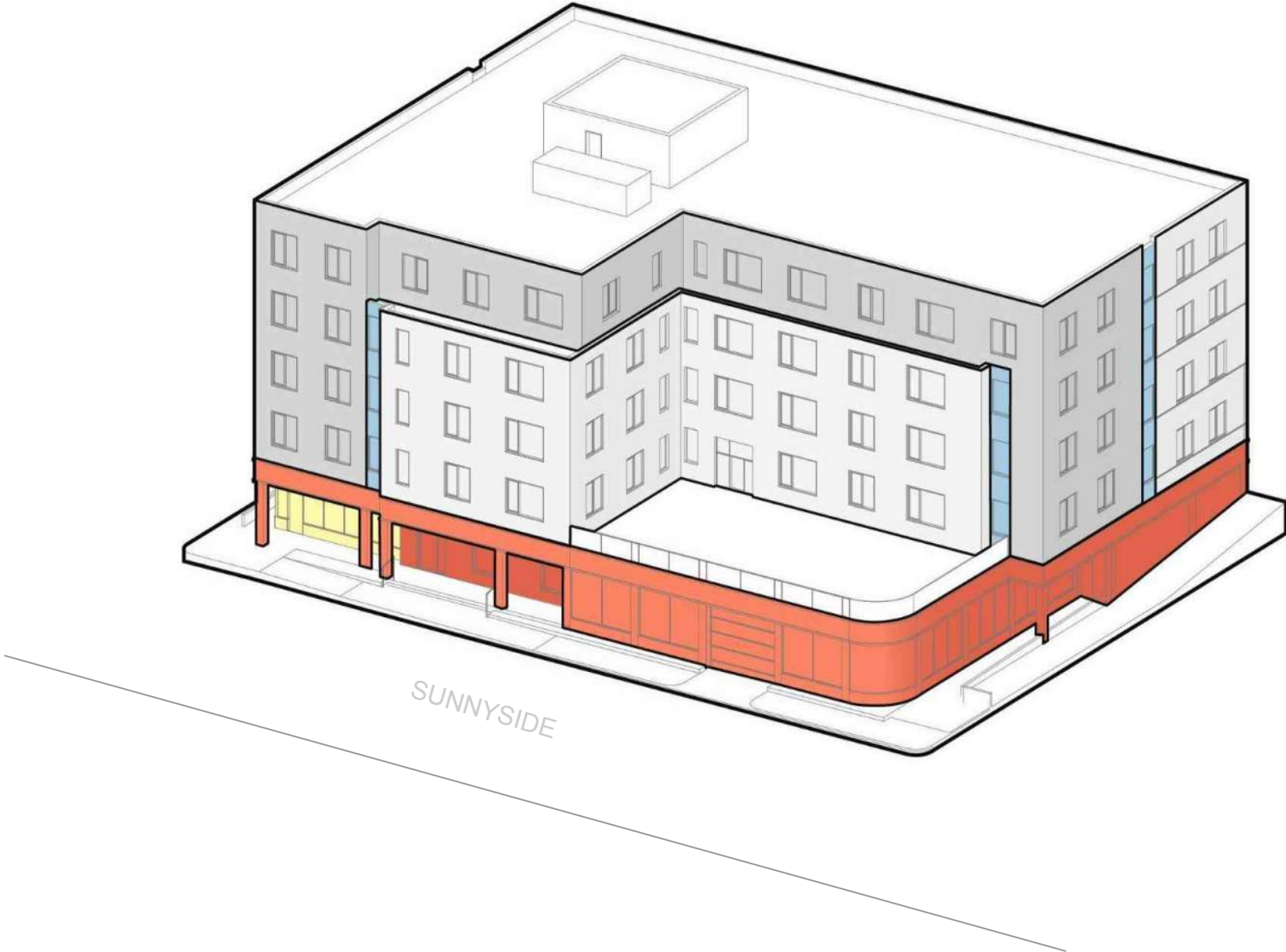
Housing Corporation of Arlington

June 13, 2023



I. ZBA Memo Comments

Material Diagrams



- 4" Fiber Cement Siding, Vertical
- 6" Fiber Cement Siding, Horizontal
- Brick with Metal Screening
- Painted Accent Panel
- Aluminum Storefront

Rear Elevation



DRAFT

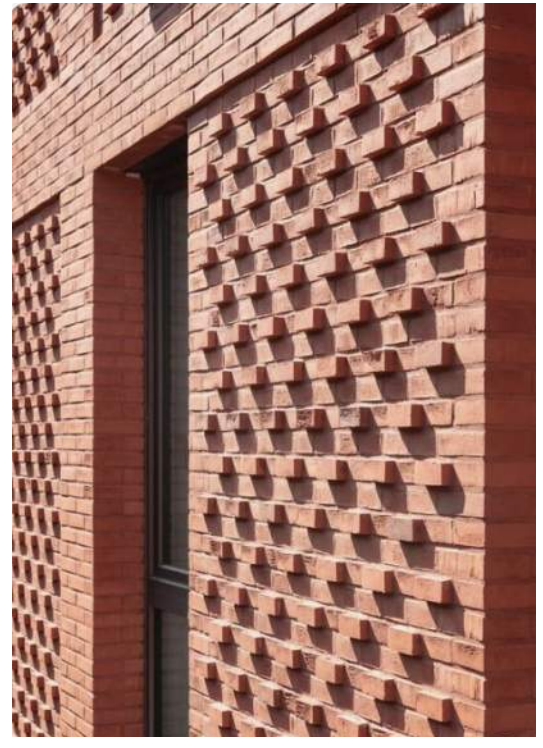
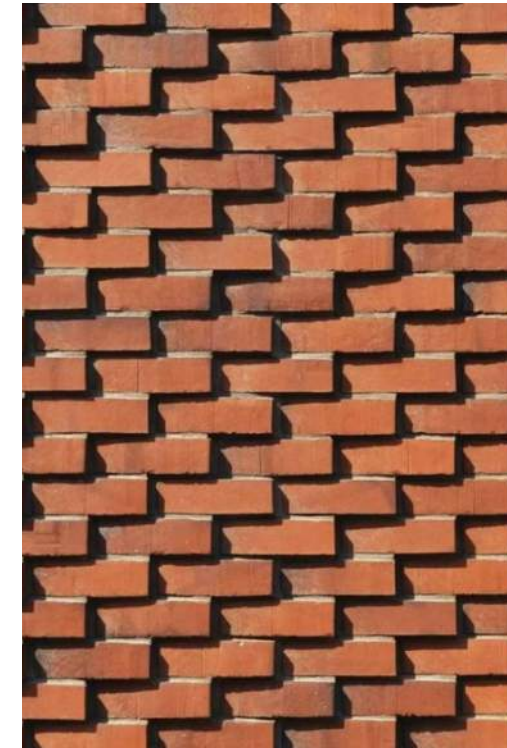
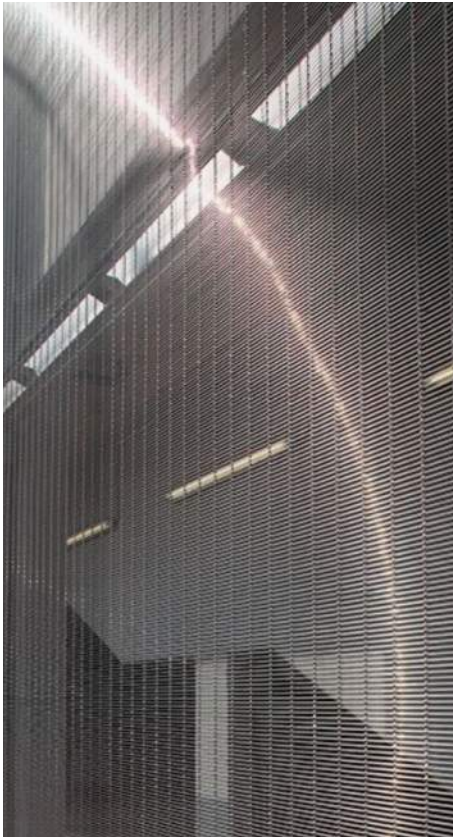
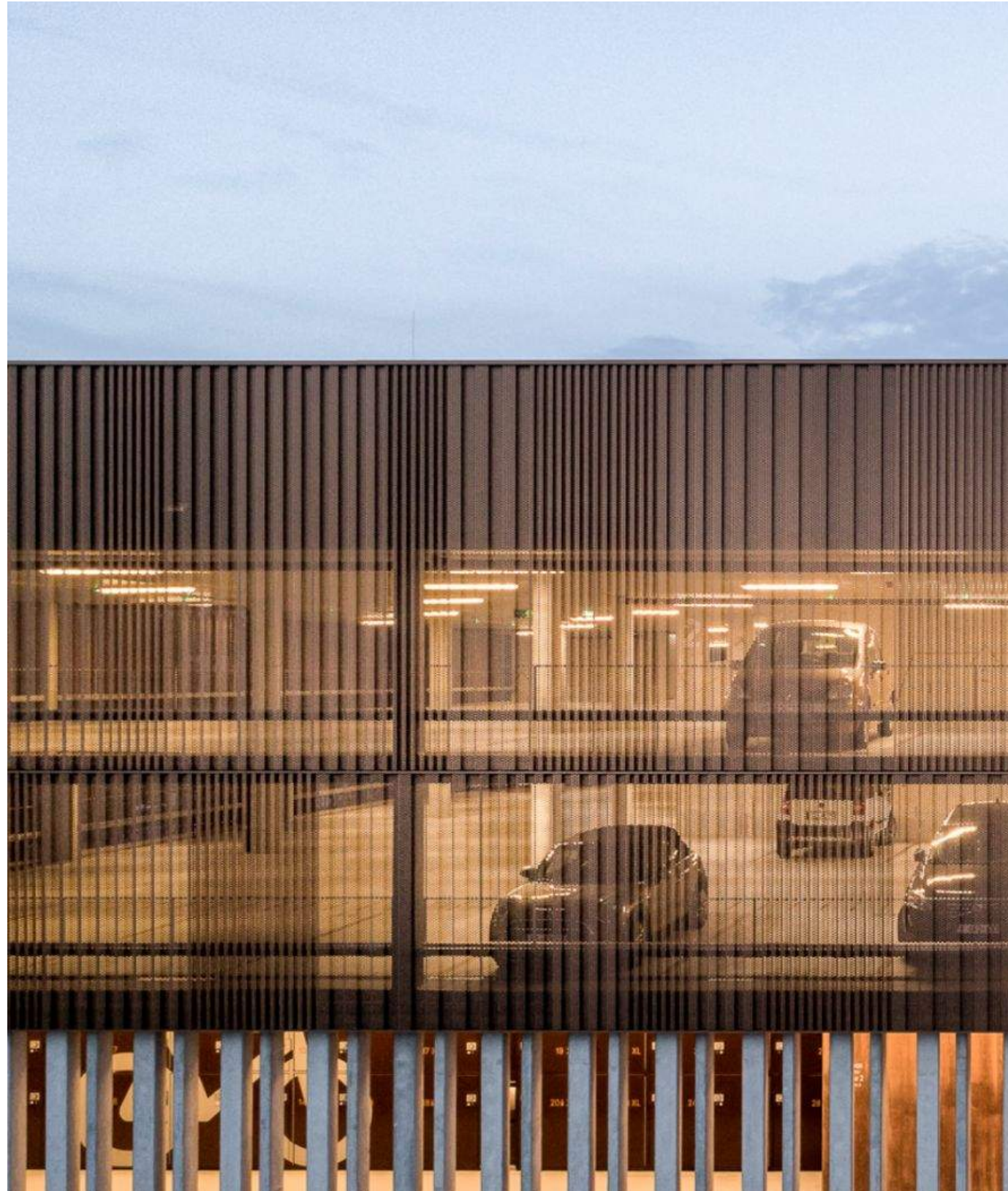
Rear Facade Close Up



Garage Screening



Material and Screen Precedents



Entrance



Lighting: Garage and Building Exterior



1.



Pendant Linear Downlights at Garage Parking

2.



Recessed Downlights at Soffits

3.



Directional Wall Sconce at Side Access Paths

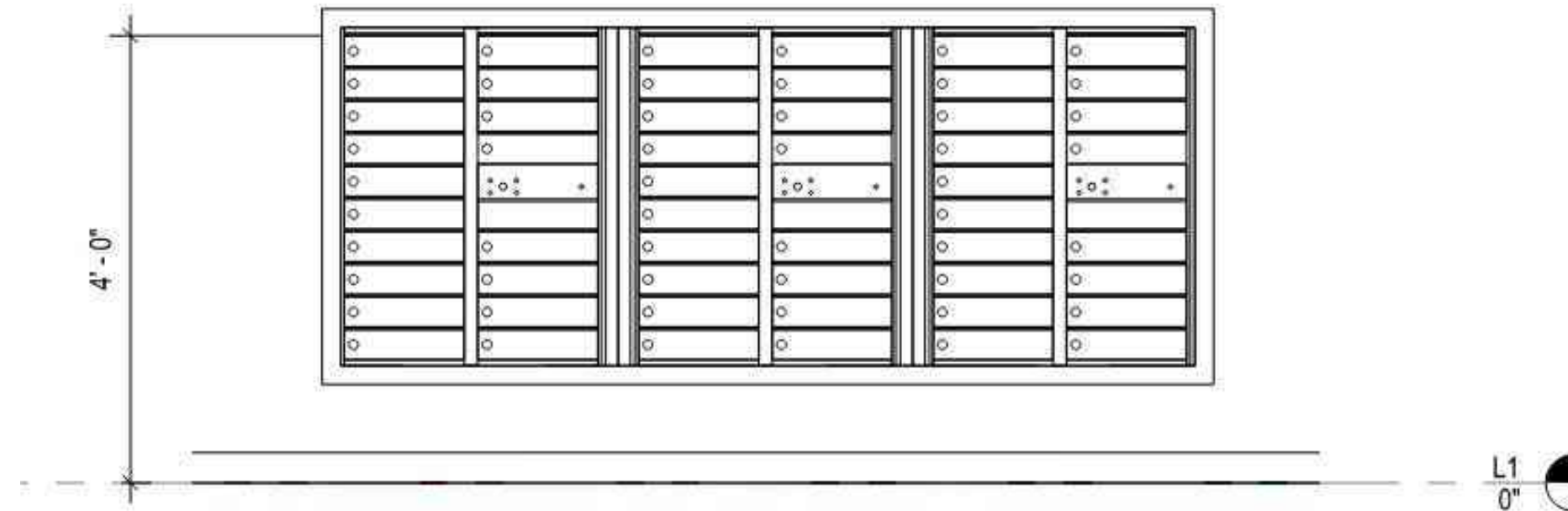
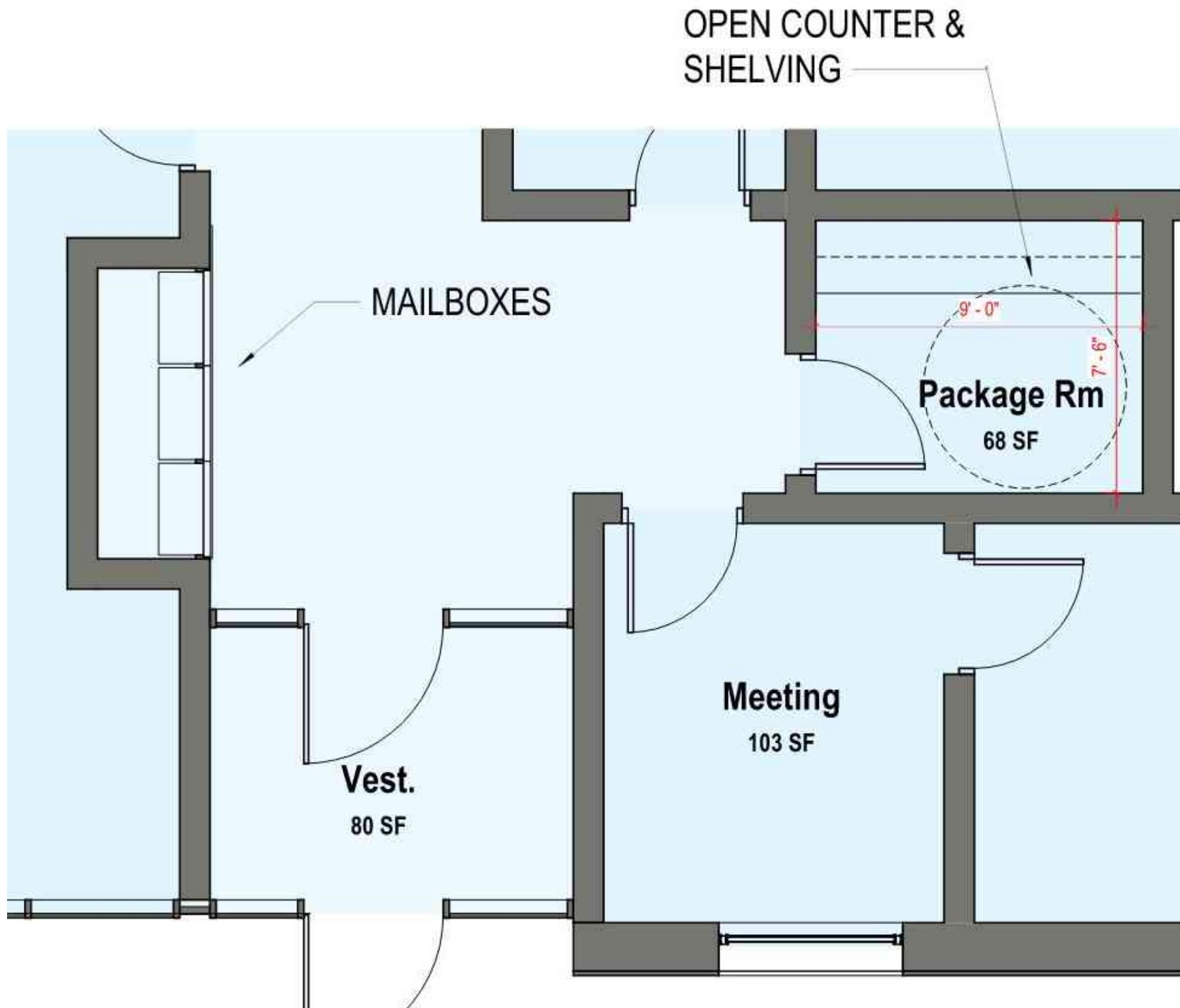
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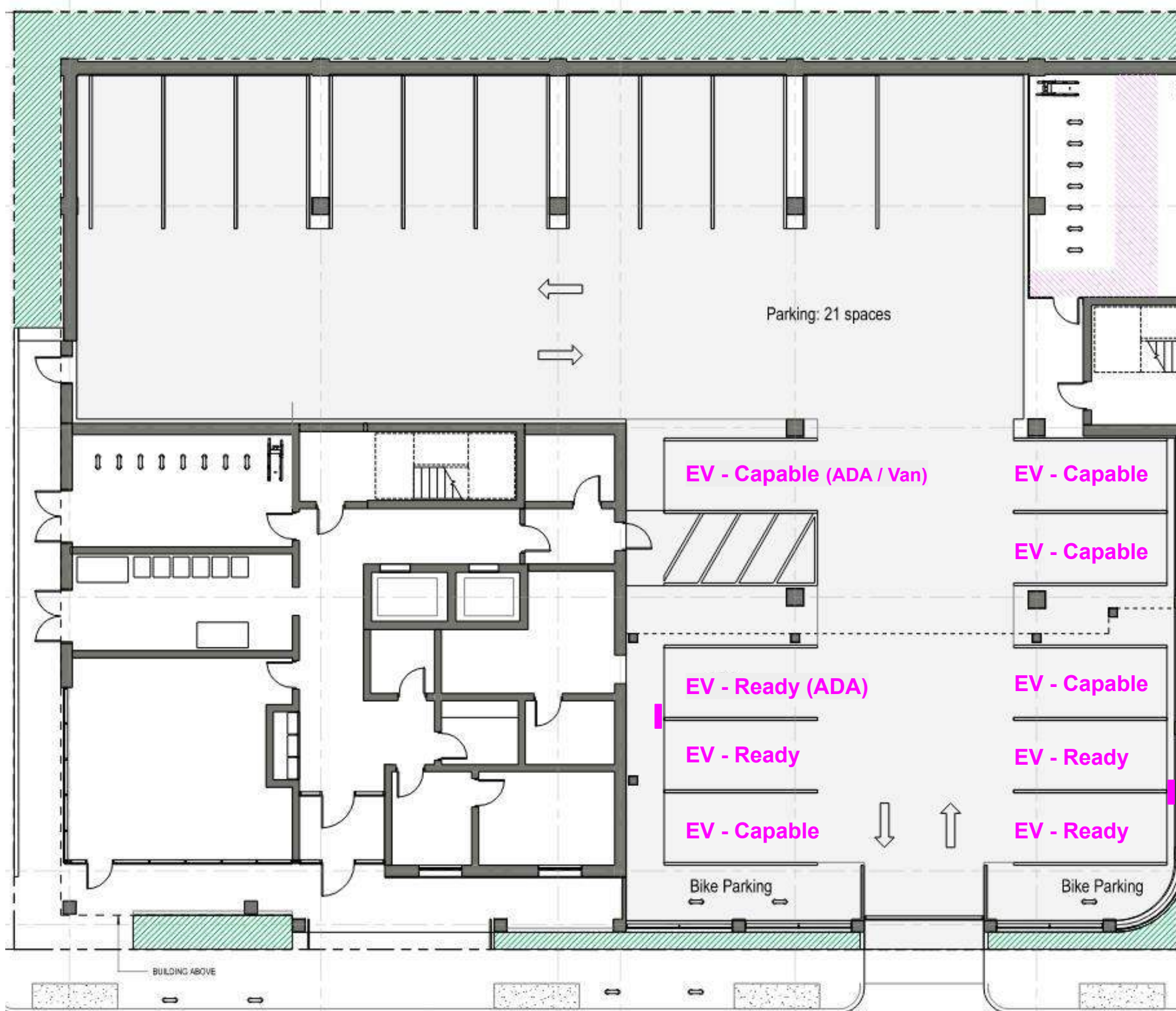
Recessed LED Downlight Grazers at Garage Screen

II. Hearing 1 Comments (5/2/2023)

Mail and Packages



EV Charging Stations



Required:

- 2 Day-One EV-Ready (Phius)
- 5 EV-Capable (Arlington, as of July 1 2023)

Proposed:

- 4 Day-One EV-Ready (Phius)
- 5 EV-Capable (Arlington, as of July 1 2023)

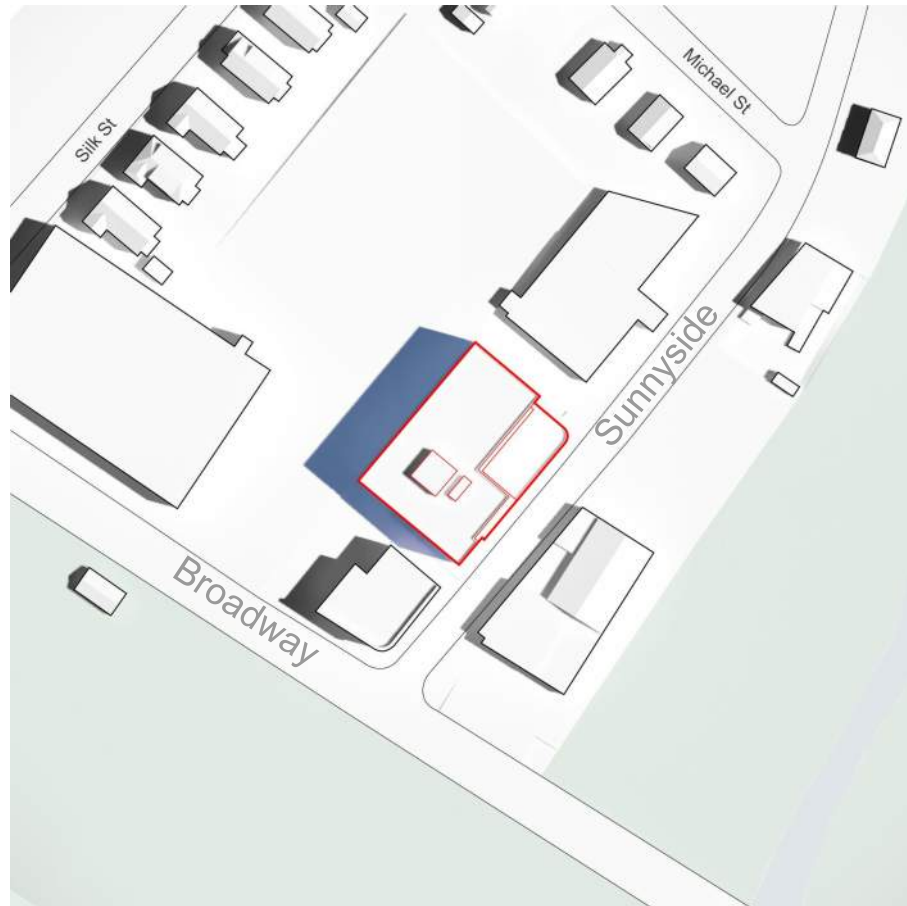
Building Height



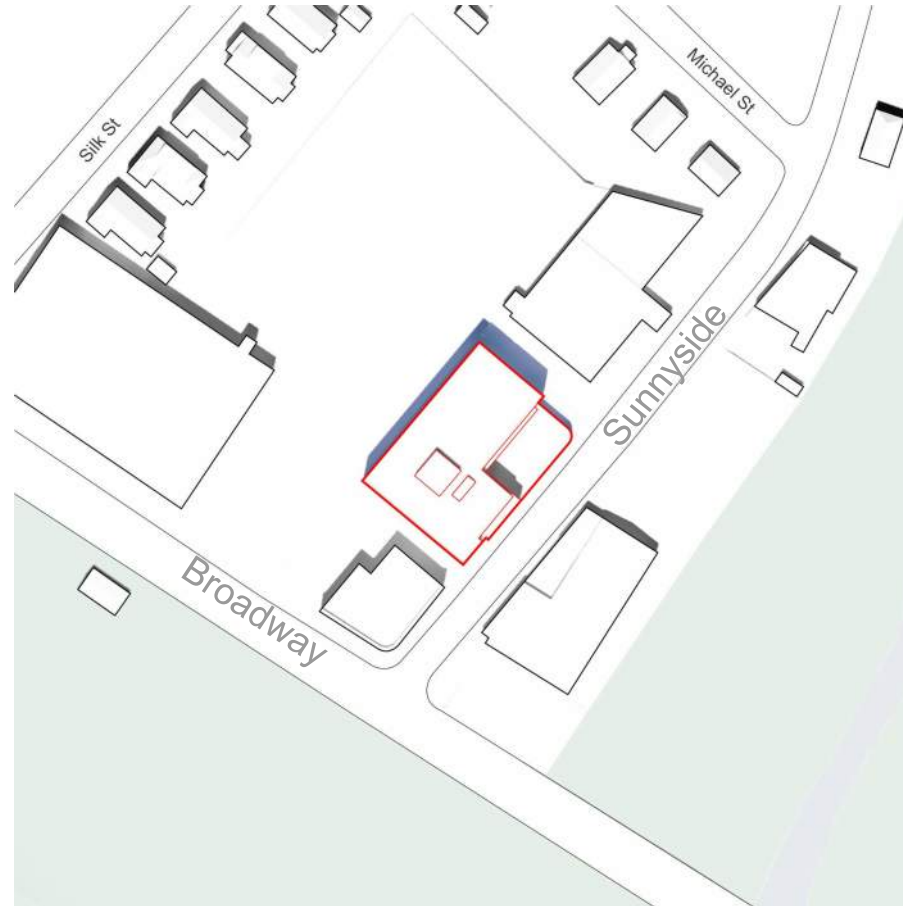
III. Shadow Studies

Shadow Studies: Summer Solstice

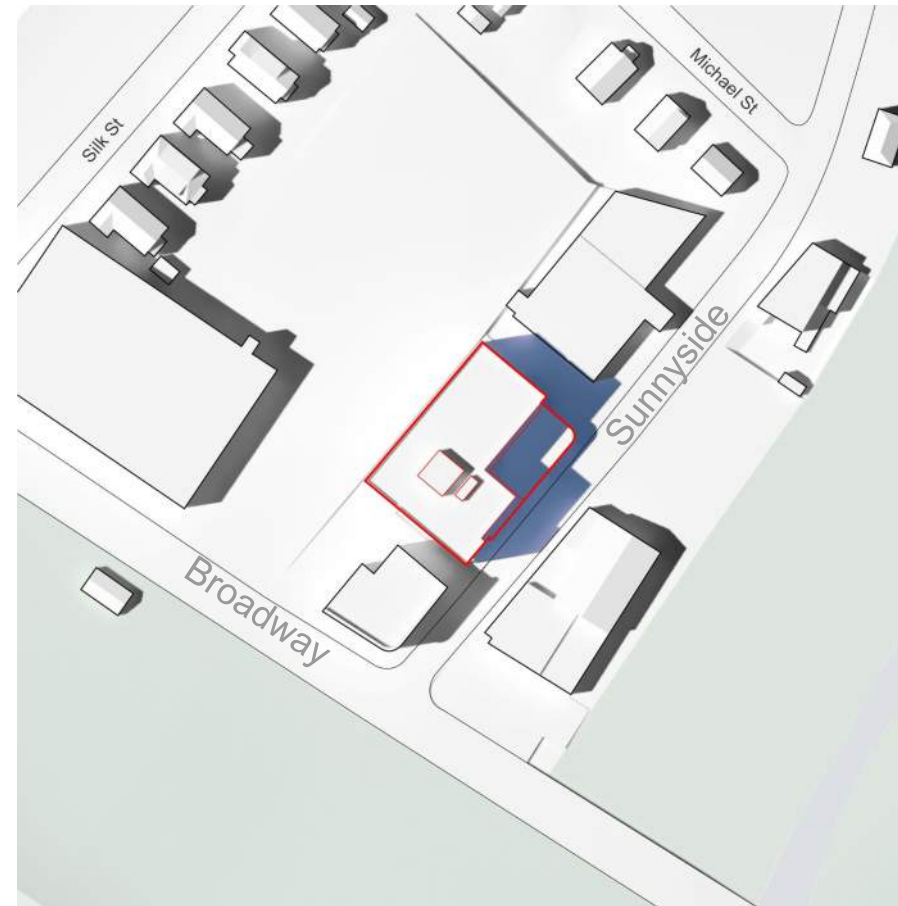
No shadow cast onto residential houses in abutting neighborhood.



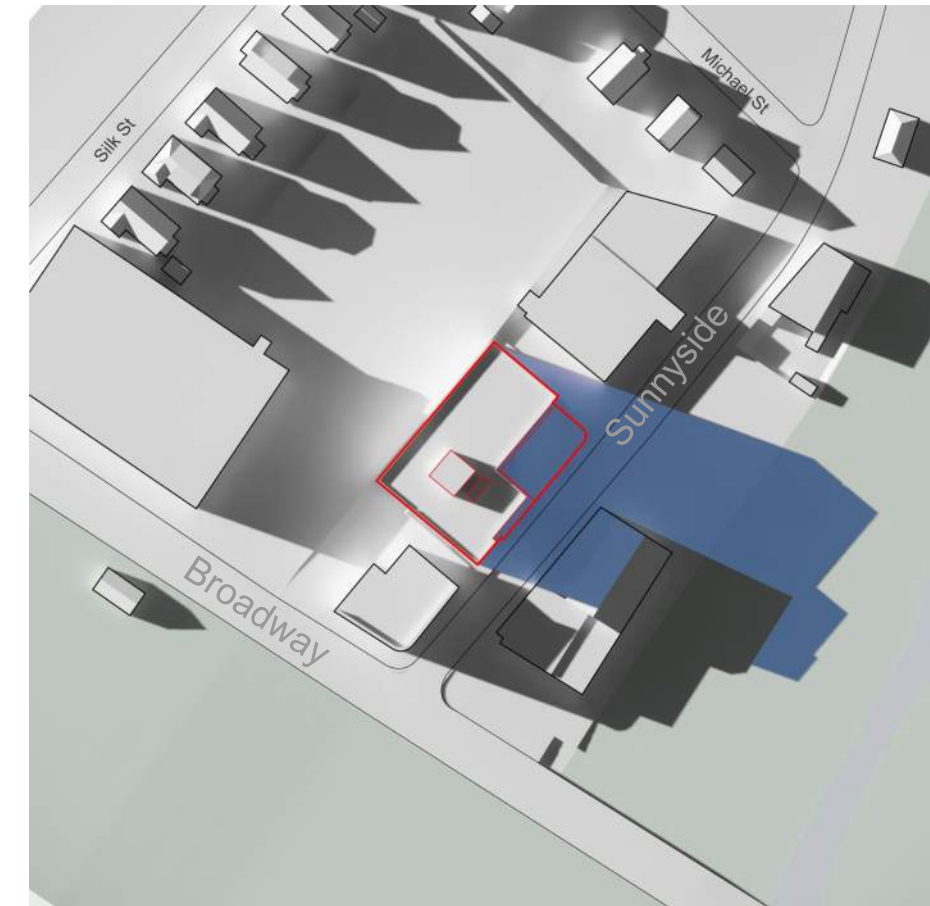
9:00 am



12:00 pm



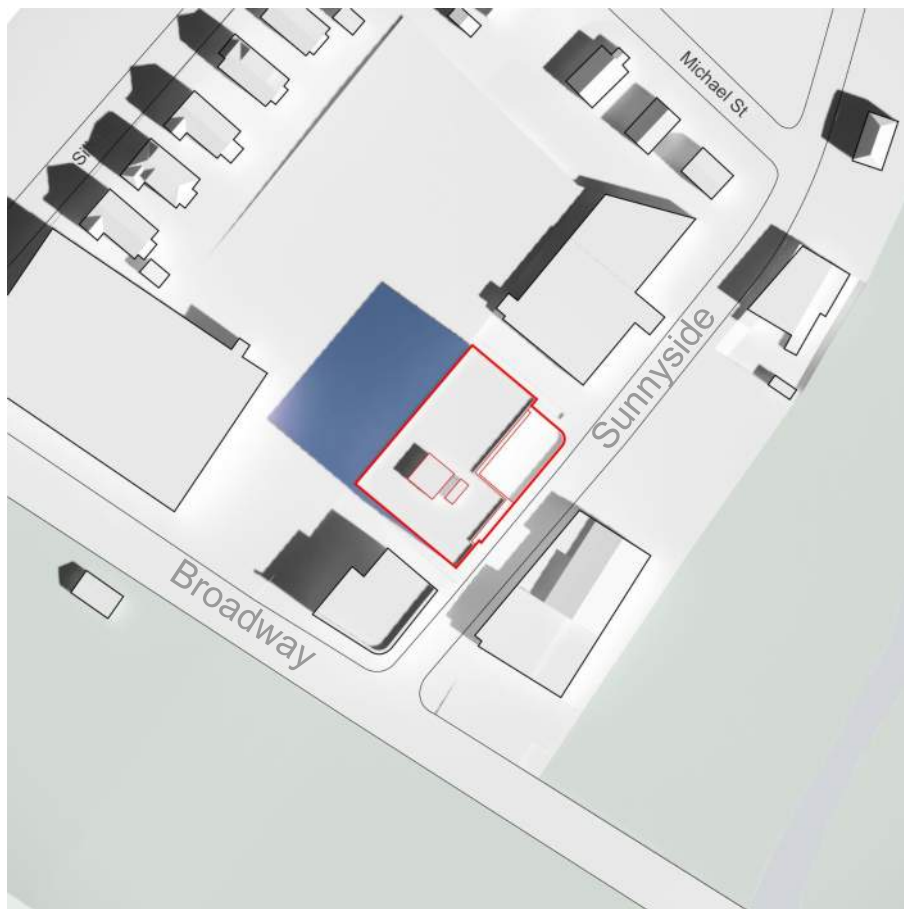
3:00 pm



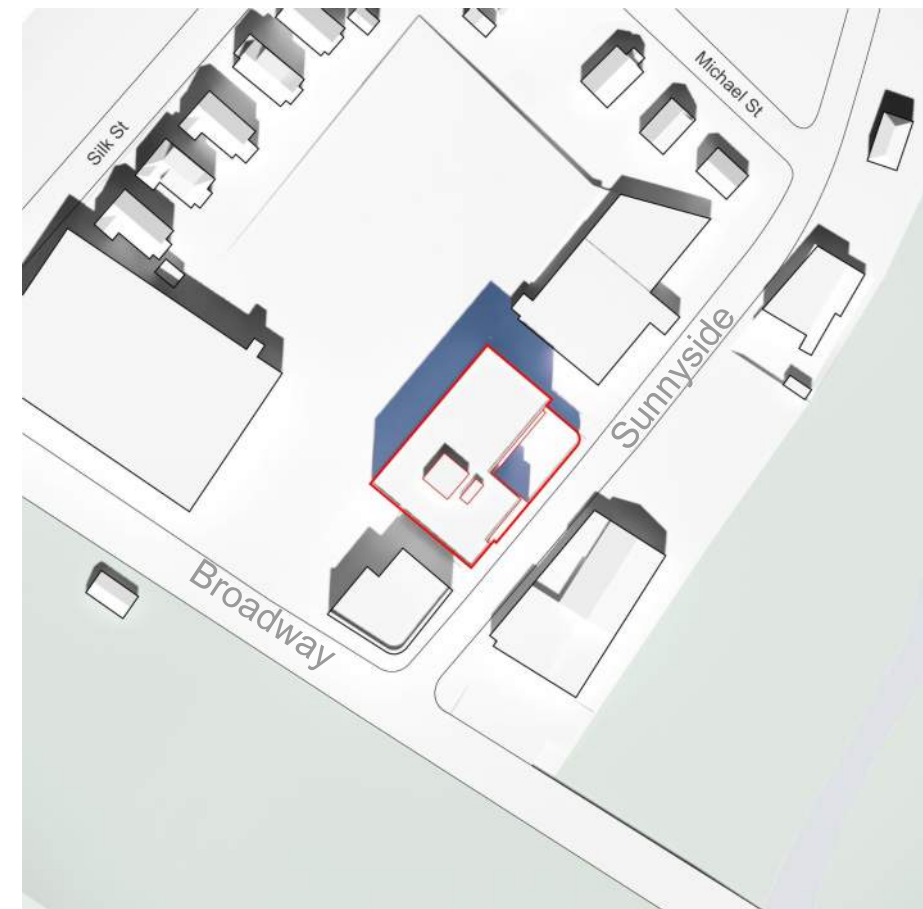
6:00 pm

Shadow Studies: Fall & Spring Equinoxes

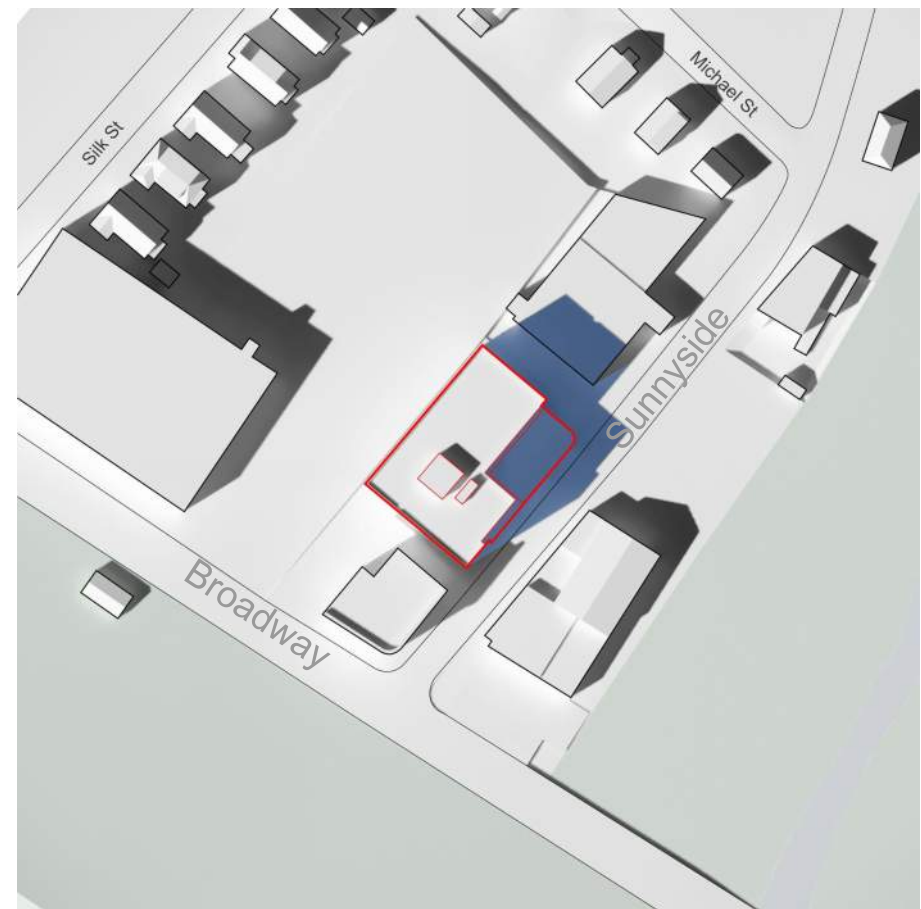
No shadow cast onto residential houses in abutting neighborhood.



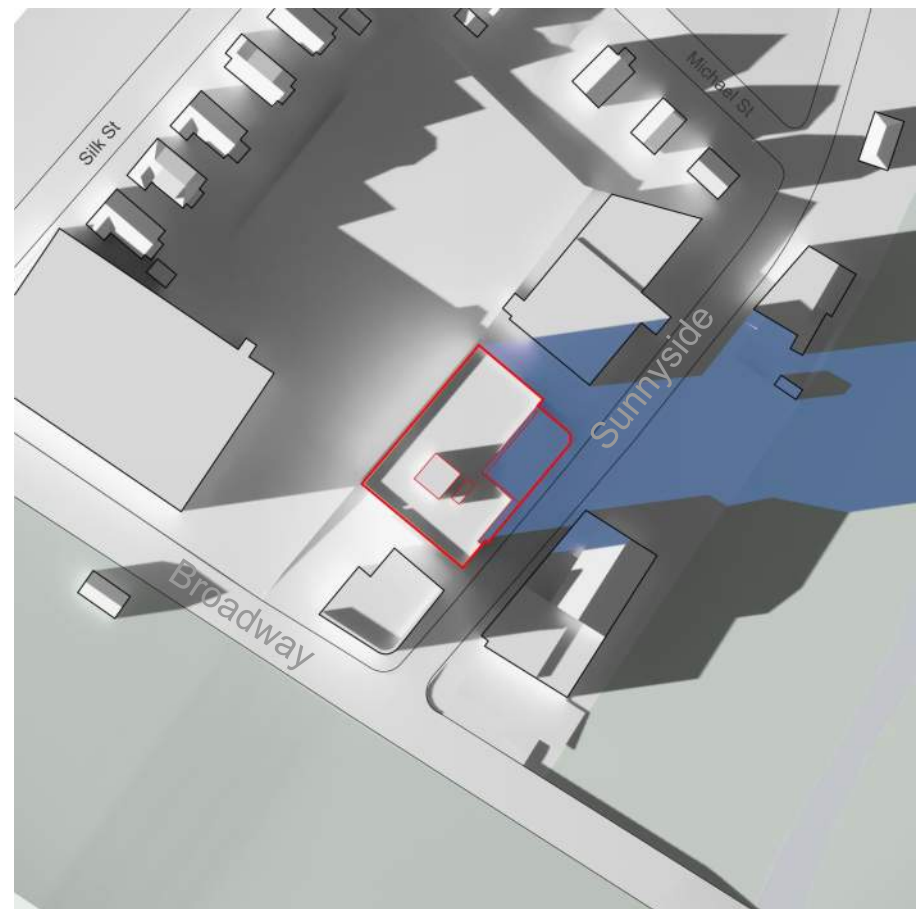
9:00 am



12:00 pm



3:00 pm

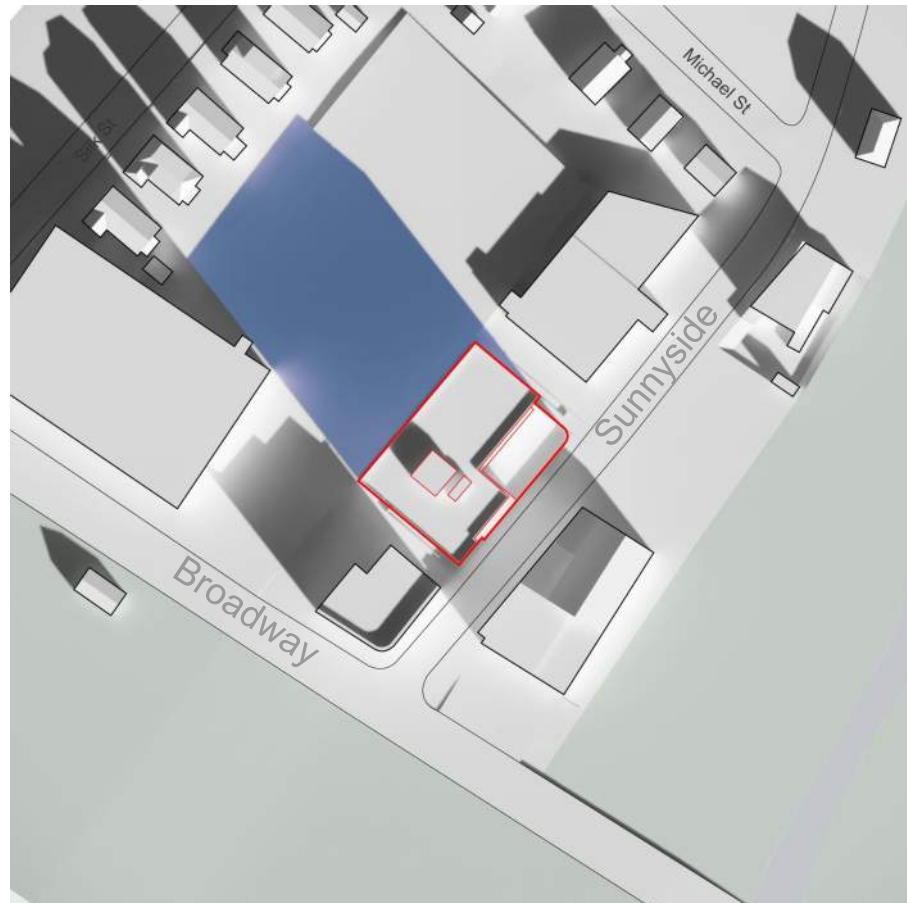


5:00 pm (sunset)

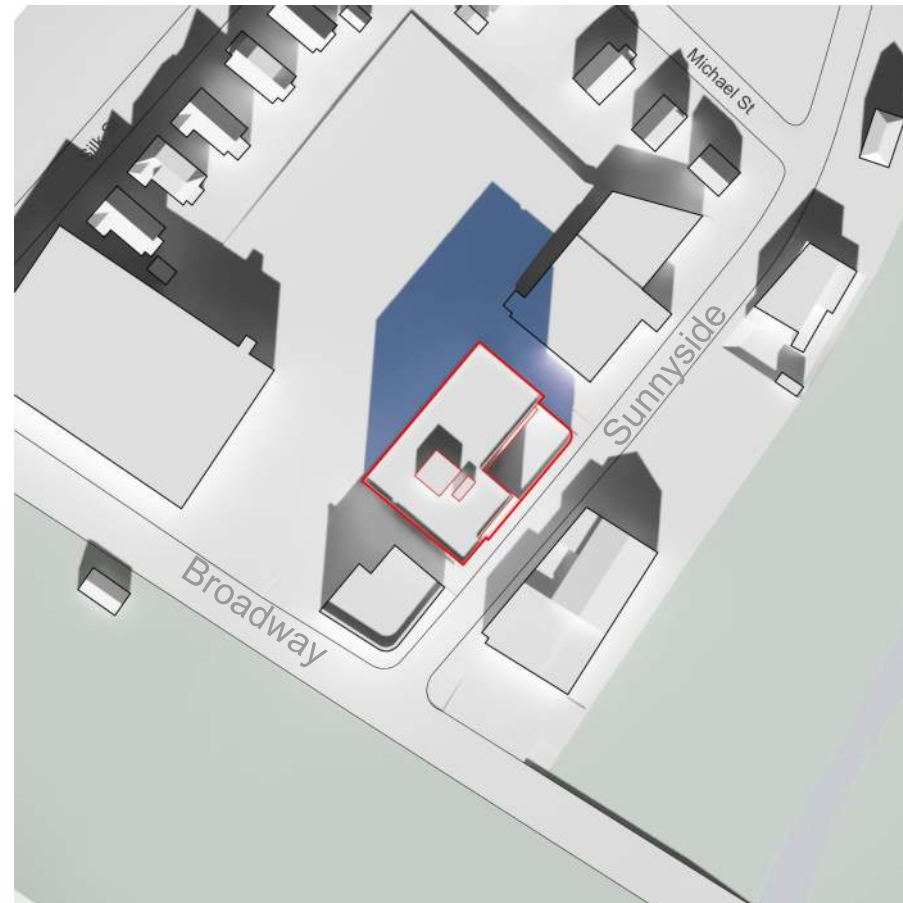
Shadow Studies: Winter Solstice

Minimal shadow cast on residential rear yards on Silk Street early in the day.

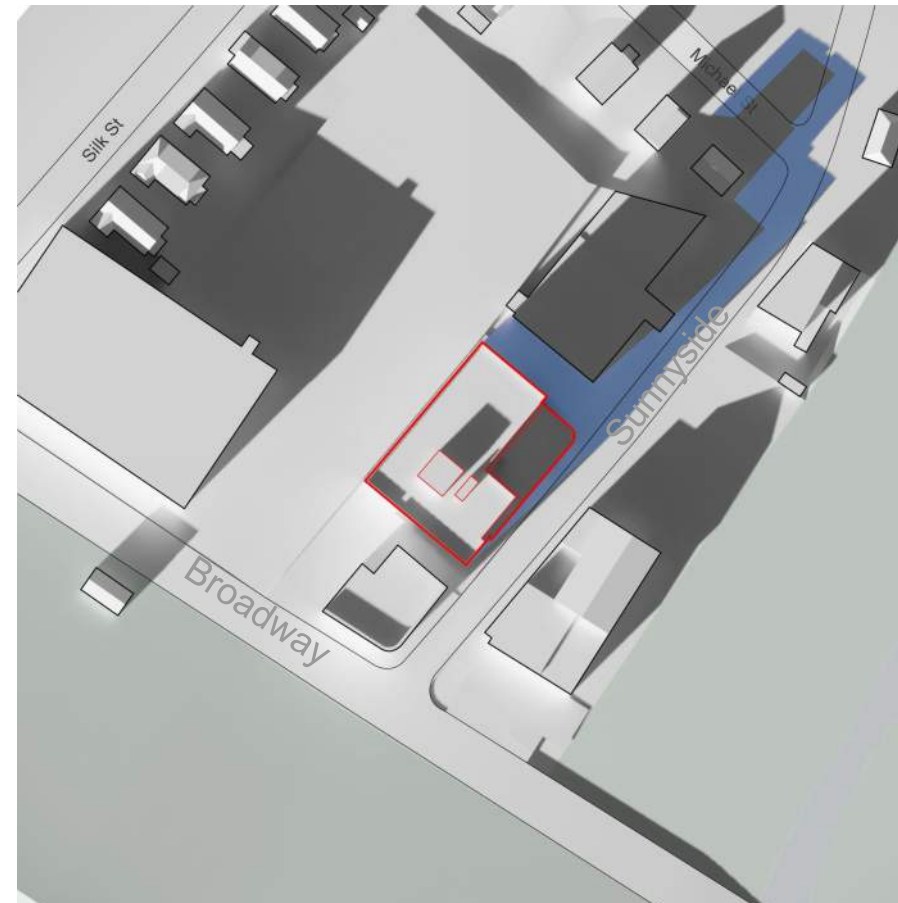
Does not cast significant additional new shadow on residential buildings and yards along Michael street at end of day.



9:00 am



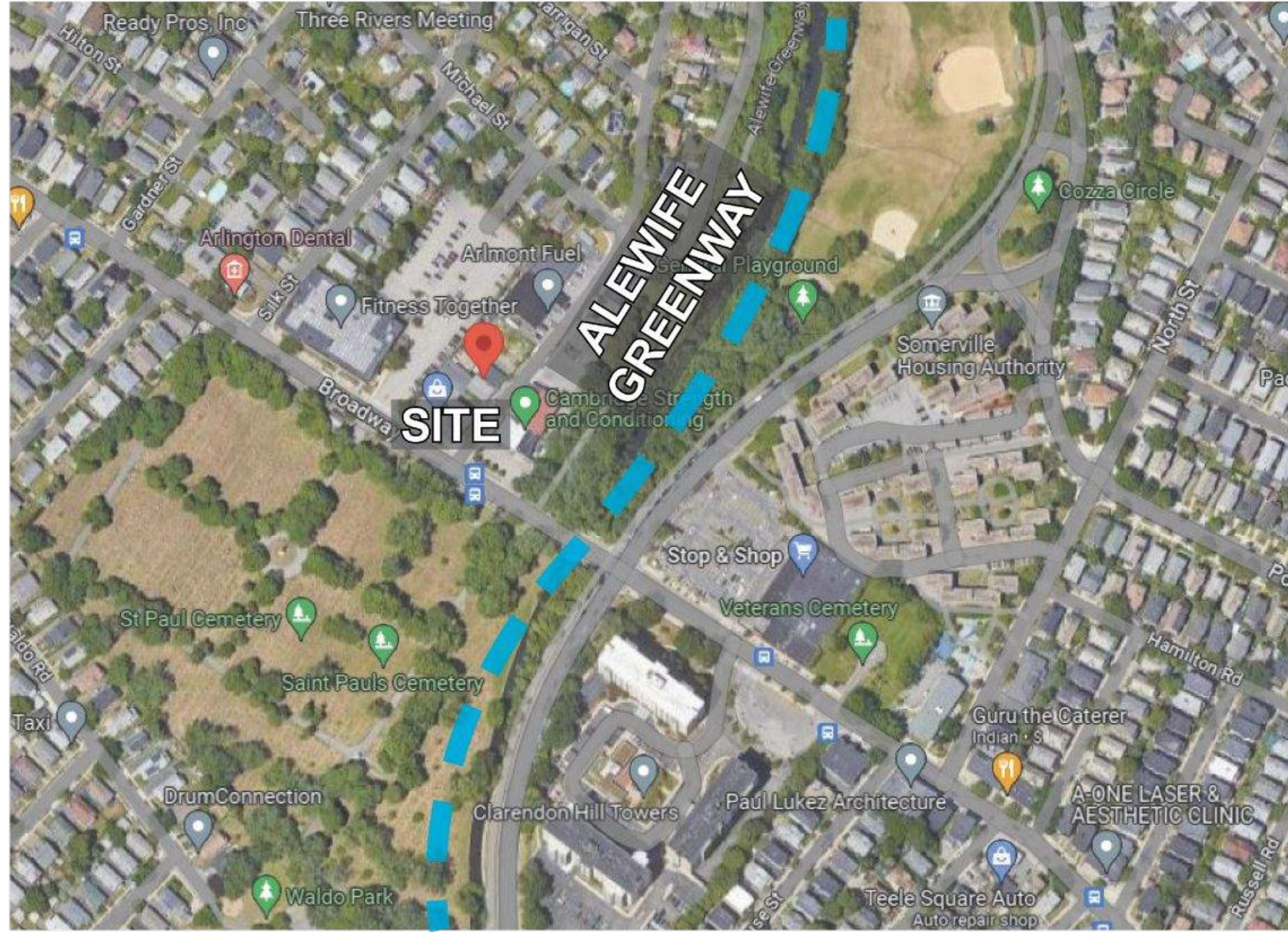
12:00 pm



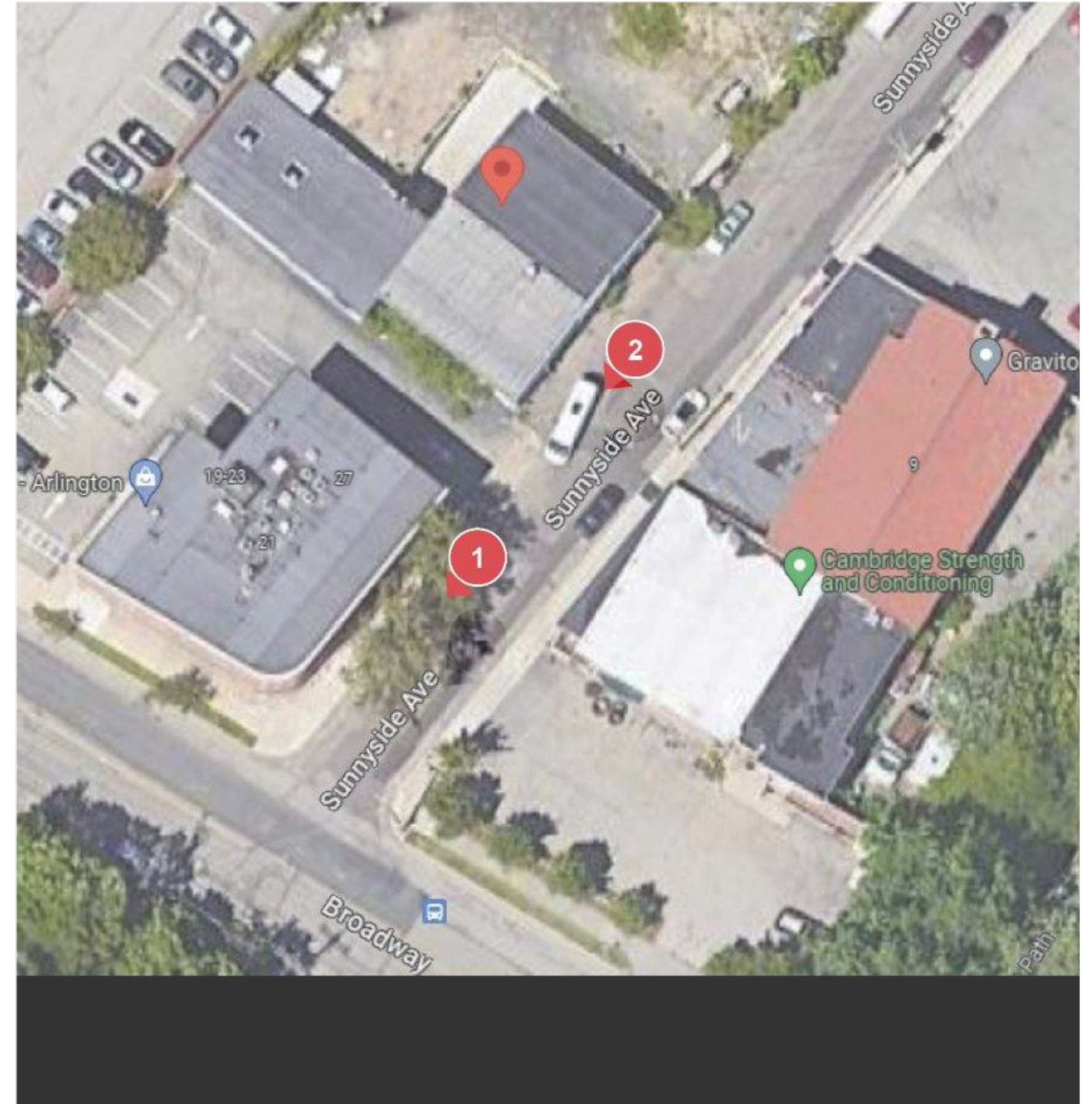
3:00 pm

IV. Landscape Architecture

Existing Conditions

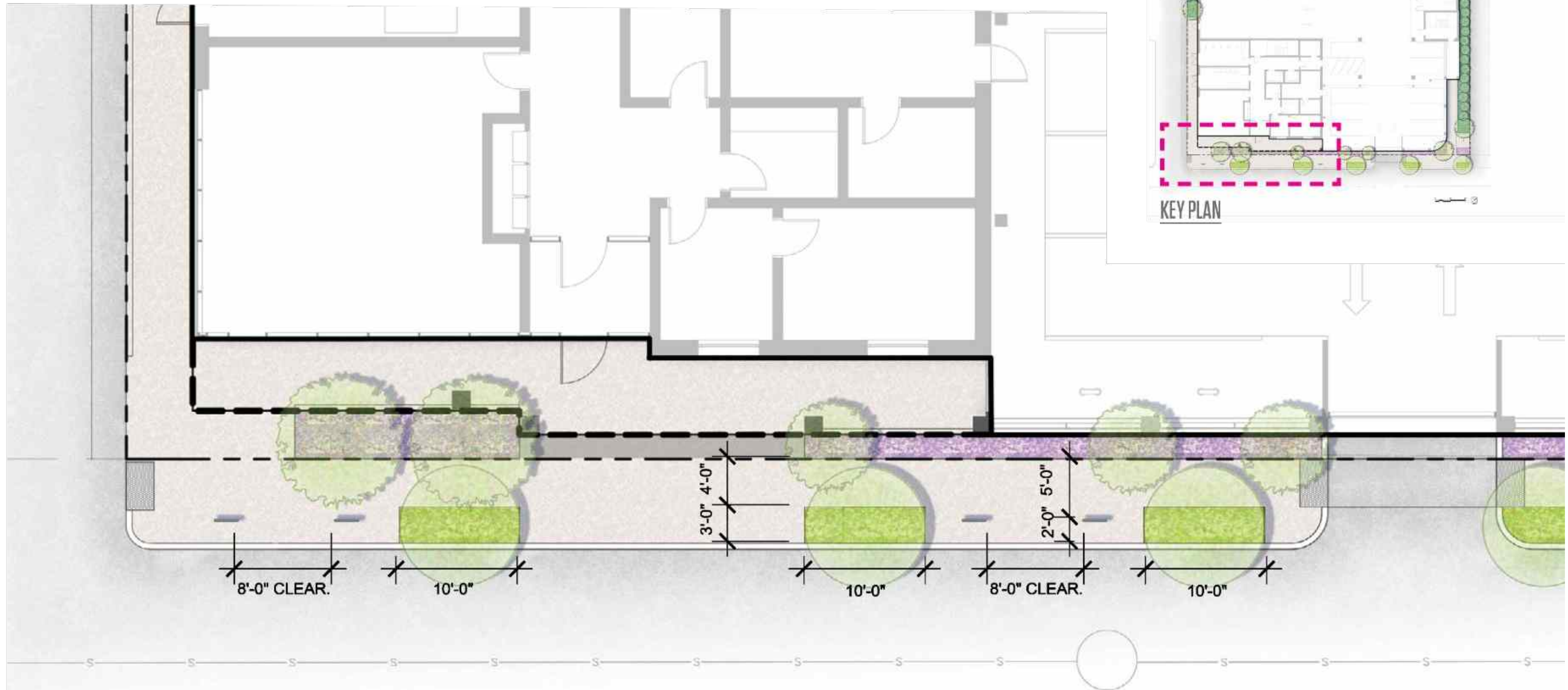


Existing Sidewalk At Adjacent Property & ROW





Ground Plane - Sidewalk Dimensions



Ground Plane - Planting Plan



PLANT SPECIES LIST

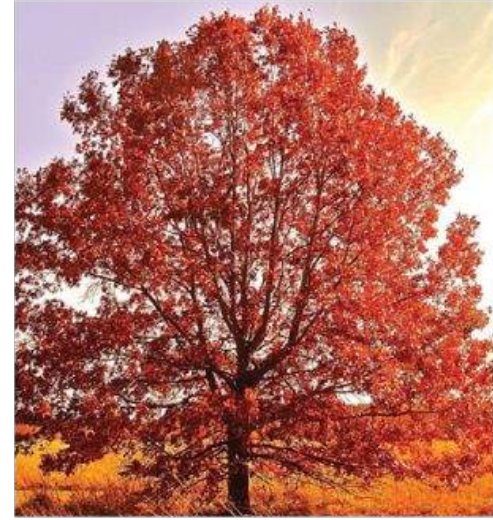
KEY	SCIENTIFIC NAME	COMMON NAME
BIRD HABITAT RIBBON MIX		
TREES		
AF	ACER X FREEMANI 'ARMSTRONG'	ARMSTRONG RED MAPLE
JV	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EMERALD SENTINEL EASTERN REDCEDAR
MV	MAGNOLIA VIRGINIANA 'JIM WILSON'	MOONGLOW MAGNOLIA
OV	OSTRYA VIRGINIANA	AMERICAN HOP HORN BEAM
PD	POPULUS DELTOIDES 'SIOLUKLAND'	SIOUXLAND COTTONWOOD
PX	POPULUS SPP. - VARIETY 1	HYBRID EASTERN COTTONWOOD POPLAR
PT	POPULUS TREMULOIDES	QUAKING ASPEN
QA	QUERCUS BICOLOR	OAK SAPLING
QBB	QUERCUS BICOLOR 'BEACON'	COLUMNAR SWAMP WHITE OAK
QP	QUERCUS PALustris 'GREEN PILLAR'	COLUMNAR PIN OAK
UA	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM
SHRUBS		
AR	ARONIA ARBUTIFOLIA	RED CHOKEBERRY
CB	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH
CO	CORNUS SPP.	DOGWOOD
GA	GAVLISACIA BACCATA	BLACK HICKLEBERRY
HA	HAMAMELUS VIRGINIANA	WITCH HAZEL
LI	LINDERA BENZOIN	SPICEBUSH
PH	PHYSCALIFUS OPUULIFOLIUS	EASTERN NINEBARK
SA	SALIX SPP.	WILLOW
GROUND COVER		
AS	ASTER DIVARICATUS	WHITE WOOD ASTER
CG	CHRYSOGONUM VIRGINIANUM	GREEN AND GOLD
DN	DENNSTAEDTIA PUNCTILIBULA	HAY SCENTED FERN
DR	DRYOPTERIS MARGINALIS	MARGINAL WOOD FERN
EU	EUPATORIUM RUGOSUM	WHITE SNAKE ROOT
GE	GERANIUM MACLEATUM	WILD GERANIUM
GF	GEUM FRAGARIODES	BARREN STRAWBERRY
ON	ONOCLEA SENSIBILIS	SENSITIVE FERN
PA	PACKERA ALUREA	GOLDEN RAGWORT
PA	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER
XA	XANTHORRIZA SIMPLICISSIMA	YELLOW ROOT
STREETSCAPE MIX		
TREES		
AL	AMELANCHIER LAEVIS 'GLENN FORM'	GLENN FORM SERVICEBERRY
CV	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE
MV	MAGNOLIA VIRGINIANA 'JIM WILSON'	MOONGLOW MAGNOLIA
QA	QUERCUS ALBA	WHITE OAK
QB	QUERCUS BICOLOR	SWAMP WHITE OAK
QR	QUERCUS RUBRA	NORTHERN RED OAK
QV	QUERCUS VELLUTINA	BLACK OAK
SHRUBS		
AM	AMELANCHIER STOLONIFERA	SHADBUSH
AR	ARONIA MELANOCARPA	LOW SCAPE MOUND BLUEBERRY
CL	CLETHRA ALNIFOLIA	SUMMERSWEET (DWARF)
IL	ILEX GLABRA 'SHAMROCK'	INKBERRY
PERENNIALS		
IR	IRIS VERSICOLOR	BLUE FLAG IRIS
SI	SISYRINCHIUM ANGSTIFOLIUM	BLUE-EYED GRASS
CH	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS
STREETSCAPE PERENNIAL MIX AT TREE PITS		
PERENNIALS		
CH	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS
CG	CHRYSOGONUM VIRGINIANUM	GREEN AND GOLD
WA	WALDSTEINIA FRAGAROIDES	BARREN STRAWBERRY

Ground Plane Planting Concepts - Streetscape Mix

TREES



Black Oak - *Quercus velutina*



Northern Red Oak - *Quercus rubra*



Swamp White Oak - *Quercus bicolor*



White Oak - *Quercus alba*



Glenn Form Serviceberry - *Amelanchier laevis 'Glenn Form'*



Moonglow Magnolia - *Magnolia virginiana 'Jim Wilson'*



White Fringetree - *Chionanthus virginicus*



SHRUBS



Shadbush - *Amelanchier stolonifera*



Inkberry - *Ilex glabra 'Compacta'*

SHRUBS



Low Scape Blueberry - *Aronia melanocarpa*



Summersweet (Dwarf) - *Clethra alnifolia*

PERENNIALS



Blue Flag Iris - *Iris versicolor*



Blue-Eyed Grass - *Sisyrinchium angustifolium*



Northern Sea Oats - *Chasmanthium latifolium*

PERENNIALS AT TREE PIT



Barren Strawberry - *Geum fragarioides*



Green and Gold - *Chrysogonum virginianum*

Ground Plane Platning Concepts - Bird Habitat Ribbon Mix

TREES



Princeton Elm - *Ulmus americana 'Princeton'*



American Hophornbeam - *Ostrya virginiana*



Quaking Aspen - *Populus tremuloides*



Emerald Sentinel Eastern Red Cedar - *Juniperus virginiana 'Emerald Sentinel'*



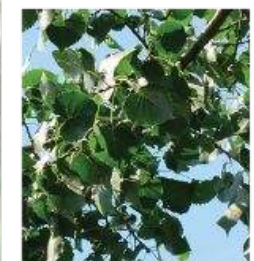
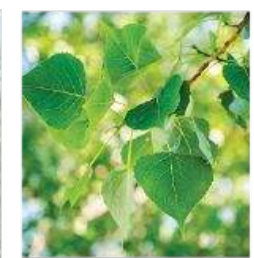
Columnar Pin Oak - *Quercus palustris 'Green Pillar'*



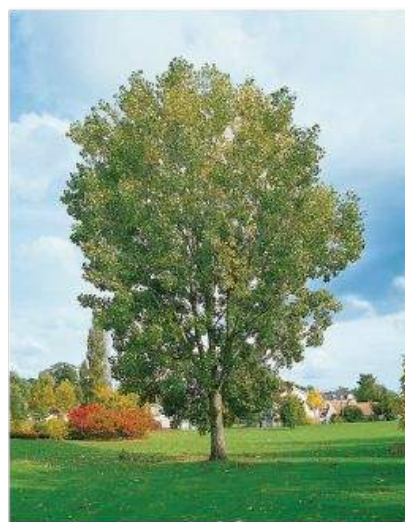
Columnar Swamp White Oak - *Quercus bicolor 'Beacon'*



Armstrong Red Maple - *Acer x freemani 'Armstrong'*



Hybrid Eastern Cottonwood Poplar - *Populus spp.*



Siouxland Cottonwood - *Populus deltoides 'Siouxland'*



Oak Sapling - *Quercus bicolor*



Moonglow Magnolia - *Magnolia virginiana 'Jim Wilson'*

Ground Plane Planting Concepts - Bird Habitat Ribbon Mix

SHRUBS



Spicebush -
Lindera benzoin



Black Chokeberry -
Aronia melanocarpa



Red Chokeberry -
Aronia arbutifolia



Eastern Ninebark -
Physocarpus opulifolius



Buttonbush -
Cephalanthus occidentalis



Black Huckleberry -
Gaylussacia baccata



Willow -
Salix spp.



Dogwood -
Cornus spp.



Witch Hazel -
Hamamelis virginiana

Ground Plane Planting Concepts - Bird Habitat Ribbon Mix

GROUND COVER



Barren Strawberry -
Geum fragarioides



Green and Gold -
Chrysogonum virginianum



Golden Ragwort -
Packera aurea



Wild Geranium -
Geranium maculatum



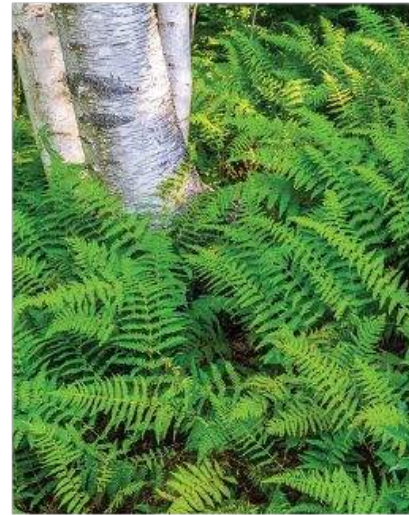
White Wood Aster -
Aster divaricatus



Yellow Root -
Xanthorhiza simplicissima



Virginia Creeper -
Parthenocissus quinquefolia



Hay Scented Fern -
Dennstaedtia punctilobula



Marginal Wood Fern -
Dryopteris marginalis



Sensitive Fern -
Onoclea sensibilis



White Snake Root -
Eupatorium rugosum

Roof Deck - Site Plan Enlargement



Roof Deck - Materials and Planters

PLANTERS

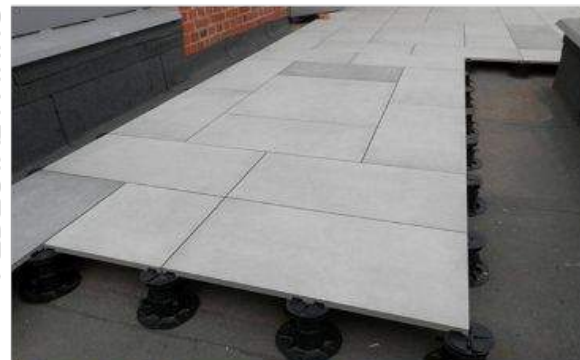


Angled Planter With Bench - Tournesol Kitsap Steel



At Grade Planting integrated with Raised Planters

PEDESTAL PAVING



Concrete Unit Paver - Unilock, Azure



Wood Decking Paver - Tournesol (On pedestals)

DECKING



Wood Decking

BUILDING DRIP EDGE



Drip edge between building and planters (8" offset)

Roof Deck - Programming (By Others)

SEATING & GATHERING



Dining Table - LOLL Alfresco Dining Set



Adirondack Chairs - LOLL



Bistro Folding Chair and Tables - Fermob



GAMES



Corn hole



Life Size Chess



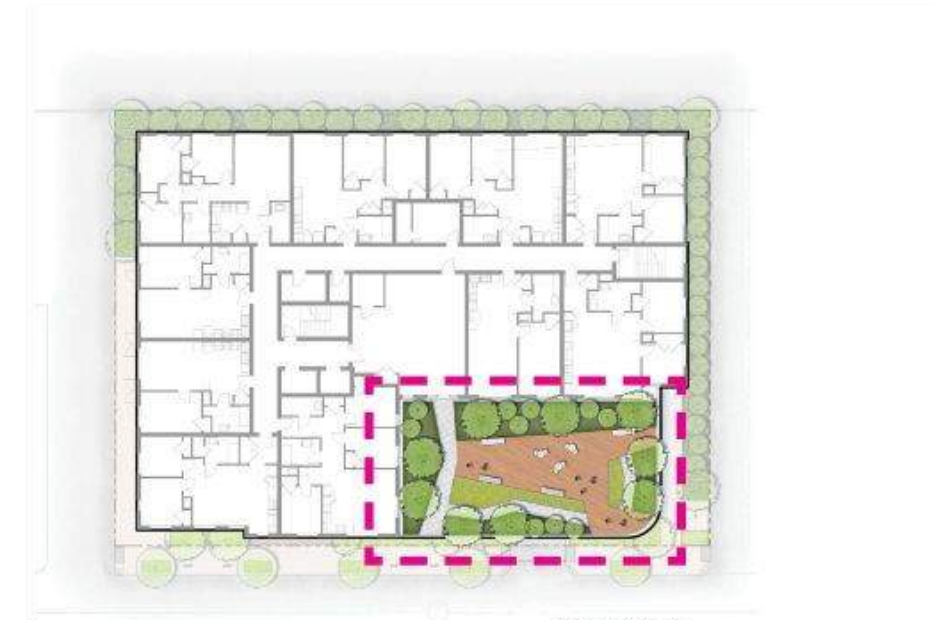
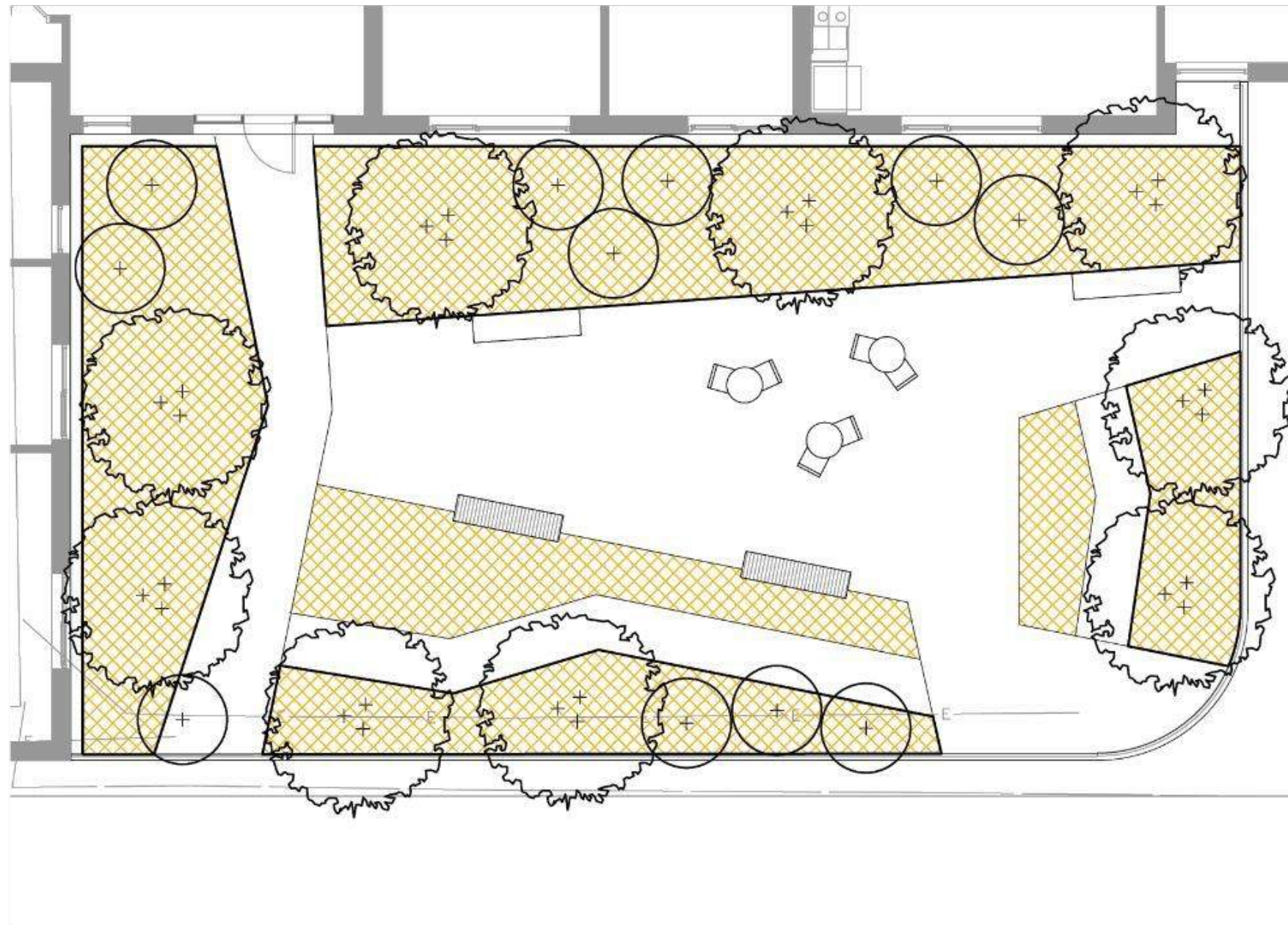
Ping Pong

ACTIVITIES



Yoga

Roof Deck - Planting Plan



KEY PLAN

PLANT SPECIES LIST

KEY	SCIENTIFIC NAME	COMMON NAME
ROOF DECK		
TREES		
	AMELANCHIER LAEVIS 'LUSTRE'	LUSTRE ALLEGHENY SERVICEBERRY
	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EMERALD SENTINEL EASTERN REDCEDAR
	POPULUS TREMULOIDES	QUAKING ASPEN
	RHUS TYPHINA 'LACINATA'	CUTLEAF SUMAC
	RHUS TYPHINA 'TIGER EYES'	TIGER EYES STAGHORN SUMAC
SHRUBS		
	CEANOTHUS AMERICANUS	NEW JERSEY TEA
	COMPTONIA PERFRIGINA	SWEET FERN
	CORNUS RACEMOSA	GRAY DOGWOOD
	CORNUS SANGUINEA	REDTWIG DOGWOOD
	HYPERICUM KALMIANUM 'GEMO'	ST. JOHNSWORT
	ILEX GLABRA 'SHAMROCK'	INKBERRY HOLLY
	ILEX VERTICILATA 'JIM DANDY'	WINTERBERRY
	ILEX VERTICILATA 'MARYLAND BEAUTY'	WINTERBERRY
	JUNIPERUS COMMUNIS	COMMON JUNIPER
	MYRICA PENNSYLVANICA	SWAMP BERRY
	RHUS AROMATICA	FRAGRANT SUMAC
	ROSA CAROLINA	CAROLINA ROSE
PERENNIALS		
	ACHILLEA MILLEFOLIUM 'TERRA COTTA'	TERRA COTTA COMMON YARROW
	AGASTACHE FOENICULUM	ANISE HYSSOP
	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY
	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED
	ASTER ERICOIDES 'SNOW FLURRY'	SNOW FLURRY WHITE HEATH ASTER
	BAPTISIA AUSTRALIS	FALSE INDIGO
	BOUTELOA GRACIUS	BLUE GRAMA
SPRING BULBS		
	ALLIUM 'DRUMSTICK'	DRUMSTICK ORNAMENTAL ONION
	ALLIUM 'AMBASSADOR'	AMBASSADOR ORNAMENTAL ONION
	ALLIUM ATROPURPUREUM	ATROPURPUREUM ORNAMENTAL ONION
	ALLIUM 'GLOBE MASTER'	GLOBE MASTER ORNAMENTAL ONION
	CHIONODOXA 'LUCIJA ALBA'	GLORY OF THE SNOW
	ERANTHUS HYEMALIS	WINTER ACONITE
	FRIILLARIA 'CROWN IMPERIAL'	YELLOW CROWN IMPERIAL FRITILLARIA

Roof Deck - Planting Concepts

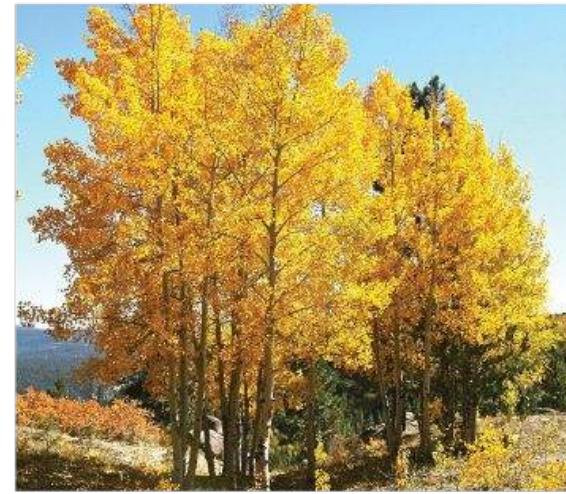
TREES



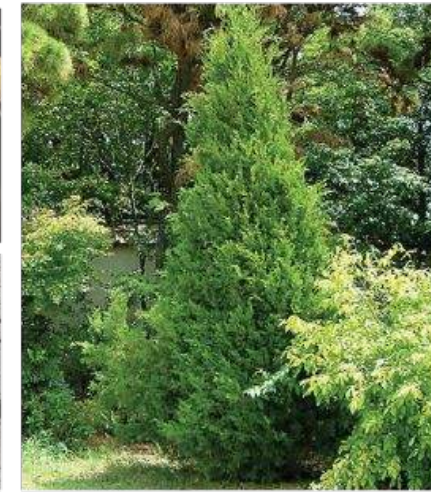
Cutleaf Sumac -
Rhus typhina 'Laciniata'



Tiger Eyes Staghorn Sumac -
Rhus typhina 'Tiger Eyes'



Quaking Aspen -
Populus tremuloides



Emerald Sentinel Eastern Red Cedar -
Juniperus virginiana 'Emerald Sentinel'



Lustre Allegheny Serviceberry -
Amelanchier laevis 'Lustre'



SHRUBS



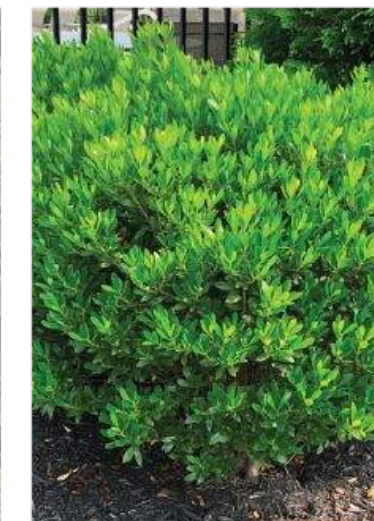
Bayberry -
Myrica pennsylvanica



Fragrant Sumac -
Rhus aromatica



Sweet Fern -
Comptonia peregrina



Inkberry Holly -
Ilex glabra 'Shamrock'



Common Juniper -
Juniperus communis



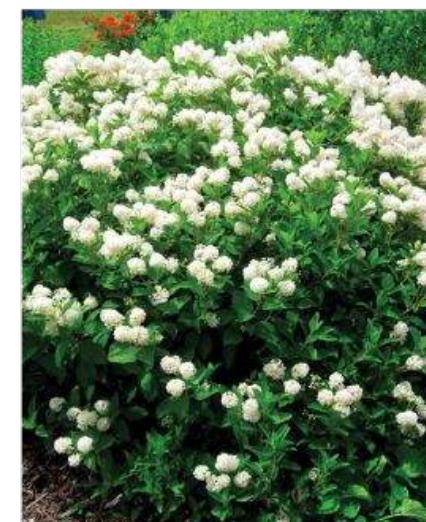
Winterberry 'Maryland Beauty' -
Ilex verticillata 'Maryland Beauty'



Redtwig Dogwood -
Cornus sanguinea



Gray Dogwood -
Cornus racemosa



New Jersey Tea -
Ceanothus americanus



Carolina Rose -
Rosa carolina



St. Johnswort -
Hypericum kalmianum 'Gemo'

Roof Deck - Planting Concepts

PERENNIALS



Blue Grama - *Bouteloa gracilis*



False Indigo - *Baptisia australis*



Terra Cotta Common Yarrow - *Achillea millefolium 'Terra Cotta'*



Butterfly Milkweed - *Asclepias tuberosa*



Anise Hyssop - *Agastache foeniculum*



Snow Flurry White Heath Aster - *Aster ericoides 'Snow Flurry'*



Bearberry - *Arctostaphylos uva-ursi*

SPRING BULBS



Glory-of-the-Snow
Chionodoxa luciliae



Drumstick Ornamental Onion
Allium 'Drumstick'



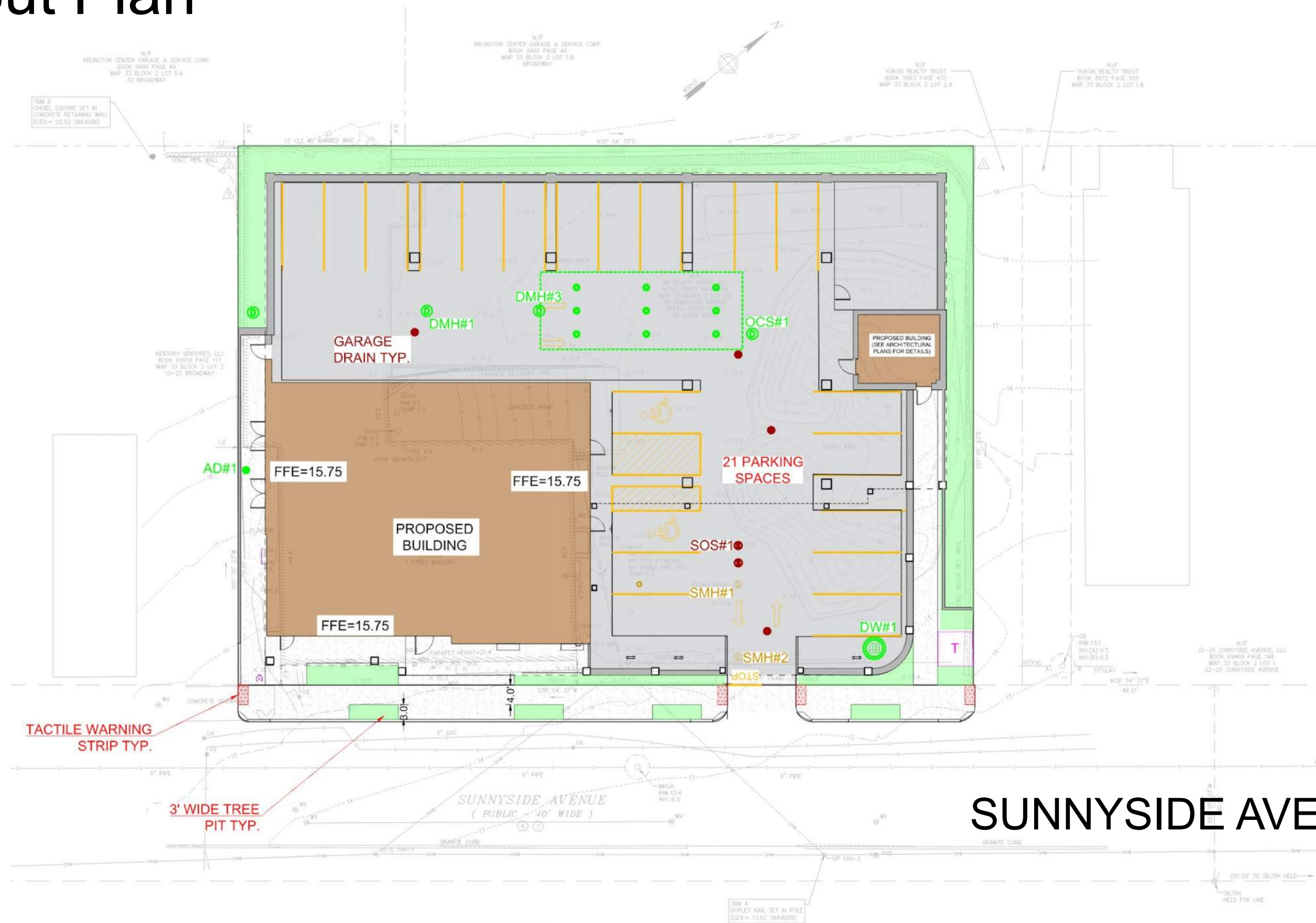
Ambassador Ornamental Onion
Allium 'Ambassador'



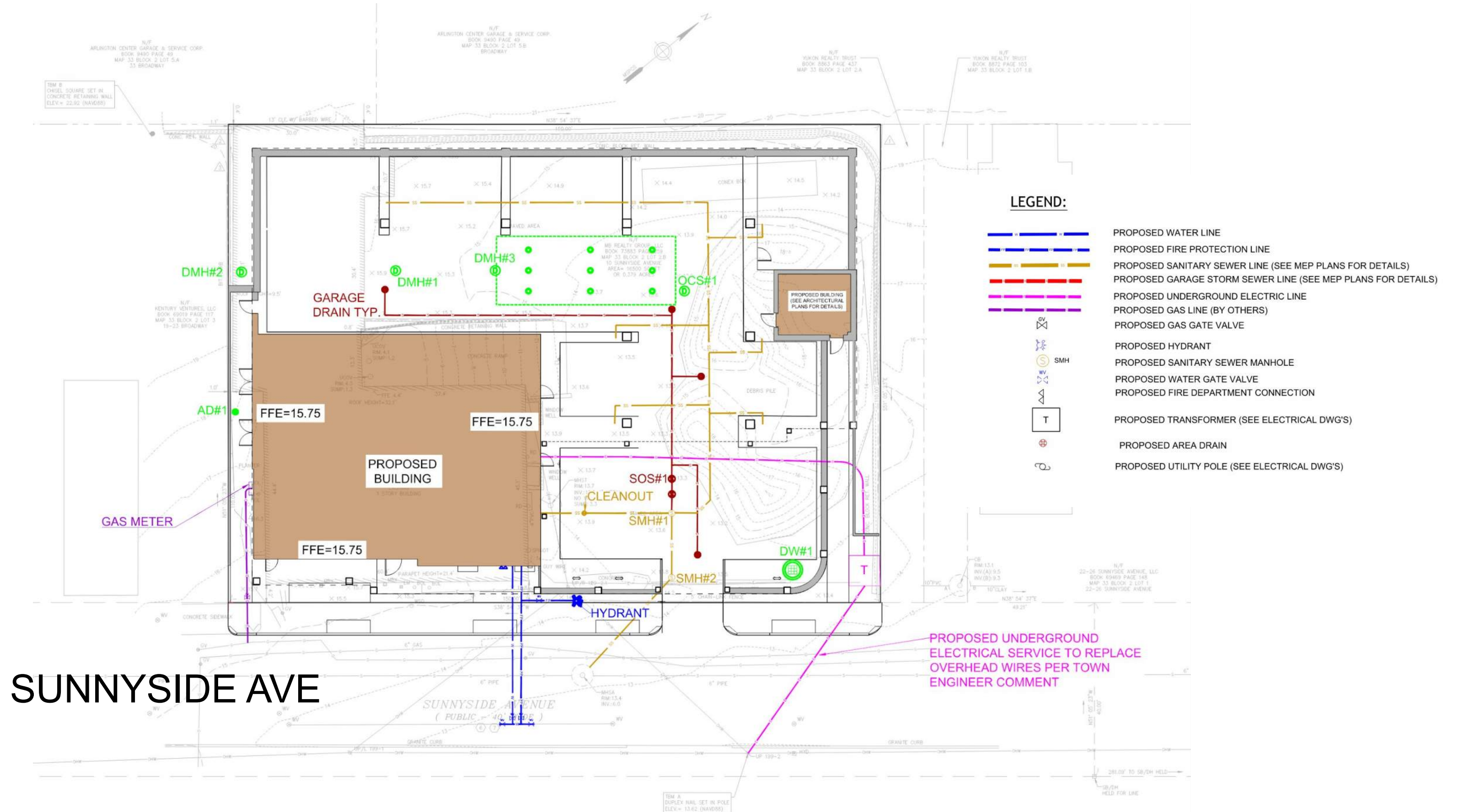
Atropurpureum Ornamental Onion
Allium atropurpureum

V. Civil & Site

Site Layout Plan

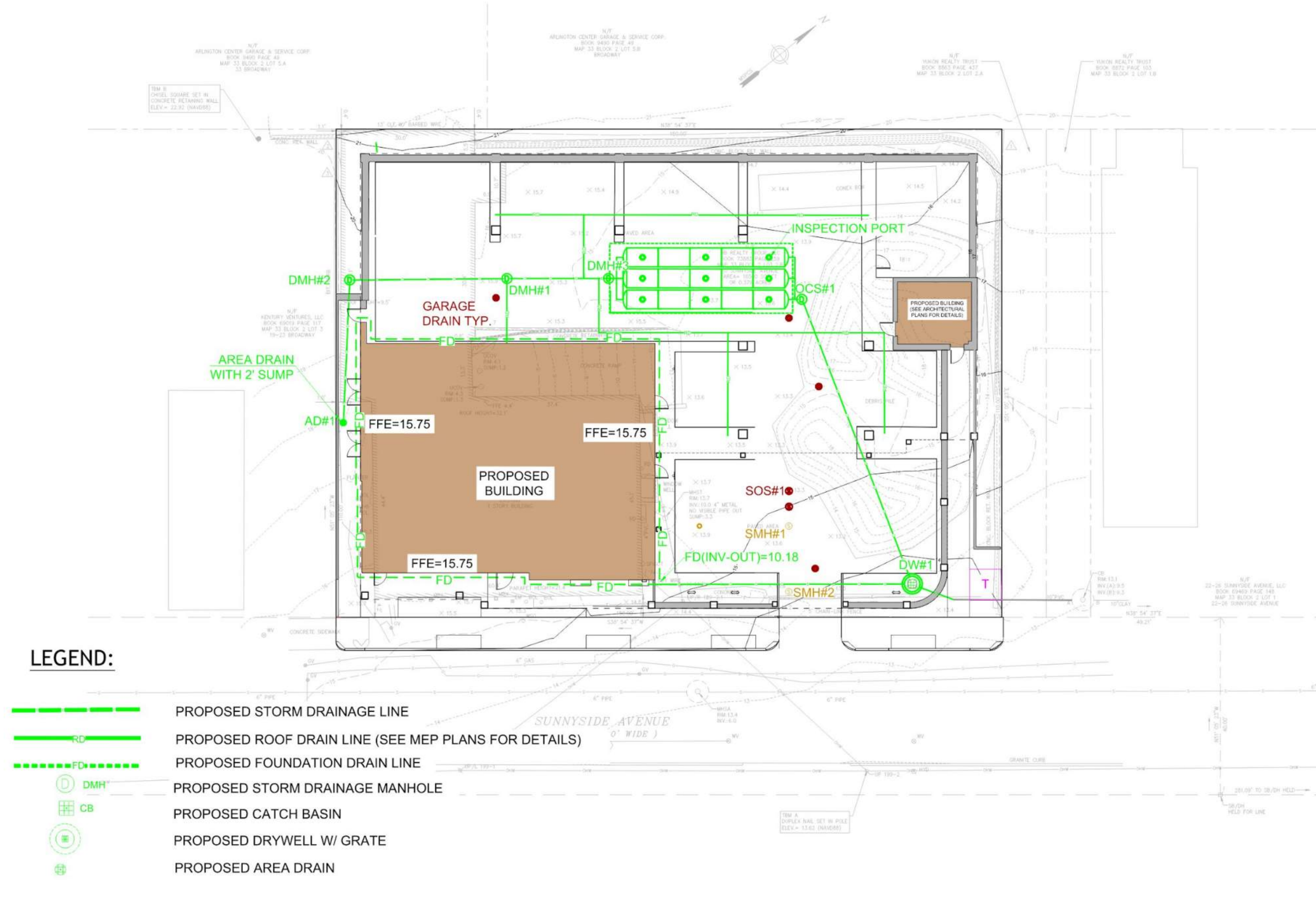


Site Utilities Plan

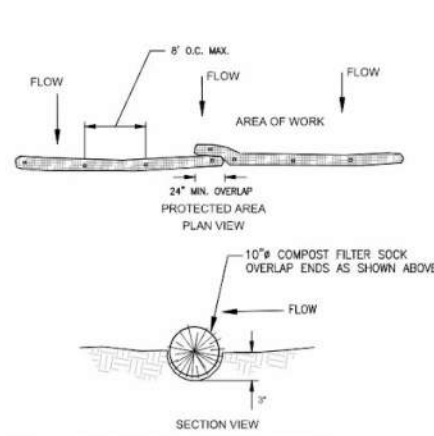


SUNNYSIDE AVE

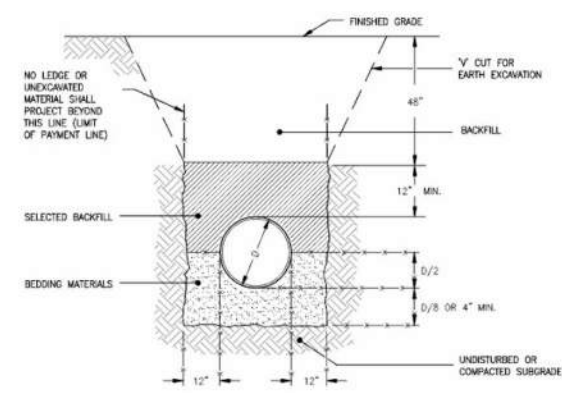
Stormwater Management Plan



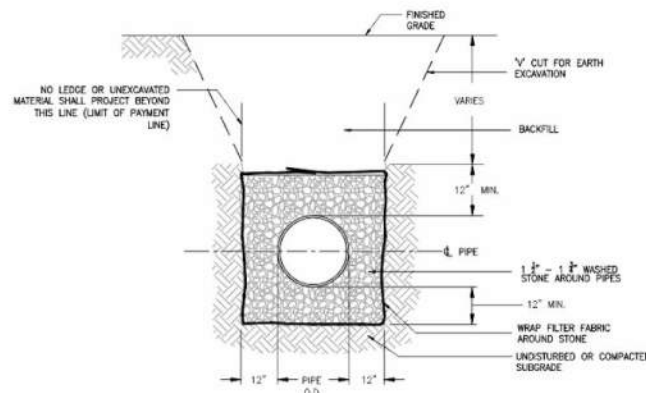
Civil Details



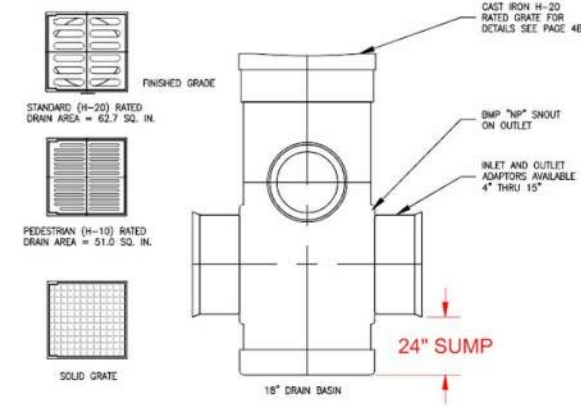
1 COMPOST FILTER SOCK
NTS



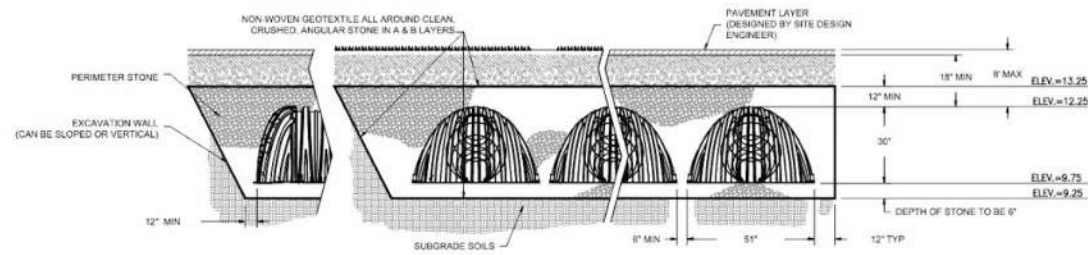
2 TRENCH SECTION - C.L.D.I. WATER PIPE
NTS



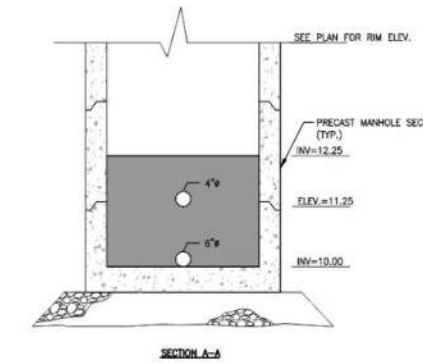
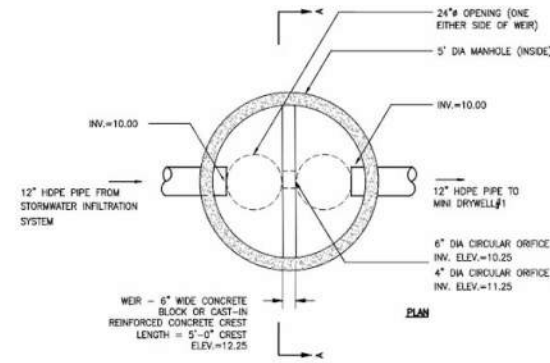
3 TRENCH SECTION - HDPE PIPE
NTS



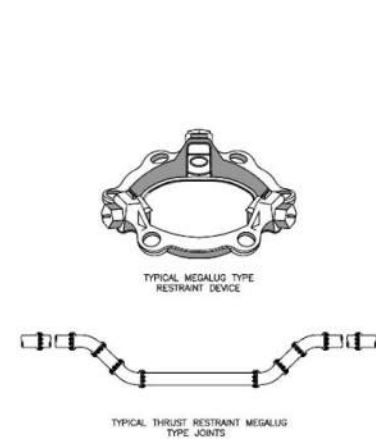
4 'NYLOPLAST' AREA DRAIN
NTS



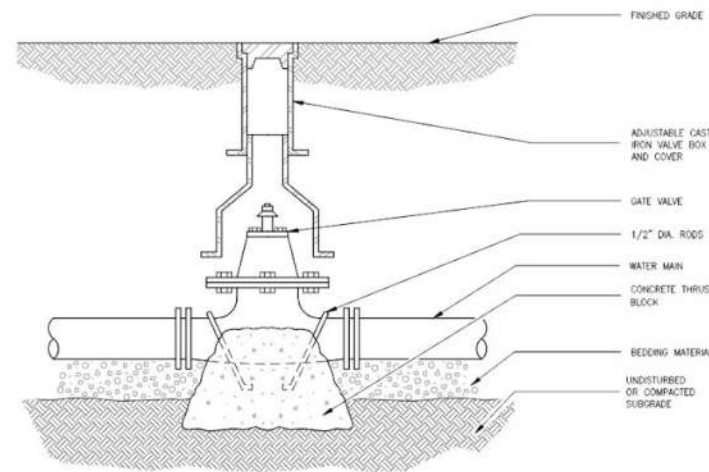
5 UNDERGROUND DRAINAGE SYSTEM
NTS



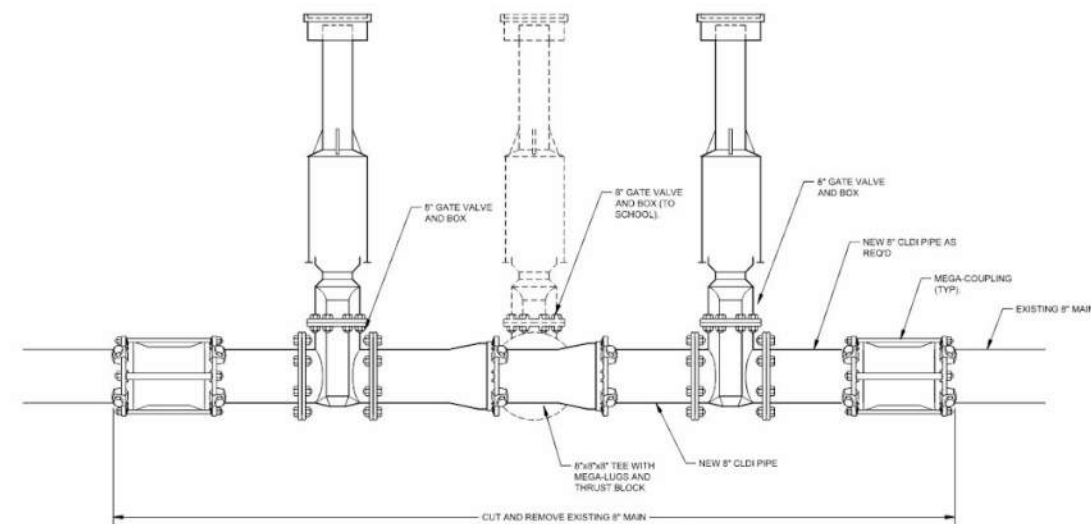
6 OUTLET CONTROL STRUCTURE (OCS-1)
NTS



7 MEGALUG DETAIL
NTS

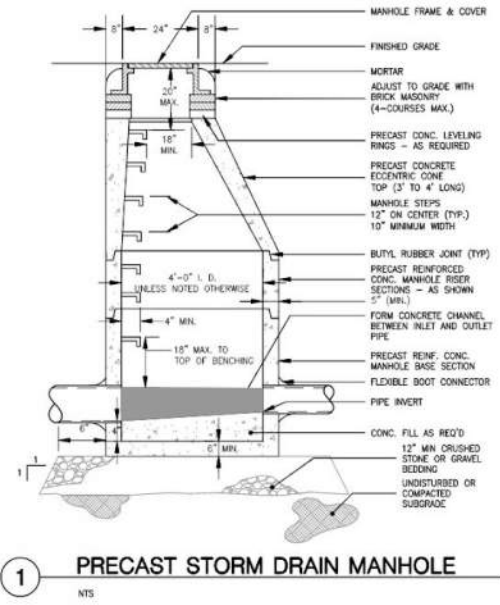


8 GATE VALVE AND BOX
NTS

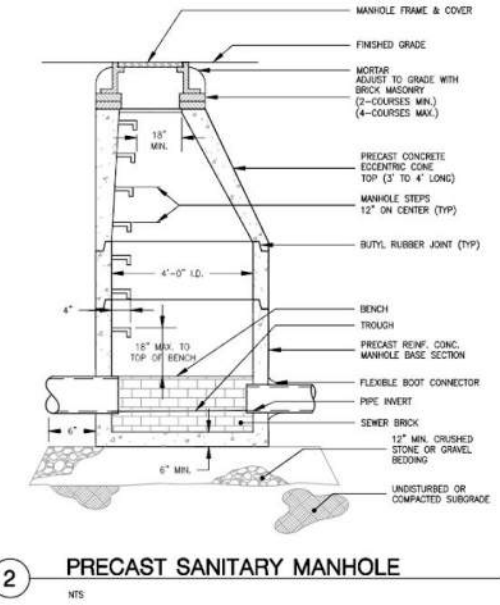


9 WATER MAIN CUT IN DETAIL (SECTION)
NTS

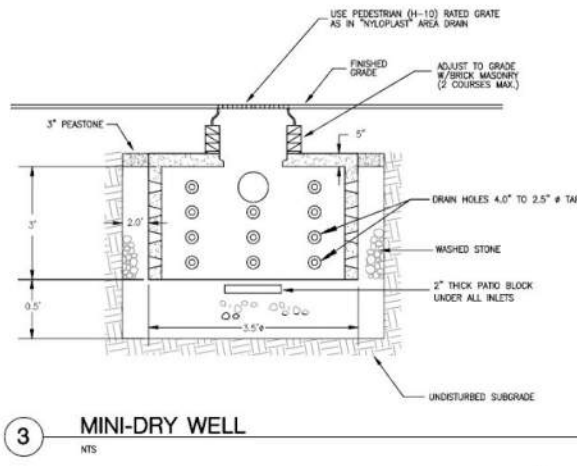
Civil Details



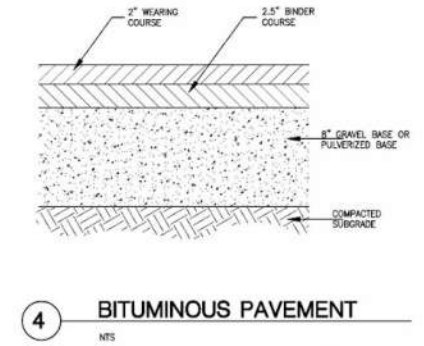
1 PRECAST STORM DRAIN MANHOLE
NTS



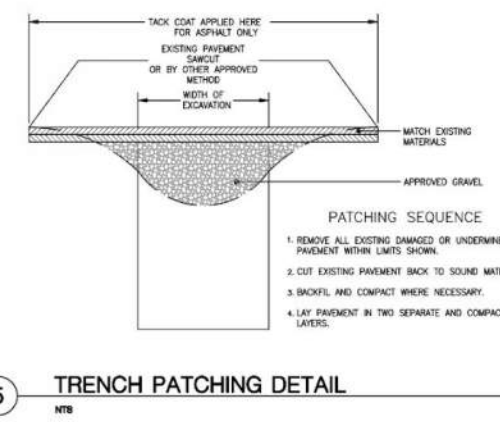
2 PRECAST SANITARY MANHOLE
NTS



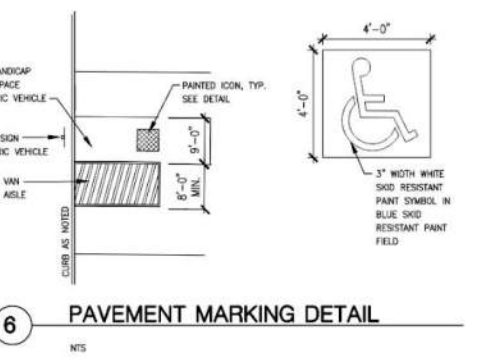
3 MINI-DRY WELL
NTS



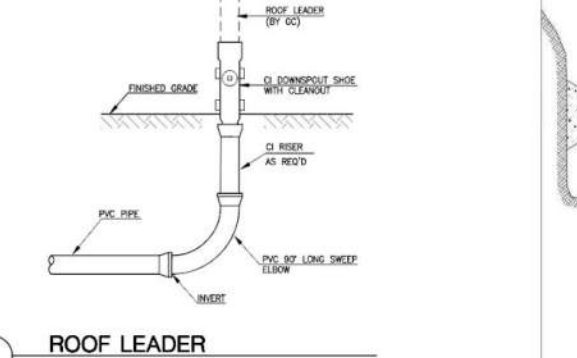
4 BITUMINOUS PAVEMENT
NTS



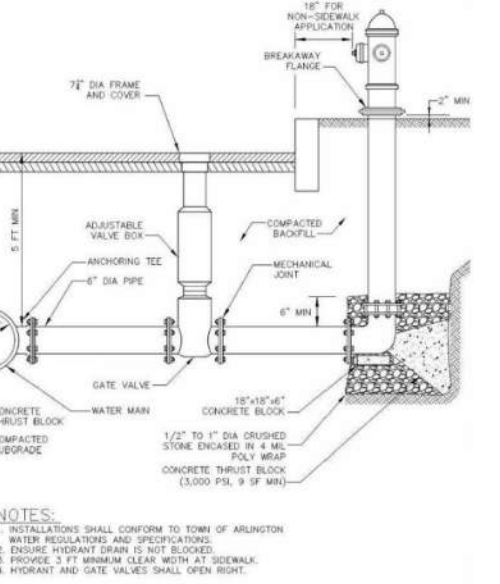
5 TRENCH PATCHING DETAIL
NTS



6 PAVEMENT MARKING DETAIL
NTS

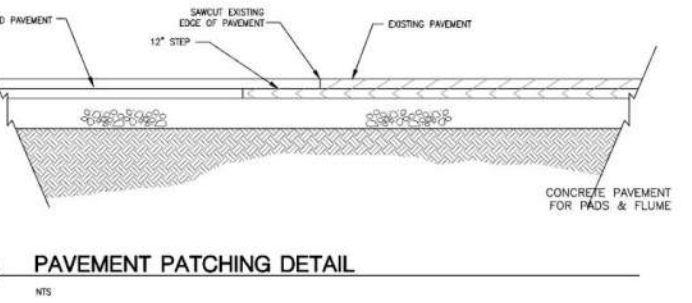


7 ROOF LEADER
NTS



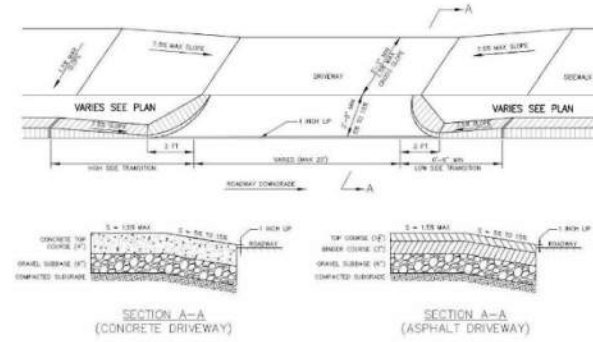
NOTES:
1. INSTALLATIONS SHALL CONFORM TO TOWN OF ARLINGTON WATER REGULATIONS AND SPECIFICATIONS.
2. ENSURE HYDRANT DRAIN IS NOT BLOODED.
3. PROVIDE 3 FT MINIMUM CLEAR WIDTH AT SIDEWALK.
4. HYDRANT AND GATE VALVES SHALL OPEN RIGHT.

8 HYDRANT
NTS

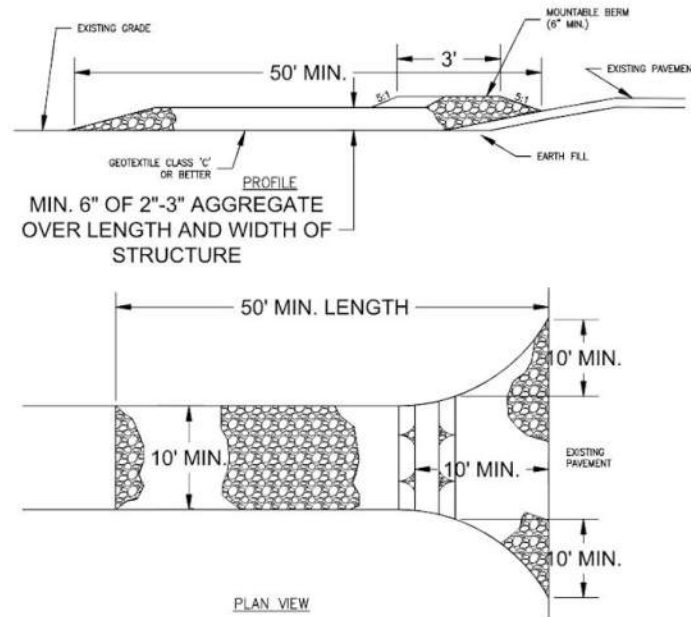


9 PAVEMENT PATCHING DETAIL
NTS

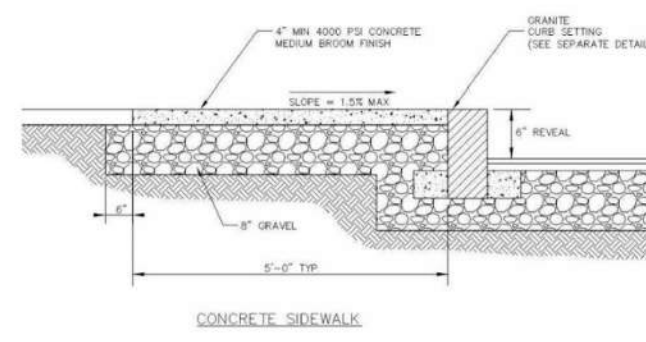
Civil Details



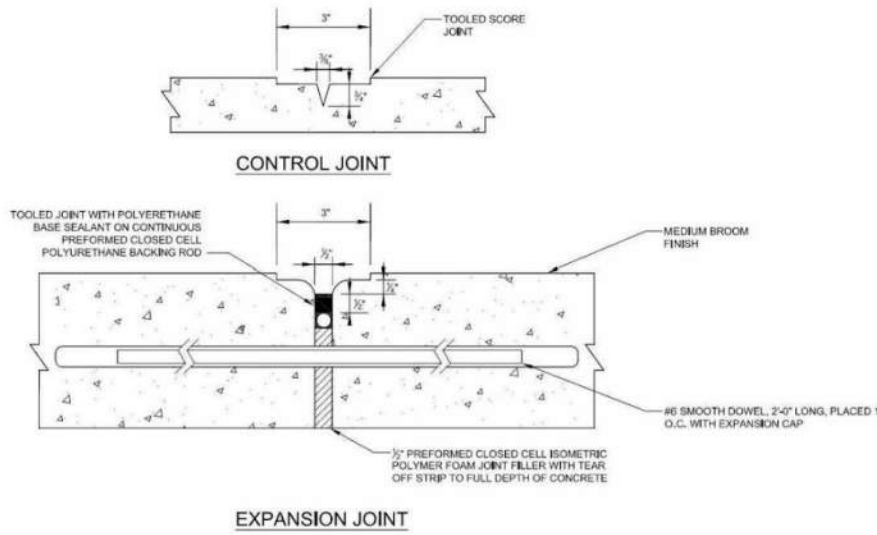
1 DRIVEWAY APRON (TOWN OF ARLINGTON STANDARD)
NTS



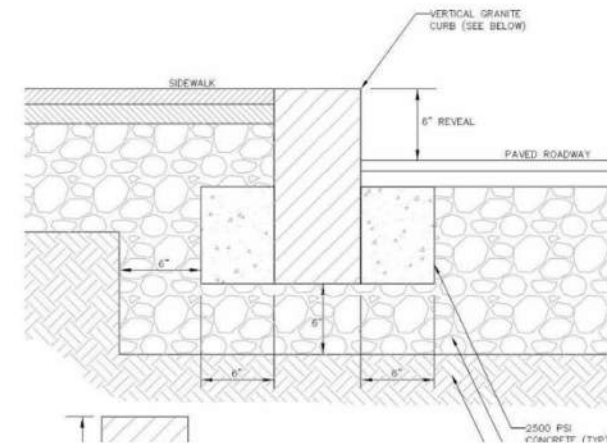
3 STABILIZED CONSTRUCTION ENTRANCE
NTS



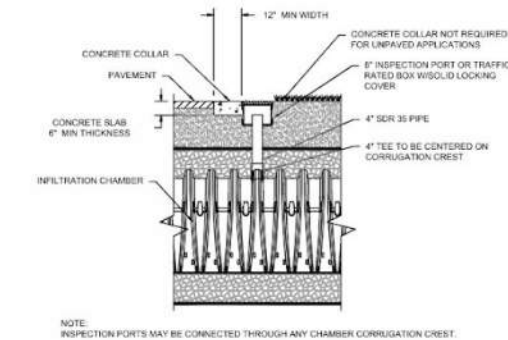
2 CONCRETE SIDEWALK
NTS



4 CONCRETE SIDEWALK JOINTS
NTS



5 VERTICAL GRANITE CURB
NTS



6 INSPECTION PORT
NTS

Thank You!

