

August 26, 2024

Arlington Redevelopment Board
730 Mass Ave., Town Hall Annex
Arlington, MA 02476

1500 Mass Ave. - Request for Amendment

An amendment for the following changes is being requested:

Drawing updates for ground floor commercial / residential spaces.

Additional open space to be added at the side yard of the building. By removing the exterior stairs and flattening this part of the site, the access door to the bike, trash, and mechanical spaces can be moved towards the rear of the building. This allows the access hallway to be removed and residential / office spaces to be increased in size.

Relevant project approvals:

11/2/20	Special Permit under EDR Approval
5/17/21	ARB Approval Letter for Amendments
5/22/24	AAB Approval Letter for Relief

Attachments:

- A - Revised Dimensional Charts & Architectural Plans
- B - Plan Diagrams
- C - ARB Approval Letter for Amendments, Associated Diagrams, and Associated E-mail Correspondence (as requested)
- D - Site Photos
- E - Elevator Study Diagrams (as requested)

Sincerely,

Monte French

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location 1500 Mass Ave, Arlington MAZoning District B1

Owner: _____

Address: _____

Present Use/Occupancy: No. of Dwelling Units:

Three Family, 3 Dwelling Units

Uses and their gross square feet:

Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

Mixed Use, ~~4 Dwelling Units~~ 5 DWELLING UNITS

Residential: ~~4,370.2 sf~~ 4,757sf Office: ~~1,038 sf~~ 601sf

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	7,265	7,265	min. 5,000
Frontage	80	80	min. 50
Floor Area Ratio		0.74	max. 0.75
Lot Coverage (%), where applicable	-----	-----	max. -----
Lot Area per Dwelling Unit (square feet)	-----	-----	min. -----
Front Yard Depth (feet)	17.3	2.5	min. 20
Side Yard Width (feet) right side	44.9	21.6	min. 10
left side	5.1	10	min. 10
Rear Yard Depth (feet)	10.3	46.5	min. 20
Height			min.
Stories	3	3	stories 3
Feet		32' 8"	feet 35
Open Space (% of G.F.A.)			min.
Landscaped (square feet)	2,296.5 2,436sf	2,296.5	(s.f.) 1,081.6
Usable (square feet)	877.4 952sf	877.4	(s.f.) 874.04 951sf
Parking Spaces (No.)		5	min. 6*
Parking Area Setbacks (feet), where applicable		10 5	min. 10, 5 w/ suitable wall
Loading Spaces (No.)	0	0	min. 0
Type of Construction			
Distance to Nearest Building		10	min.

*Sec. 5.3.21

*NOTE: SINCE ORIGINAL SUBMISSION, PARKING REQUIREMENTS PER THE ZONING BYLAWS HAVE BEEN REVISED. UNDER CURRENT BYLAWS, ONLY 5 SPACES ARE REQUIRED.

OPEN SPACE/GROSS FLOOR AREA

Refer to Zoning Bylaw Section 2, Definitions and Section 5, District Regulations

Address 1500 Mass Ave, Arlington MAZoning District B1OPEN SPACE

EXISTING

PROPOSED

Total lot area

7,265 sf7,265 sf

Open Space (Usable)*

~~877.4~~ 952sf

Open Space (Landscaped)

~~2,296.5 sf~~ 2,446sf

*Usable Open Space must be at least 75% open to the sky, free of automotive, traffic and parking, and readily accessible. Open space shall be deemed usable only if : 1) at least 75% of the area has a grade of less than 8% and no horizontal dimension less than 25 feet.

GROSS FLOOR AREA (GFA)

Accessory building

Basement or cellar (>5' excluding mechanical area)

1st Floor~~1,327.8 sf~~ 1,328.3sf2nd Floor2,040.2 sf3rd Floor2,040.2 sf4th Floor5th Floor

Attic (>7'0" in height, excluding elevator, mechanical area)

Parking garages (except as used for accessory
Parking garages or off street loading purposes)

All weather habitable porches and balconies

Total Gross Floor Area (GFA)

~~5,408.2 sf~~ 5,408.8sfREQUIRED MINIMUM OPEN SPACE AREA

Proposed Usable Open Space Percent of GFA

20% (% of Residential GSF only per section 5.3.21)

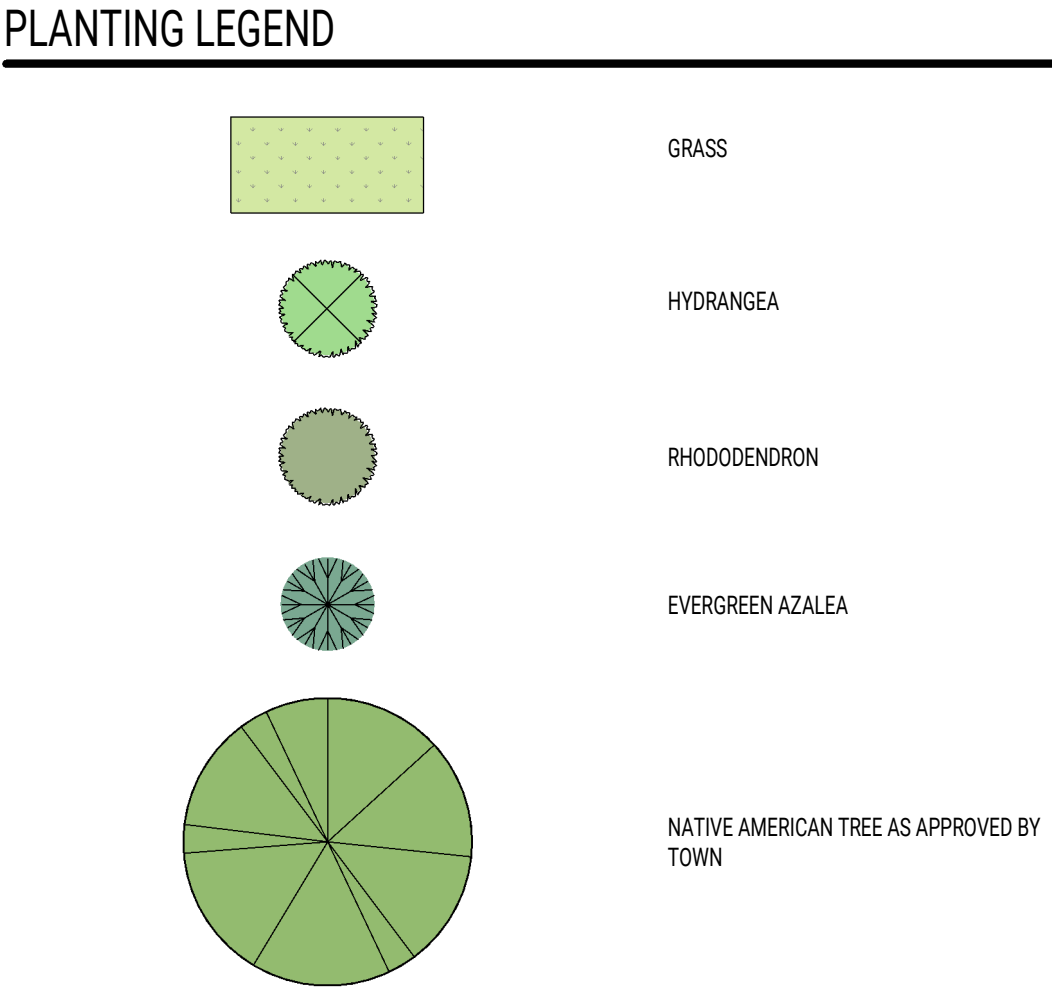
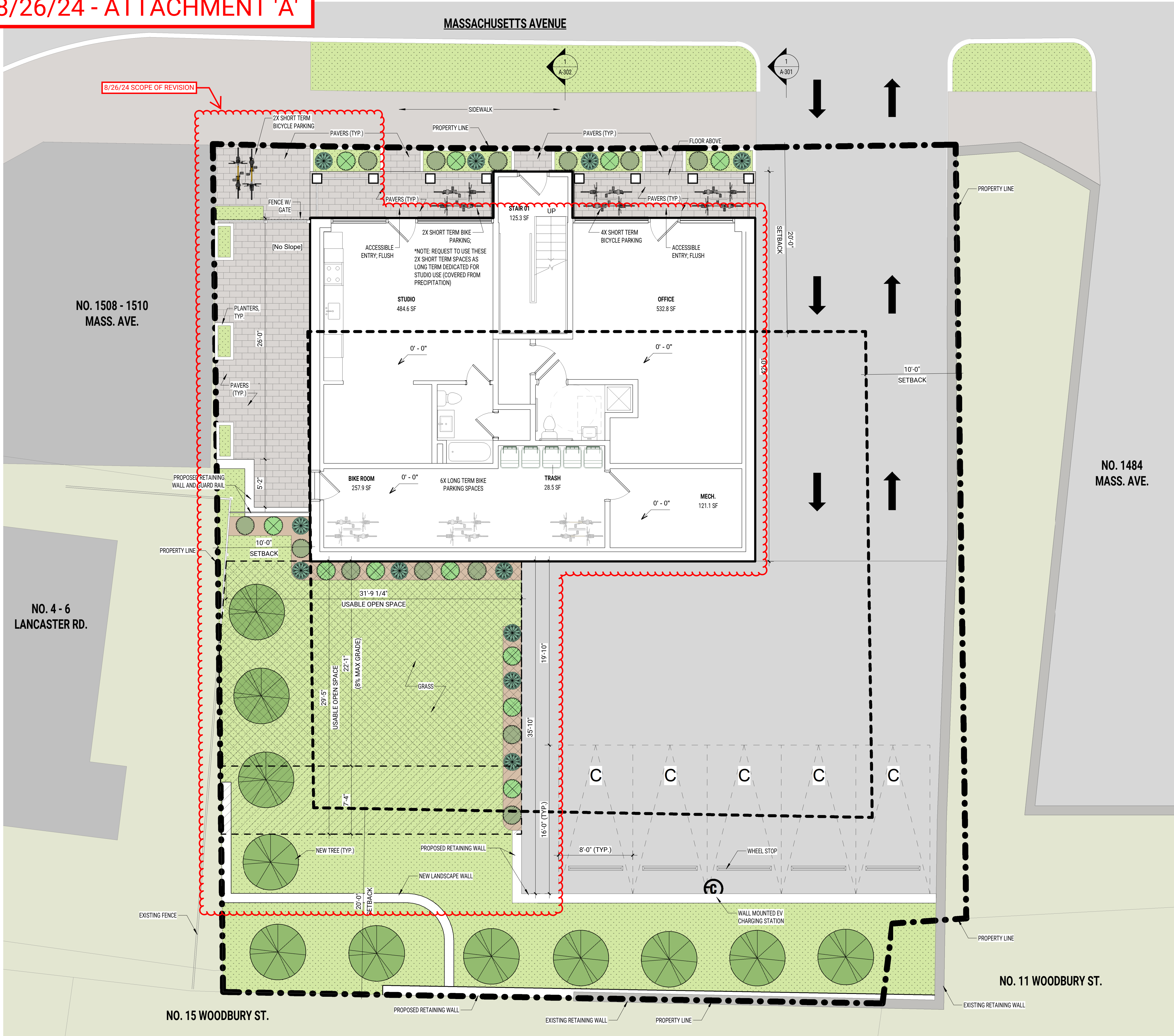
Proposed Landscaped Open Space Percent of GFA

~~42%~~ 45%

This worksheet applies to plans dated _____ designed by _____

Reviewed by Inspectional Services _____ Date: _____

8/26/24 - ATTACHMENT 'A'



MFDS
A+P

MONTE FRENCH DESIGN STUDIO (MFDS)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617-606-4496
WWW.MFDS-BOS.COM

CONSULTANTS:

EDR AMENDMENTS

MARK:	DATE:	DESCRIPTION:
ISSUE LOG:		

PROJECT NAME:
1500
Massachusetts
Ave

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 8/26/2024

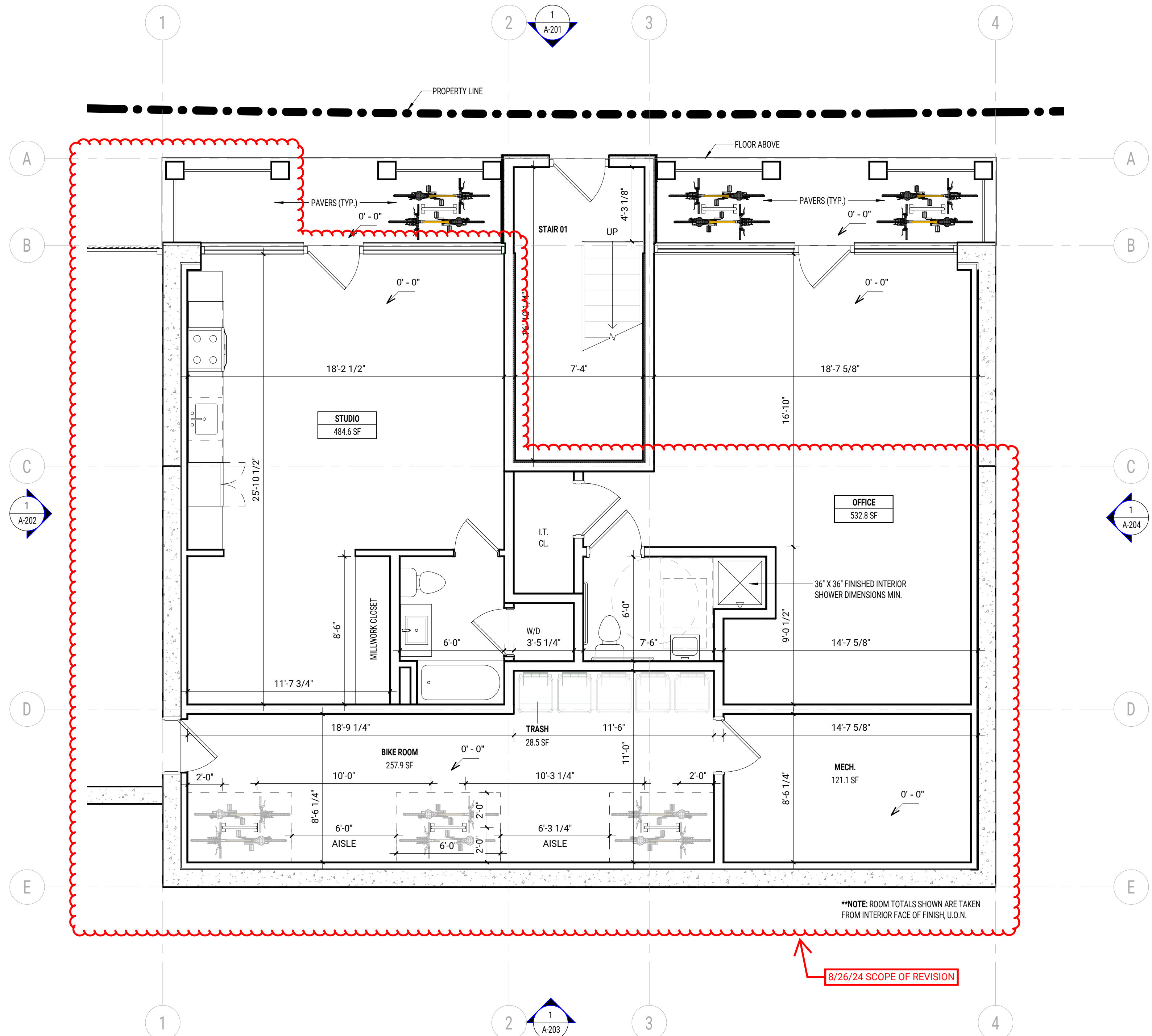
PROJECT #: 19018

SCALE: As indicated

DRAWN BY: EAD

ARCHITECTURAL SITE PLAN

AS101



1 1ST FLOOR - CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

8/26/24 SCOPE OF REVISION WORK OUTLINE

EXTERIOR:

- REMOVE NEW STAIRS & RETAINING WALL
- EXCAVATE/REMOVE MATERIAL OFF SITE AT SIDE YARD
- REMOVE LEDGE AS NEEDED
- SAW CUT DOOR INTO CONCRETE FOUNDATION

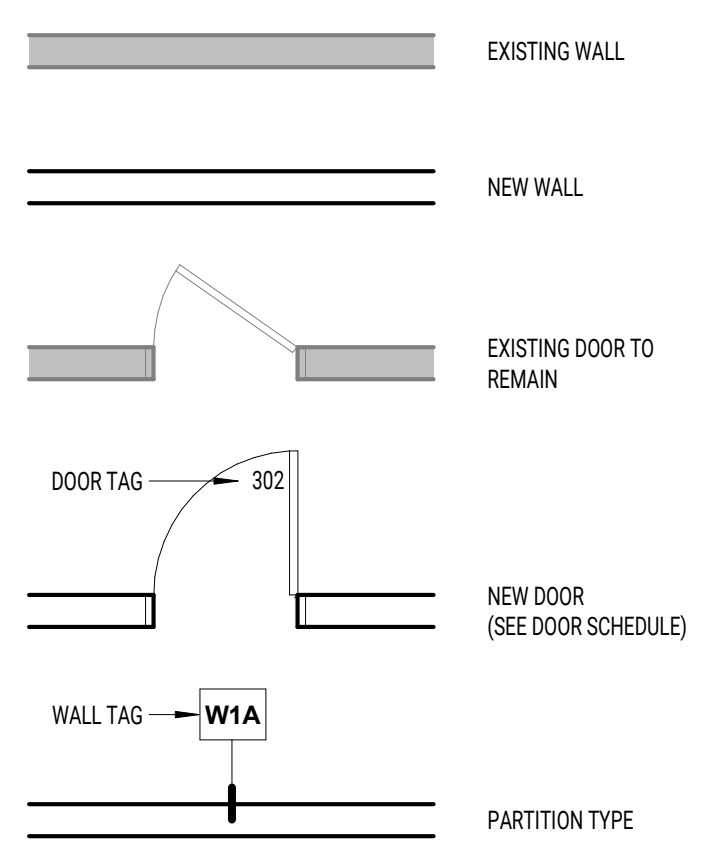
INTERIOR:

- REMOVE CORRIDOR WALL
- SAW CUT SLAB FOR ADDITIONAL BATHROOM TIE INS
- REWORK ELECTRICAL
- REWORK SPRINKLERS
- DROP CEILING TO ALLOW FOR VENTING

CONSTRUCTION PLAN GENERAL NOTES

1. I.G.C. TO REFER TO ALL DRAWINGS AND OTHER DOCUMENTS TO DETERMINE AND DEVELOP SEQUENCING, PHASING, AND DEMOLITION PROCEDURES FOR OWNER REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH DEMOLITION.
2. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITIONS PRIOR TO PROCEEDING.
3. THESE CONSTRUCTION DRAWINGS HAVE BEEN COMPILED FROM AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR UNCOVER CONDITIONS, NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. SEE ALSO OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO THE ARCHITECTURAL, STRUCTURAL, MEPP, WHICH MAY ENCOMPASS FURTHER WORK REQUIRING DEMOLITION AND REMOVAL AND WHICH ARE HEREBY INCLUDED UNDER THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO PROCEEDING AND VERIFIED THE INFORMATION HEREIN SUPPLIED.
4. FIRE ALARM AND LIFE SAFETY EQUIPMENT SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR RCP COORDINATION PURPOSES ONLY. REFER TO ENGINEERS DRAWINGS FOR SYSTEM REQUIREMENTS.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ACCURACY OF EXISTING CONDITIONS. G.C. TO VERIFY, RECORD & COORDINATE ALL EXISTING ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, TELE DATA & SECURITY SYSTEMS.
6. ALL FURNITURE SHOWN IS INCLUDED FOR COORDINATION PURPOSES ONLY AND IS NOT INCLUDED IN CONTRACT, U.O.N.

CONSTRUCTION PLAN LEGEND



MFDS A+P

MONTE FRENCH DESIGN STUDIO (MFDS)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617-606-4496
WWW.MFDS-BOS.COM

CONSULTANTS:

EDR AMENDMENTS

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
1500 Massachusetts Ave

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 8/26/2024
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

1ST FLOOR CONSTRUCTION PLAN



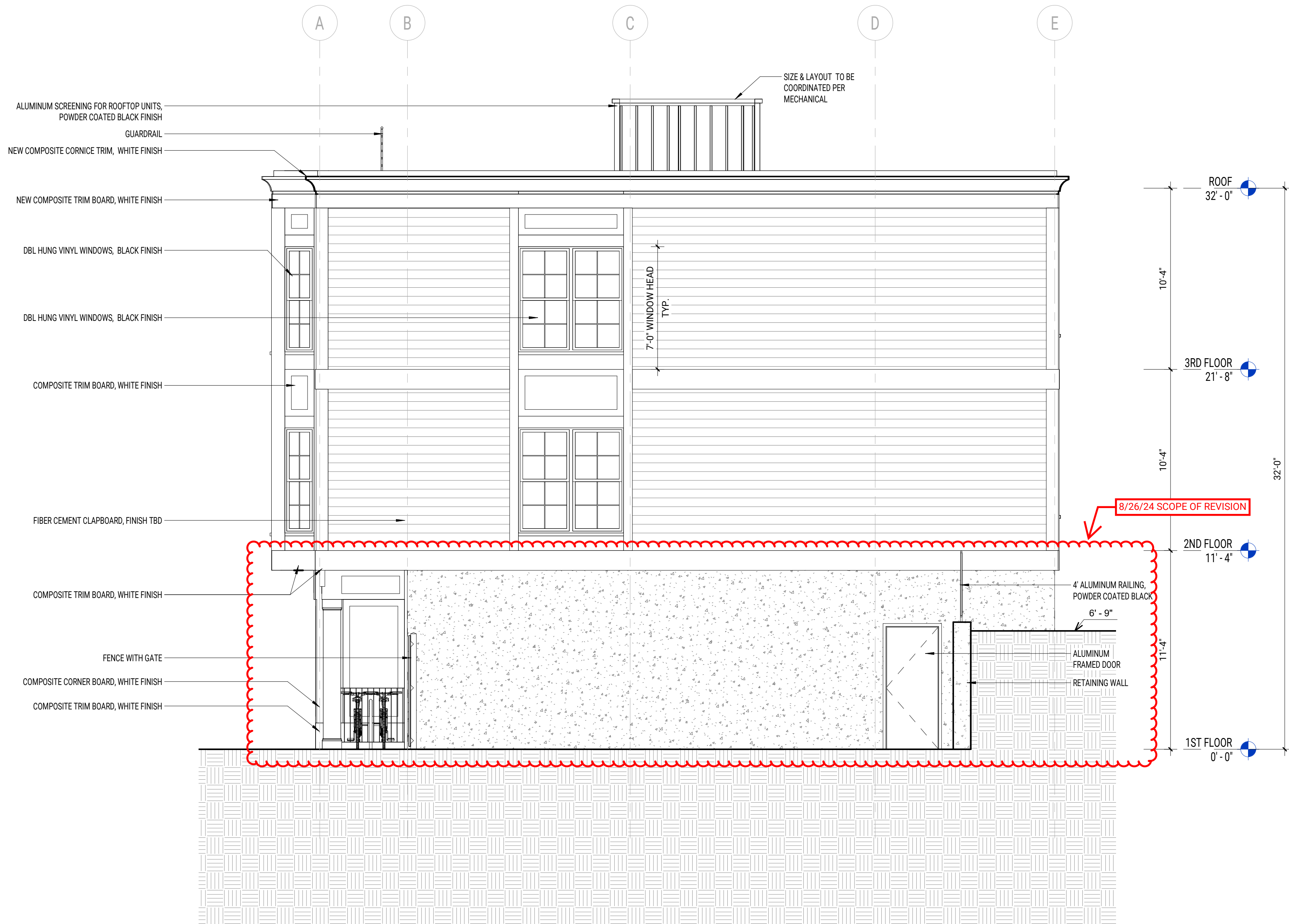
CONSULTANTS:

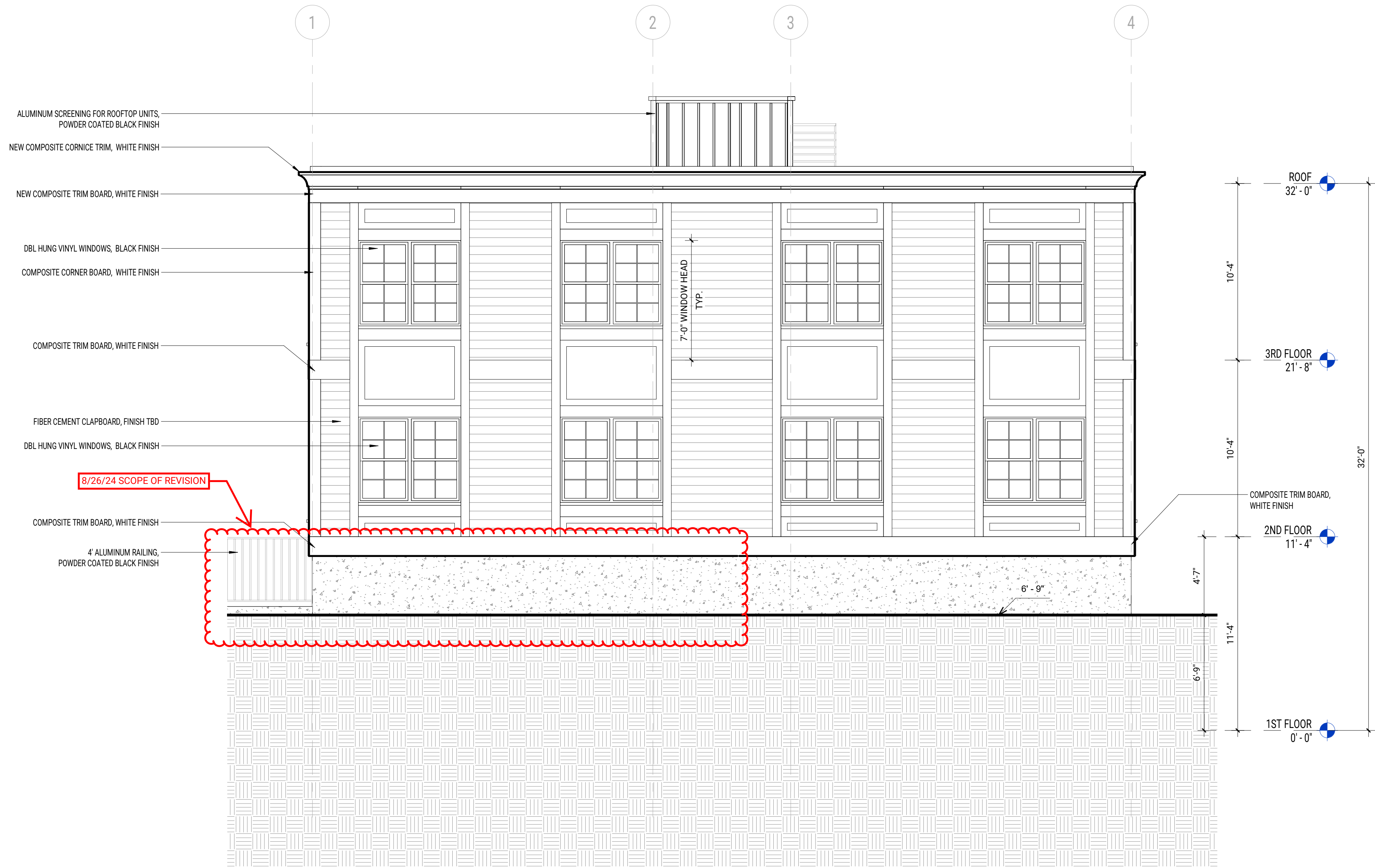
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Ave**
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1500 Massachusetts Ave, Arlington MA
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WEST BUILDING ELEVATION





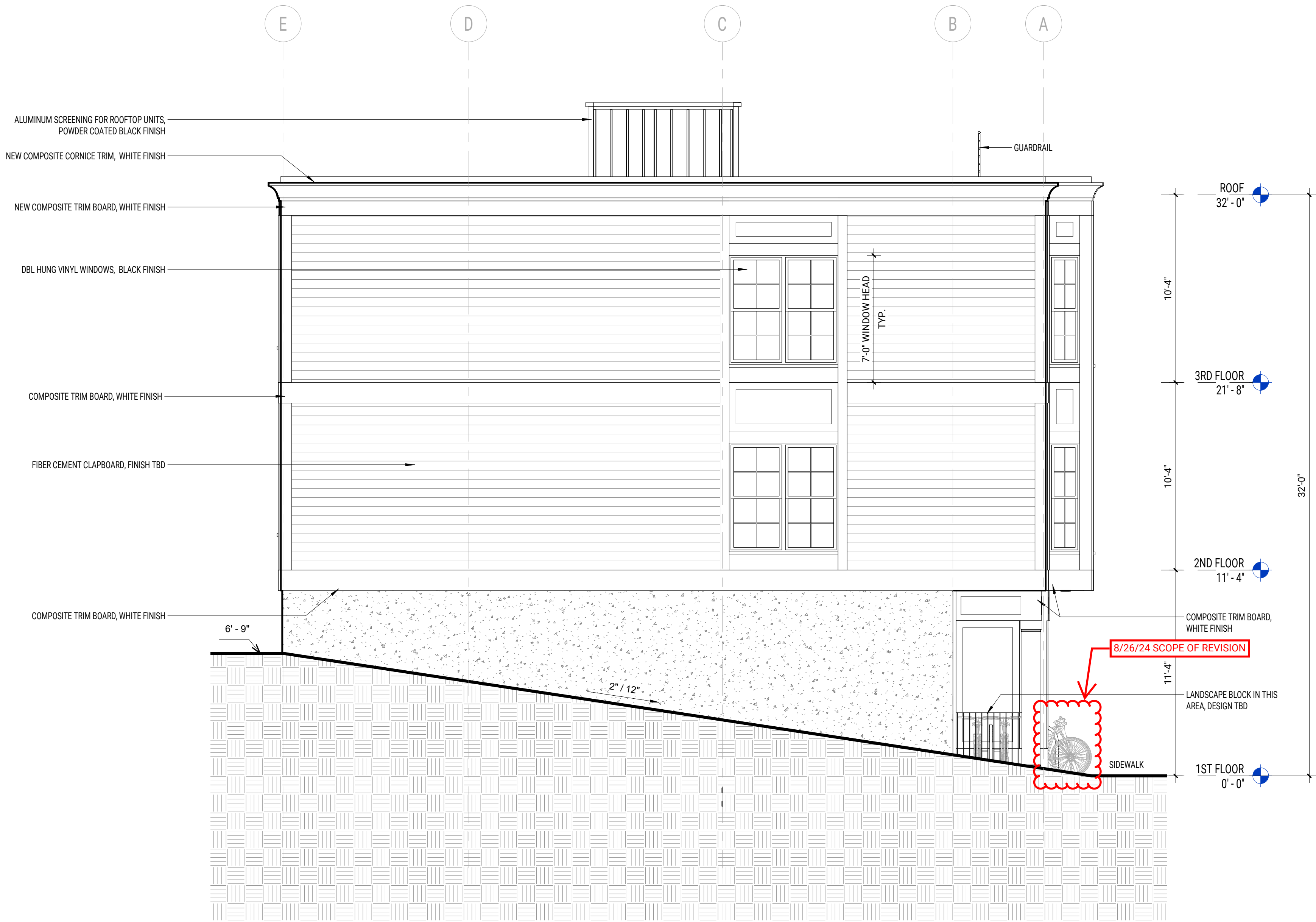
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EAST BUILDING ELEVATION

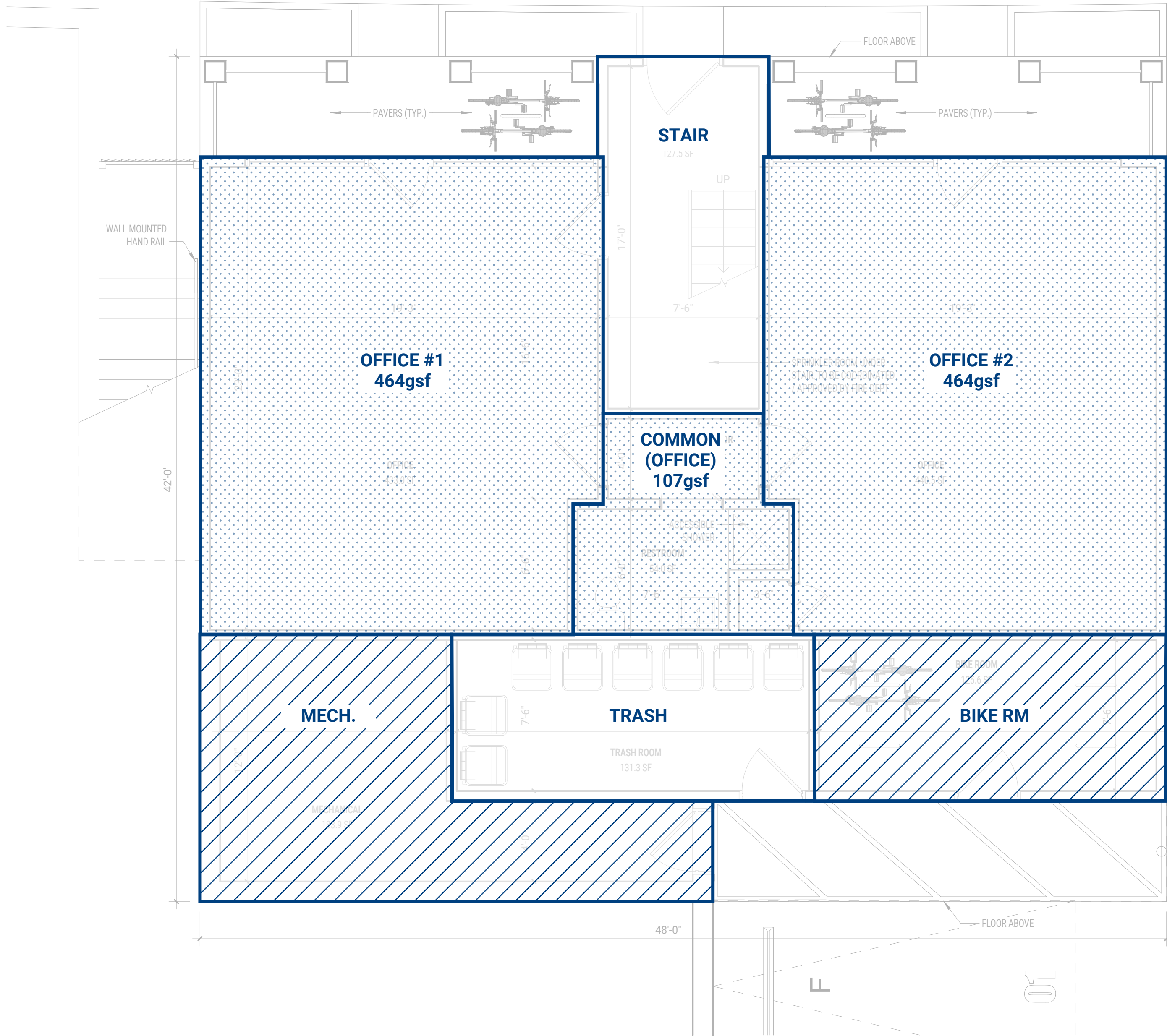


GROUND FLOOR DIAGRAM - 11/2/20 EDR SUBMISSION

Diagram to show area totals at ground floor - based on 11/2/20 EDR submission

8/26/24 - ATTACHMENT 'B'

GROUND FLOOR



AREA TOTALS

OFFICE #1	464sf
OFFICE #2	464sf
COMMON (OFF.)	107sf
TOTAL	1,035sf

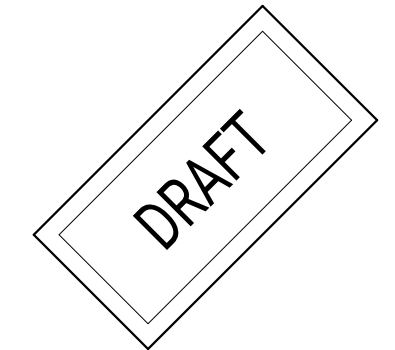
NOTE: TOTAL ONLY INCLUDES OFFICES & SHARED HALLWAY / BATHROOM



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CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)



MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 10/27/2020
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

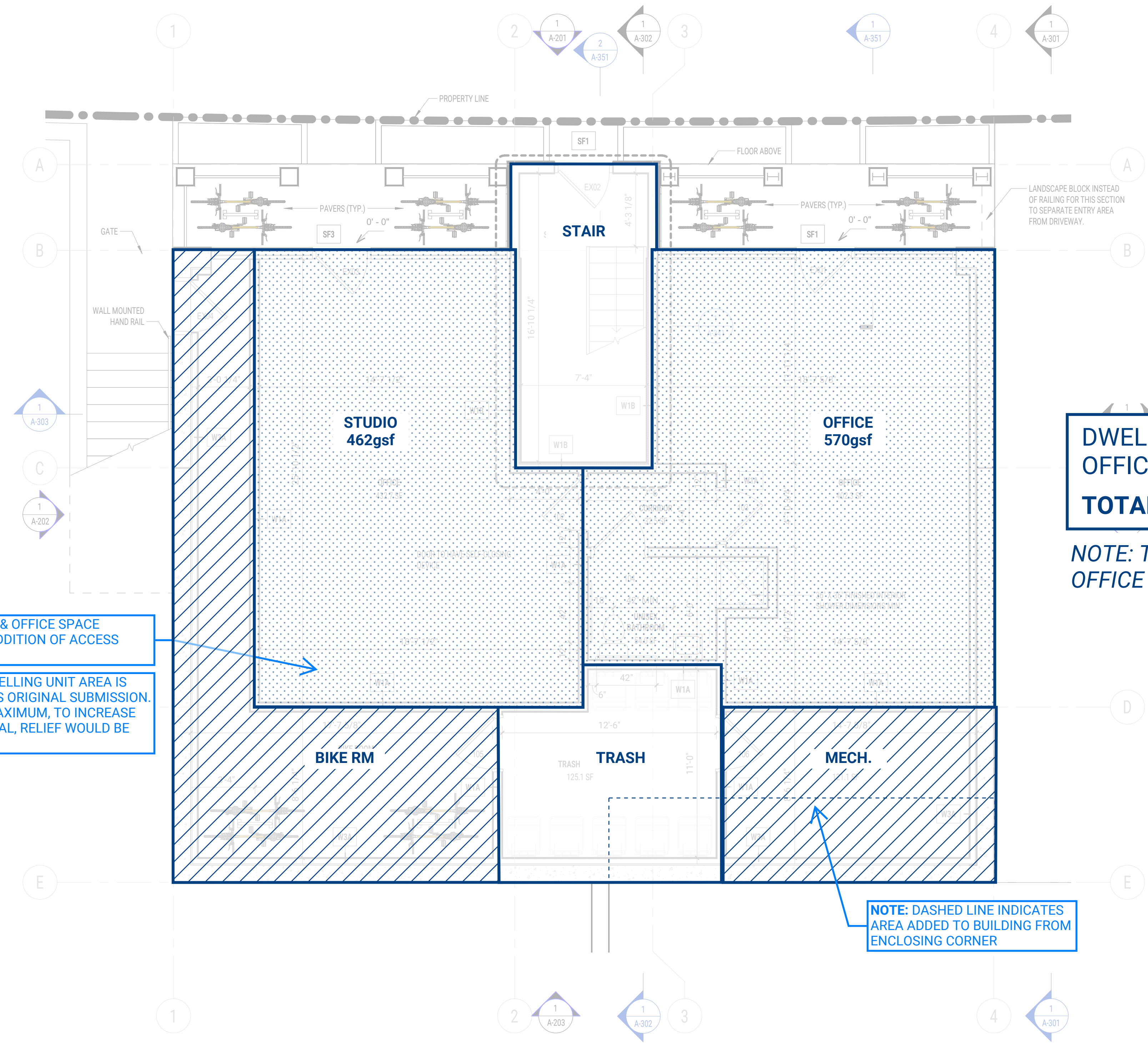
1ST FLOOR CONSTRUCTION
PLAN

A-102

GROUND FLOOR DIAGRAM - 4/15/22 PERMIT SUBMISSION

Diagram to show area totals at ground floor - based on 4/15/22 Permit submission. This is the plan that was discussed at the previous ARB hearing.

GROUND FLOOR



AREA TOTALS

DWELLING UNIT	462sf
OFFICE	570sf
TOTAL	1,032sf

NOTE: TOTAL ONLY INCLUDES OFFICE & STUDIO UNIT

DEPTH OF DWELLING UNIT & OFFICE SPACE INCREASED TO OFFSET ADDITION OF ACCESS HALLWAY

NOTE: TOTAL OFFICE & DWELLING UNIT AREA IS ESSENTIALLY THE SAME AS ORIGINAL SUBMISSION. F.A.R. IS CURRENTLY AT MAXIMUM, TO INCREASE OFFICE / RESIDENTIAL TOTAL, RELIEF WOULD BE REQUIRED ON F.A.R.

NOTE: DASHED LINE INDICATES AREA ADDED TO BUILDING FROM ENCLOSING CORNER

1 1ST FLOOR - CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

8/26/24 - ATTACHMENT 'B'

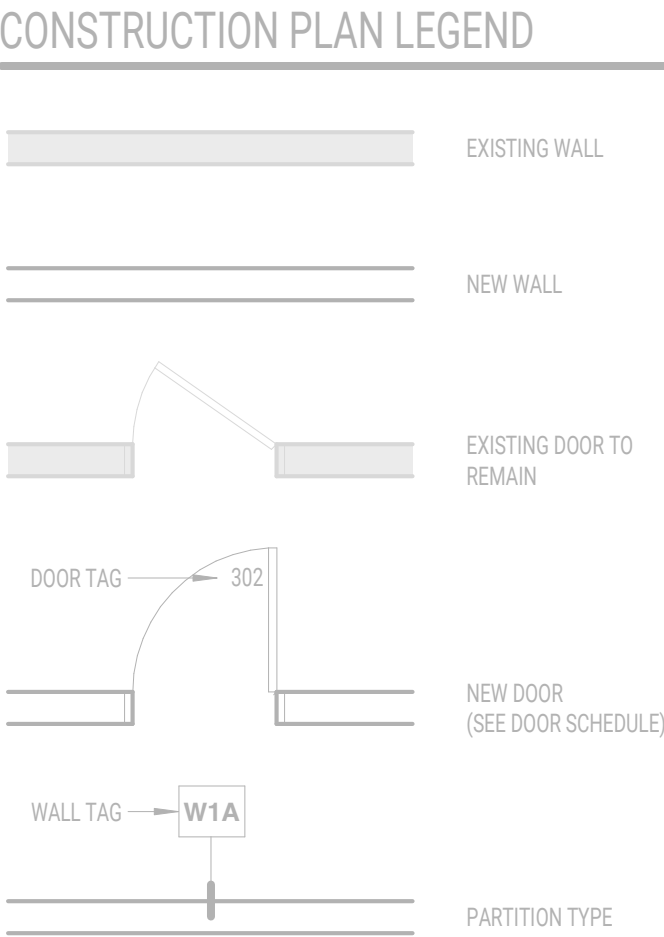
CONSTRUCTION PLAN GENERAL NOTES

2. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITIONS PRIOR TO PROCEEDING.

3. THESE CONSTRUCTION DRAWINGS HAVE BEEN COMPILED FROM AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR UNCOVER CONDITIONS, NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. SEE ALSO OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO THE ARCHITECTURAL, STRUCTURAL, MEPPF, WHICH MAY ENCOMPASS FURTHER WORK REQUIRING DEMOLITION AND REMOVAL AND WHICH ARE HEREBY INCLUDED UNDER THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO PROCEEDING AND VERIFIED THE INFORMATION HEREIN SUPPLIED.

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CONSULTANTS:

ISSUE FOR PERMIT

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 4/15/2022
PROJECT #: 19018
SCALE: 1/4" = 1'-0"
DRAWN BY: EAD

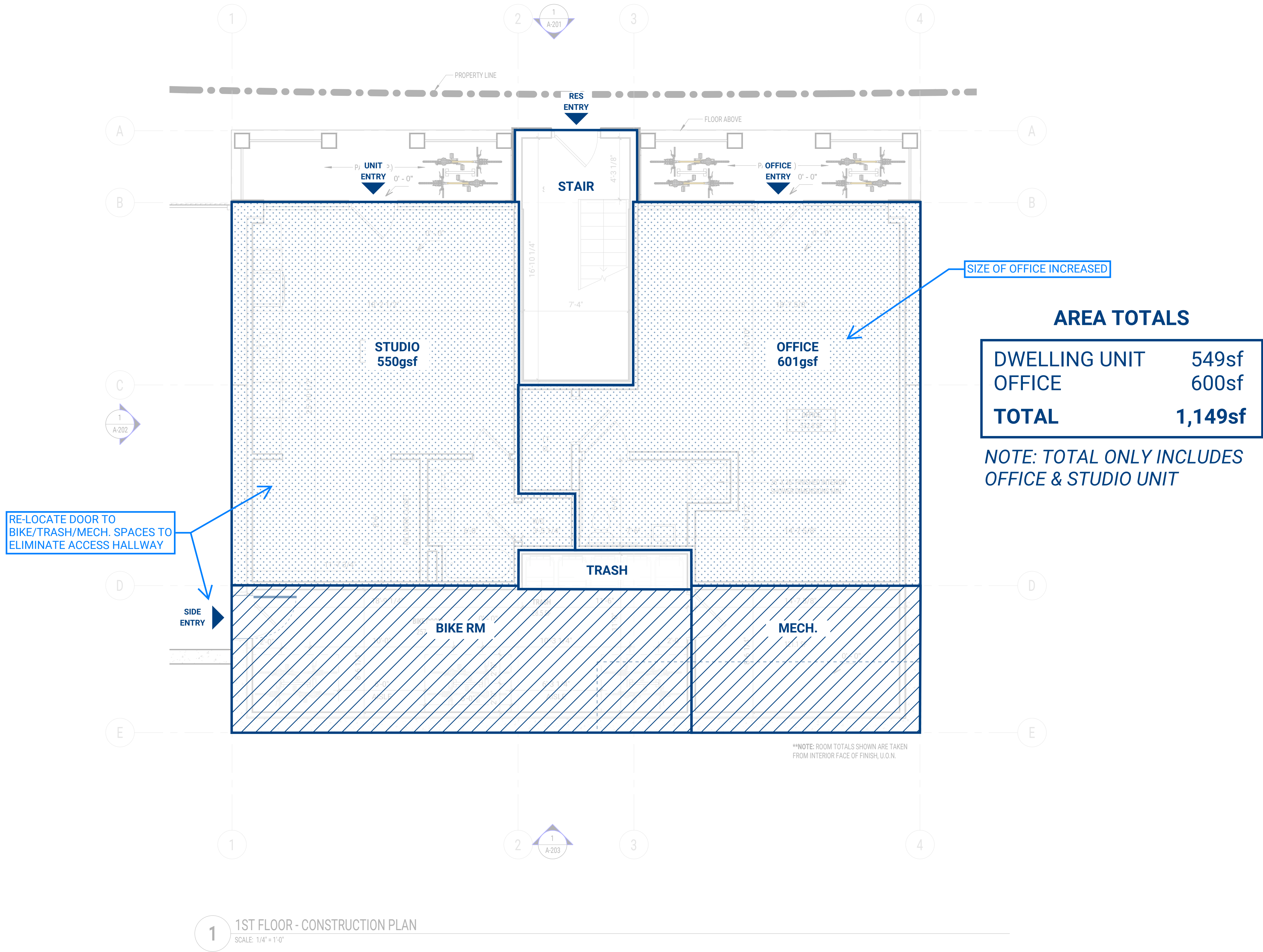
1ST FLOOR CONSTRUCTION
PLAN

A-102

GROUND FLOOR AREA DIAGRAM - 8/26/24 PROPOSED UPDATES

Diagram to show area totals at ground floor - this is the plan being proposed currently, and has incorporated comments discussed at the previous ARB hearing.

GROUND FLOOR



CONSTRUCTION PLAN GENERAL NOTES

8/26/24 - ATTACHMENT 'B'

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CONSTRUCTION PLAN LEGEND

EXISTING WALL

NEW WALL

EXISTING DOOR TO REMAIN

DOOR TAG - 302

NEW DOOR (SEE DOOR SCHEDULE)

WALL TAG - W1A

PARTITION TYPE

MFDS
A+P

MONTE FRENCH DESIGN STUDIO (MFDS)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617-606-4496
WWW.MFDS-BOS.COM

CONSULTANTS:

EDR AMENDMENTS

MARK:

DATE:

DESCRIPTION:

ISSUE LOG:

PROJECT NAME:

1500
Massachusetts
Ave

ADDRESS:

1500 Massachusetts Ave, Arlington MA

DATE ISSUED:

8/26/2024

PROJECT #:

19018

SCALE:

1/4" = 1'-0"

DRAWN BY:

EAD

1ST FLOOR CONSTRUCTION
PLAN

A-102



TOWN OF ARLINGTON
ARLINGTON REDEVELOPMENT BOARD

8/26/24 - ATTACHMENT 'C'

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

May 17, 2021

Darin Dinucci
Dinucci Companies
294 Harvard Street
Medford MA, 02155

Re: Amendments to Docket #3633, 1500 Mass Avenue, Arlington, MA

Dear Mr. Dinucci,

Pursuant to the previously approved site plan for the above-noted property, please note the following amendments are approved:

- The parking level will be raised an additional 4'9" and the parking spaces have been rotated along the rear wall to maintain the required number of five (5) spaces.
- Due to the raised parking level, the rear access doors for mechanicals, bicycle storage, and trash have been eliminated. A new access door on the side of the building will be installed instead.
- The proposed retaining wall will be pushed into the site, minimizing the impact on the existing wall and abutters.
- Steps from the parking lot to the usable open space and a walkway to the front of the building will be installed.

Should you have any questions regarding this approval, please contact me at 781-316-3092.

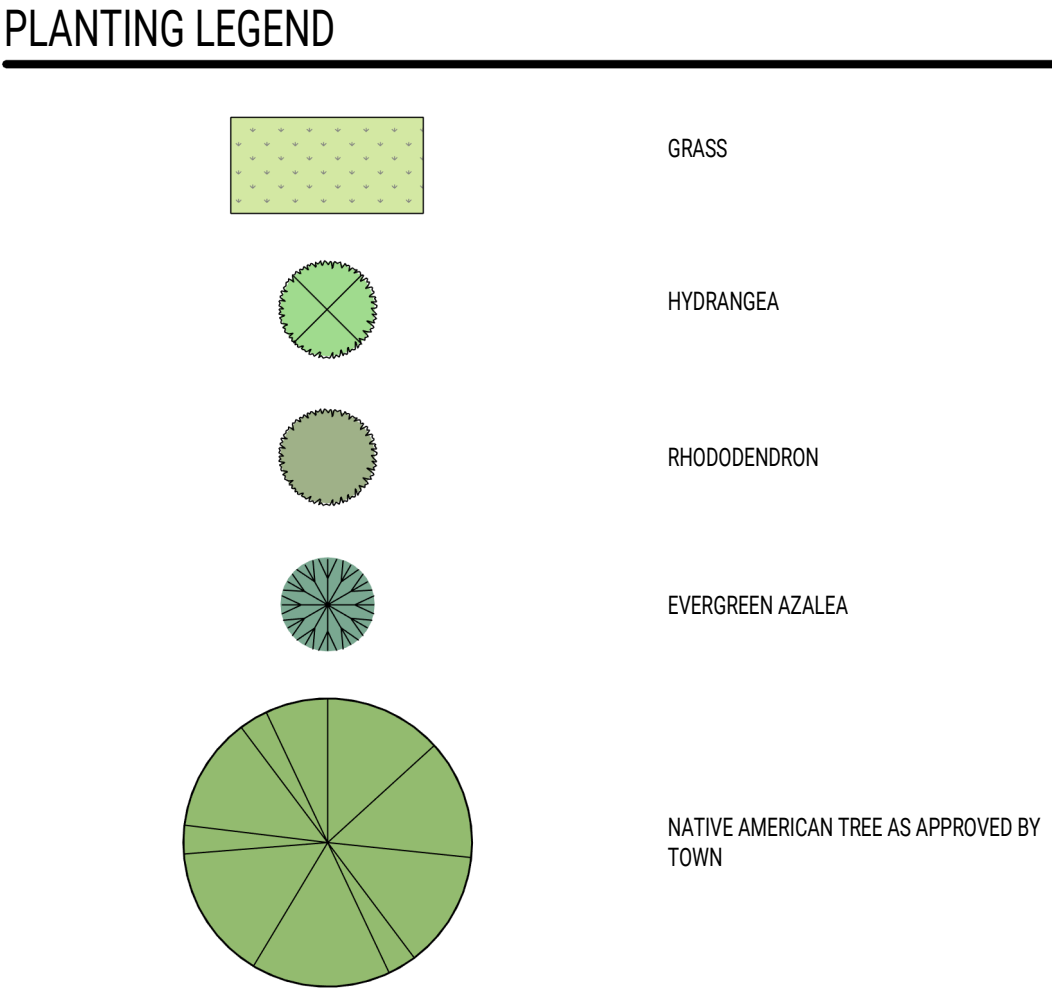
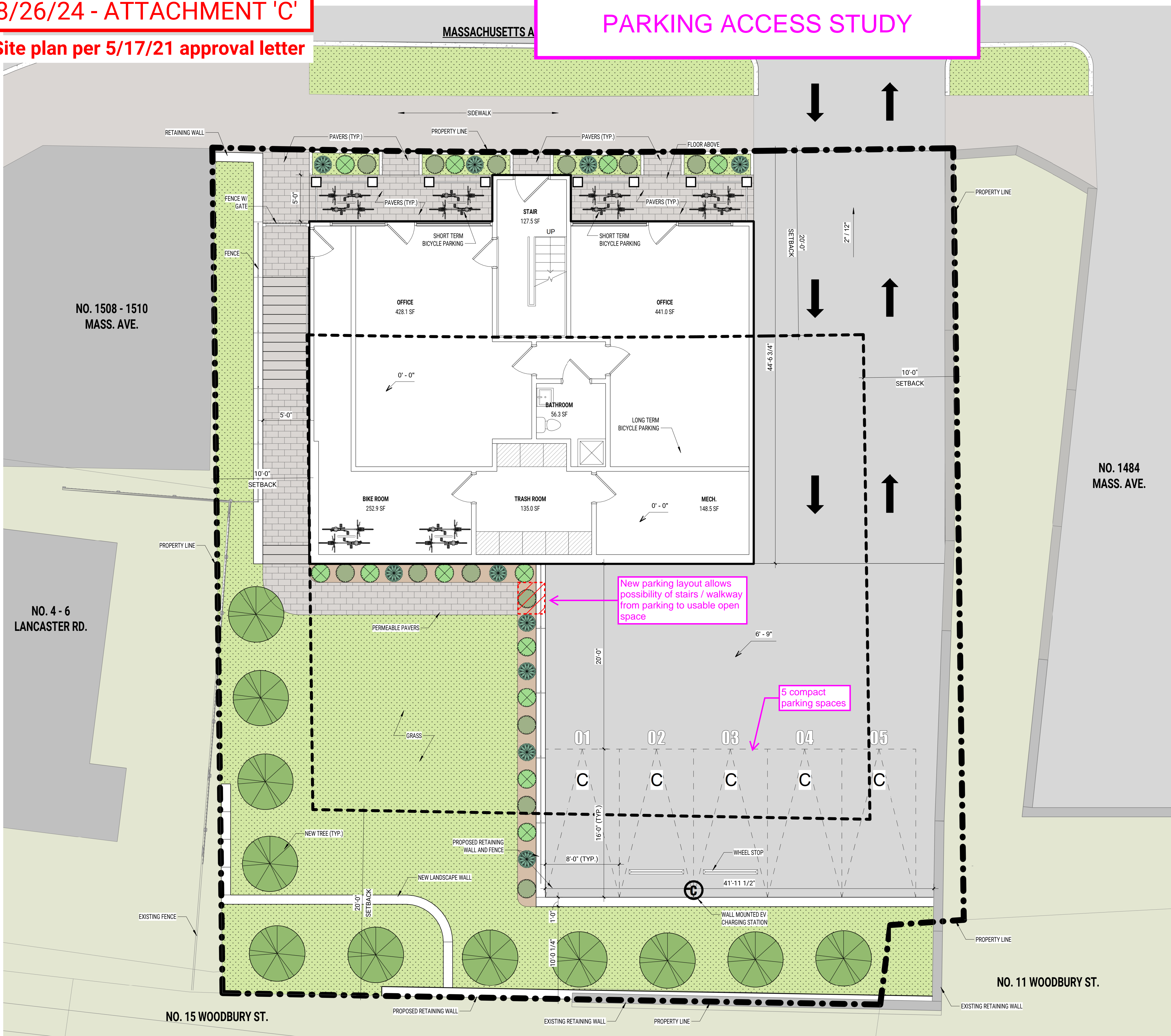
Sincerely,

A handwritten signature in black ink, appearing to read "J. Raitt", is written over a light blue horizontal line.

Jennifer Raitt
Director

8/26/24 - ATTACHMENT 'C'
Site plan per 5/17/21 approval letter

PARKING ACCESS STUDY



MFDS
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MONTE FRENCH DESIGN STUDIO (MFDS)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T: 617-606-4496
WWW.MFDS-BOS.COM

CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)

DRAFT

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
1500
Massachusetts
Ave
ADDRESS:
1500 Massachusetts Ave, Arlington MA
DATE ISSUED: 10/27/2020
PROJECT #: 19018
SCALE: As indicated
DRAWN BY: EAD

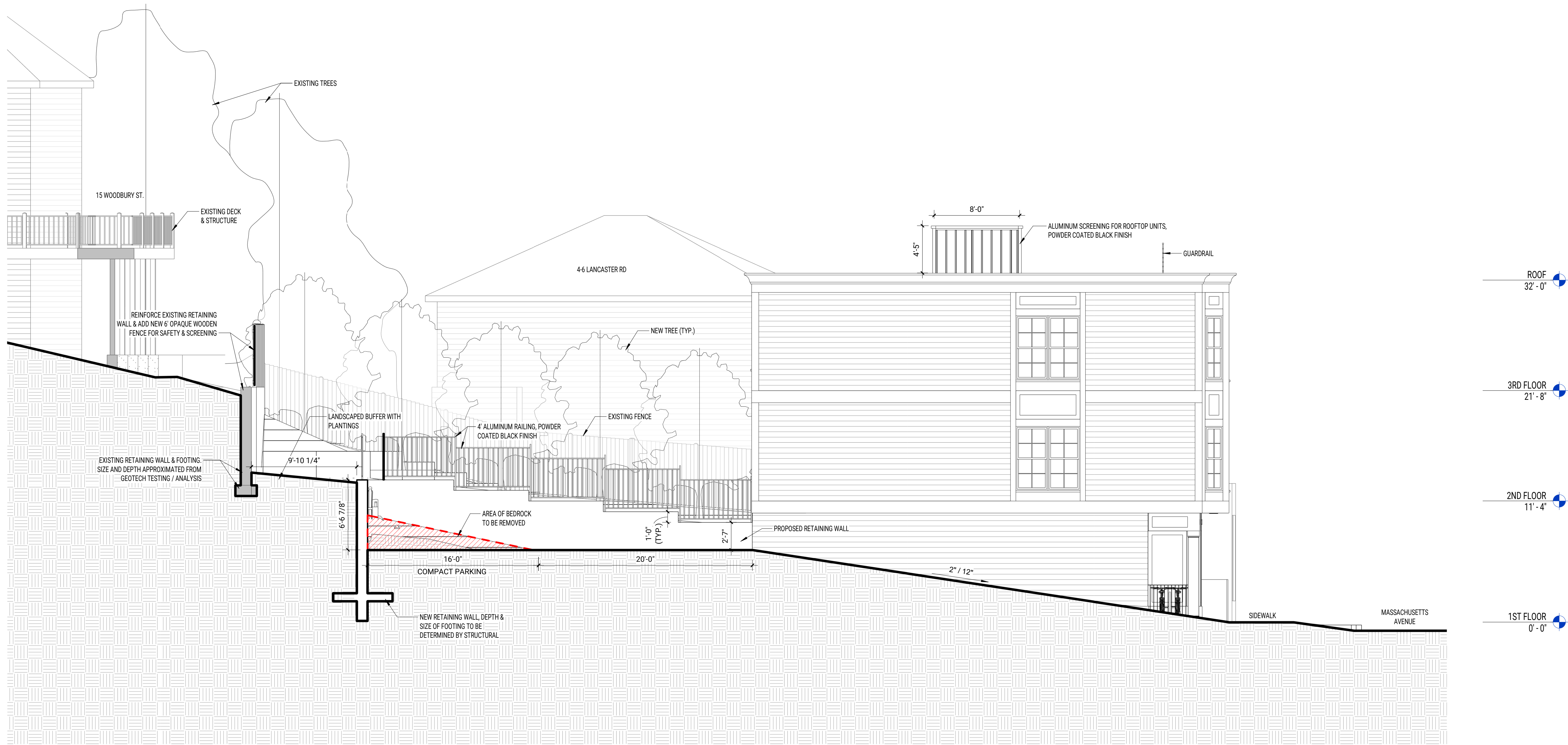
ARCHITECTURAL SITE PLAN

AS101

8/26/24 - ATTACHMENT 'C'

Site diagram per 5/17/21 approval letter

PARKING ACCESS STUDY



MF
DS
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MONTE FRENCH DESIGN STUDIO (MFDS)
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BOSTON MA, 02118
T: 617-606-4496
WWW.MFDS-BOS.COM

CONSULTANTS:

ZONING SET
(NOT FOR CONSTRUCTION)

DRAFT

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**

ADDRESS:
1500 Massachusetts Ave, Arlington MA

DATE ISSUED: 10/27/2020

PROJECT #: 19018

SCALE: 3/16" = 1'-0"

DRAWN BY: EAD

EAST BUILDING SECTION

A-301

From: Jenny Raitt <JRaitt@town.arlington.ma.us>
Sent: Wednesday, May 19, 2021 11:18 AM
To: Darin DiNucci; Emily Driscoll
Cc: Monte French
Subject: Re: 1500 Mass Ave - existing subgrade conditions.
Attachments: Approval Letter for Amendments to3633 Site Plan 051921.doc

You're welcome, Darin.

Attached please find my letter regarding approved amendments to the site plan and conditions.

Bet,
 Jenny

Jennifer Raitt
 Director, Department of Planning and Community Development
 Town of Arlington

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

From: Darin DiNucci <darin@dinuccicompanies.com>
 To: Emily Driscoll <emily@mfd-bos.com>
 Cc: Jenny Raitt <JRaitt@town.arlington.ma.us>, Monte French <monte@mfd-bos.com>
 Date: Wed, 19 May 2021 12:58:16 +0000
 Subject: Re: 1500 Mass Ave - existing subgrade conditions.

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Thank you Emily and Jenny!

Darin

Sent from my iPhone

On May 19, 2021, at 8:34 AM, Emily Driscoll <emily@mfd-bos.com> wrote:

Hi Jenny,

Great, thank you. I have copied our client Darin DiNucci here, his address is 'Dinucci Companies, 294 Harvard St, Medford MA, 02155'. Please let us know if you need anything else.

Thanks!

Emily Driscoll
Architectural Designer III
 (o) 617.606.3880
 (c) 508.439.2154

<image001.png>

650 Columbus Ave, Suite A
Boston, MA 02118
www.mfds-bos.com

From: Jenny Raitt <JRaitt@town.arlington.ma.us>
Sent: Monday, May 17, 2021 6:52 PM
To: Emily Driscoll <emily@mfds-bos.com>
Cc: Monte French <monte@mfds-bos.com>
Subject: RE: 1500 Mass Ave - existing subgrade conditions.

Emily,

I'd like to provide you with an approval letter, but I need the owner's contact information. Would you please provide me with the name and address to address the letter? I had been working with their attorney during the hearings.

Best,
Jenny

Jennifer Raitt
Director, Department of Planning and Community Development
Town of Arlington

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

From: Emily Driscoll <emily@mfds-bos.com>
To: Jenny Raitt <JRaitt@town.arlington.ma.us>
Cc: Monte French <monte@mfds-bos.com>
Date: Wed, 12 May 2021 17:32:13 +0000
Subject: RE: 1500 Mass Ave - existing subgrade conditions.

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Hi Jenny,

We have gone through a number of studies, and have consulted with the Geotech & structural engineers to determine what our options are considering the existing site conditions. Please see the attached scheme that allows us to keep (5) compact parking spaces, rather than eliminating a space as Monte previously mentioned. The updates to the plan are as follows:

- The parking has been raised an additional 4'-9" , and the parking spaces have been rotated along the rear wall to maintain the required number of (5) spaces.
- Due to the raised parking level, we have eliminated the rear access doors for mech / bike storage / trash and have provided an access door on the side of the building instead.
- The proposed retaining wall has been pushed into our site, which will minimize impact on the existing wall & abutters.
- This new parking layout also allows the possibility for some steps from the parking up to the usable open space / walkway to the front of the building.

Please take a look and let us know what your thoughts are or if you have any questions.

Thanks,

Emily Driscoll*Architectural Designer III*

(o) 617.606.3880

(c) 508.439.2154

<image001.png>

650 Columbus Ave, Suite A

Boston, MA 02118

www.mfds-bos.com**From:** Jenny Raitt <JRaitt@town.arlington.ma.us>**Sent:** Tuesday, April 20, 2021 5:11 PM**To:** Monte French <monte@mfds-bos.com>**Cc:** Emily Driscoll <emily@mfds-bos.com>**Subject:** Re: 1500 Mass Ave - existing subgrade conditions.

Monte,

Thank you for reaching out about these new site conditions and findings. I would not be able to administratively reduce the number of required parking spaces. We would need to bring any amendment of the site plan that significantly deviates from the Decision back to the Board for review and approval. Is there a way to maintain the number of parking spaces by increasing the number of compact spaces?

Best,
Jenny

Jennifer Raitt

Director, Department of Planning and Community Development
Town of Arlington

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From: Monte French <monte@mfds-bos.com>**To:** 'Jenny Raitt' <JRaitt@town.arlington.ma.us>**Cc:** Emily Driscoll <emily@mfds-bos.com>**Date:** Tue, 20 Apr 2021 17:30:20 +0000**Subject:** 1500 Mass Ave - existing subgrade conditions.

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Good afternoon Jenny

Emily and I have been working with Darin DiNucci and his team to start things on the 1500 Mass Ave project and it appears we have some issues with the subgrade conditions that may require changes on our end.

The site civil engineers began their scope of work with more exploratory test pits/borings along the existing retaining walls at the rear of the site, at east retaining wall, and throughout the back half of the site. It was discovered that the existing site retaining walls do not have footings and are not suitable for shoring or retaining while we install new retaining walls on our site. Furthermore, ledge is prevalent throughout the site at an elevation that is far above the proposed parking level. This will

E-MAIL 01

require a good amount of blasting to remove down to the proposed parking level and extensive shoring.

One of our primary concerns is undermining the rear abutters ground conditions and causing issues with their deck structure and foundation system. We also think that the amount of blasting that would be required will not be a agreeable situation with the abutters.

We think we can resolve the issue by raising the parking level and shifting the rear retaining wall into our site. Most likely this means we will lose a parking space.

Do you have a moment to discuss this situation and how you see this in relation to the ARB decision? We want to be mindful of the decision but we are also very concerned about the abutters and how extensive excavation could negatively impact their property and quality of life.

Monte French

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EXTERIOR PHOTOGRAPHS



EXTERIOR PHOTOGRAPHS



INTERIOR PHOTOGRAPHS - OFFICES



INTERIOR PHOTOGRAPHS - MECHANICAL RM





INTERIOR PHOTOGRAPHS - UNIT 201



INTERIOR PHOTOGRAPHS - UNIT 201



INTERIOR PHOTOGRAPHS - UNIT 202



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INTERIOR PHOTOGRAPHS - UNIT 203



INTERIOR PHOTOGRAPHS - UNIT 203



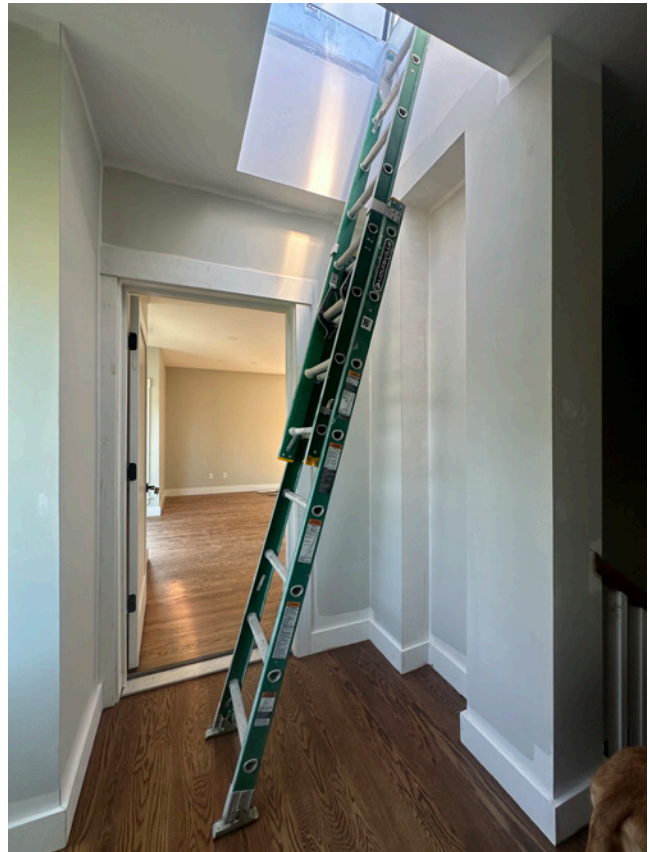
INTERIOR PHOTOGRAPHS - UNIT 204



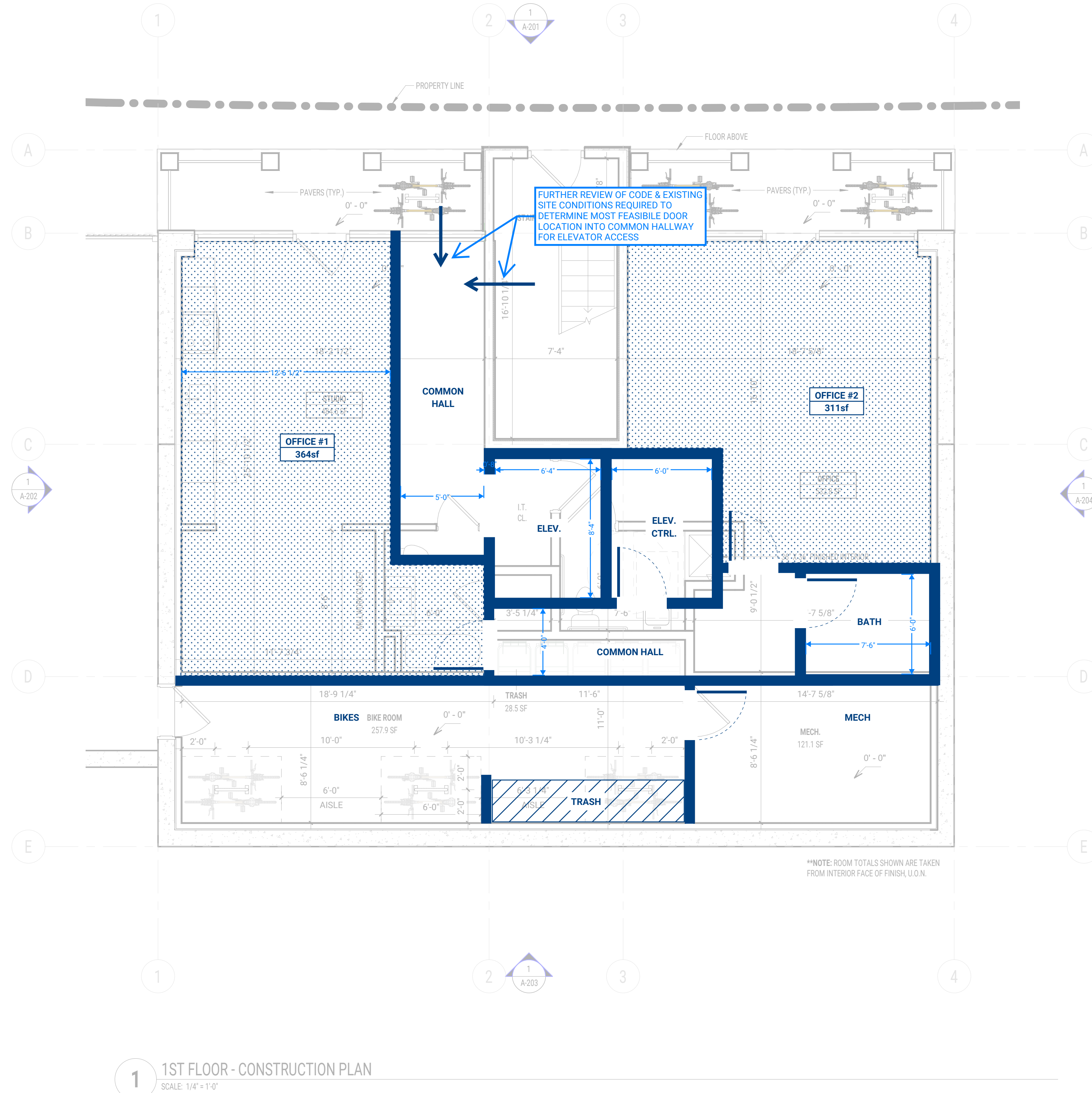
INTERIOR PHOTOGRAPHS - UNIT 204



INTERIOR PHOTOGRAPHS - STAIR



ELEVATOR DIAGRAM - 8/26/24



8/26/24 - ATTACHMENT 'E'

2. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITIONS PRIOR TO PROCEEDING.

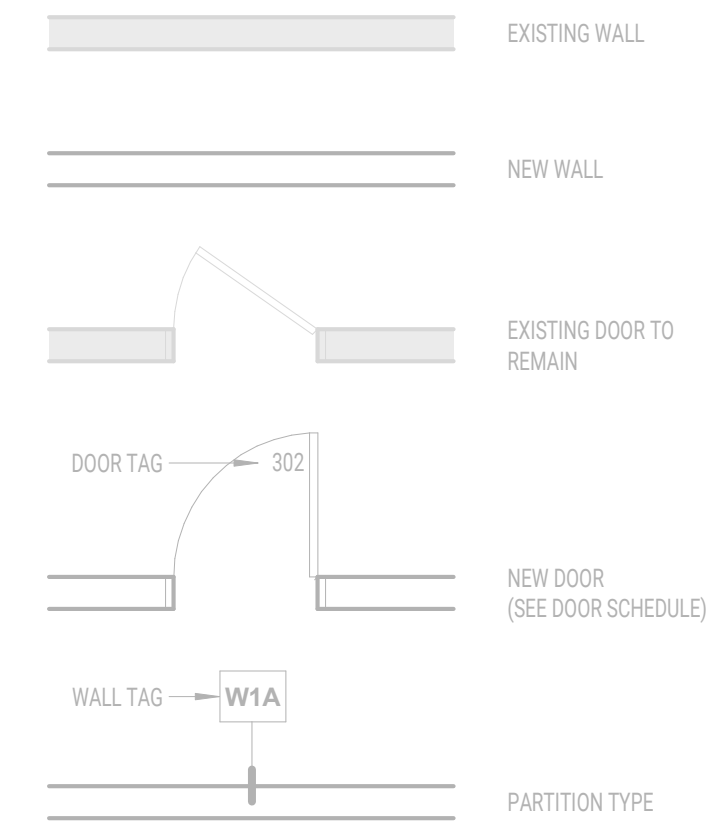
3. THESE CONSTRUCTION DRAWINGS HAVE BEEN COMPILED FROM AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR UNCOVER CONDITIONS, NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. SEE ALSO OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO THE ARCHITECT'S STRUCTURAL MEMO WHICH MAY ENCOMPASS FURTHER WORK INCLUDING DEMOLITION AND REMOVAL AND WHICH ARE HEREBY INCLUDED UNDER THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO PROCEEDING AND VERIFIED THE INFORMATION HEREIN SUPPLIED.

4. FIRE ALARM AND LIFE SAFETY EQUIPMENT SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR RCP COORDINATION PURPOSES ONLY. REFER TO ENGINEERS DRAWINGS FOR SYSTEM REQUIREMENTS.

5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF EXISTING CONDITIONS, E.G. TO VERIFY, RECORD AND CORRECT ALL EXISTING ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, TELEVISION & SECURITY SYSTEMS.

6. ALL FURNISHMENT SHOWN IS INCLUDED FOR COORDINATION PURPOSES ONLY AND IS NOT INCLUDED IN CONTRACT, U.O.N.

CONSTRUCTION PLAN LEGEND



Revisions Required for Elevator Addition.

- 1.Elevator must services all units per floor of service.
- 2.Accessible means to elevator entry must be maintained.
- 3.Concept of elevator shaft is shown to rear of the existing stairwell.
- 4.Elevator machine room needs to be adjacent to elevator. Shown at right side of elevator.
- 5.Elevator pit to be 5'-0" minimum depth plus footings.
- 6.Load bearing structural will need to be modified significantly.
- 7.Common office bath will need to be moved. This includes existing plumbing, electrical, and mechanical.
- 8.Existing mechanical and fire protection serving upper floors to be moved.
- 9.Bathrooms at residential floors to be moved to make way for elevator.
- 10.Kitchens to be moved/modified to allow for elevator access.
- 11.Mechanical and electrical at residential floors to be moved.



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CONSULTANTS:

AMENDMENTS

WORK: _____ DATE: _____ DESCRIPTION: _____

FIELD LOG:

SUBJECT NAME: **500**
Massachusetts
ve

ADDRESS:
10 Massachusetts Ave, Arlington MA

DATE ISSUED: 8/26/2024

PROJECT #: 19018

SCALE: 1/4" = 1'-0"

AWN BY: EAD

ST FLOOR CONSTRUCTION PLAN

A-102

CONSTRUCTION PLAN GENERAL NOTES

2. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITIONS PRIOR TO PROCEEDING.

3. THESE CONSTRUCTION DRAWINGS HAVE BEEN COMPILED FROM AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR UNCOVER CONDITIONS, NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. SEE ALSO OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO THE ARCHITECTURAL, STRUCTURAL, MEPPF, WHICH MAY ENCOMPASS FURTHER WORK REQUIRING DEMOLITION AND REMOVAL AND WHICH ARE HEREBY INCLUDED UNDER THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO PROCEEDING AND VERIFIED THE INFORMATION HEREIN SUPPLIED.

4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ACCURACY OF EXISTING CONDITIONS. G.C. TO VERIFY, RECORD & COORDINATE ALL EXISTING ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, TELE DATA & SECURITY SYSTEMS.

5. ALL FURNITURE SHOWN IS INCLUDED FOR COORDINATION PURPOSES ONLY AND IS NOT INCLUDED IN CONTRACT, U.O.N.



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CONSULTANTS:

ISSUE FOR PERMIT

MARK: DATE: DESCRIPTION:
ISSUE LOG:

PROJECT NAME:
**1500
Massachusetts
Ave**

ADDRESS:
1500 Massachusetts Ave, Arlington MA

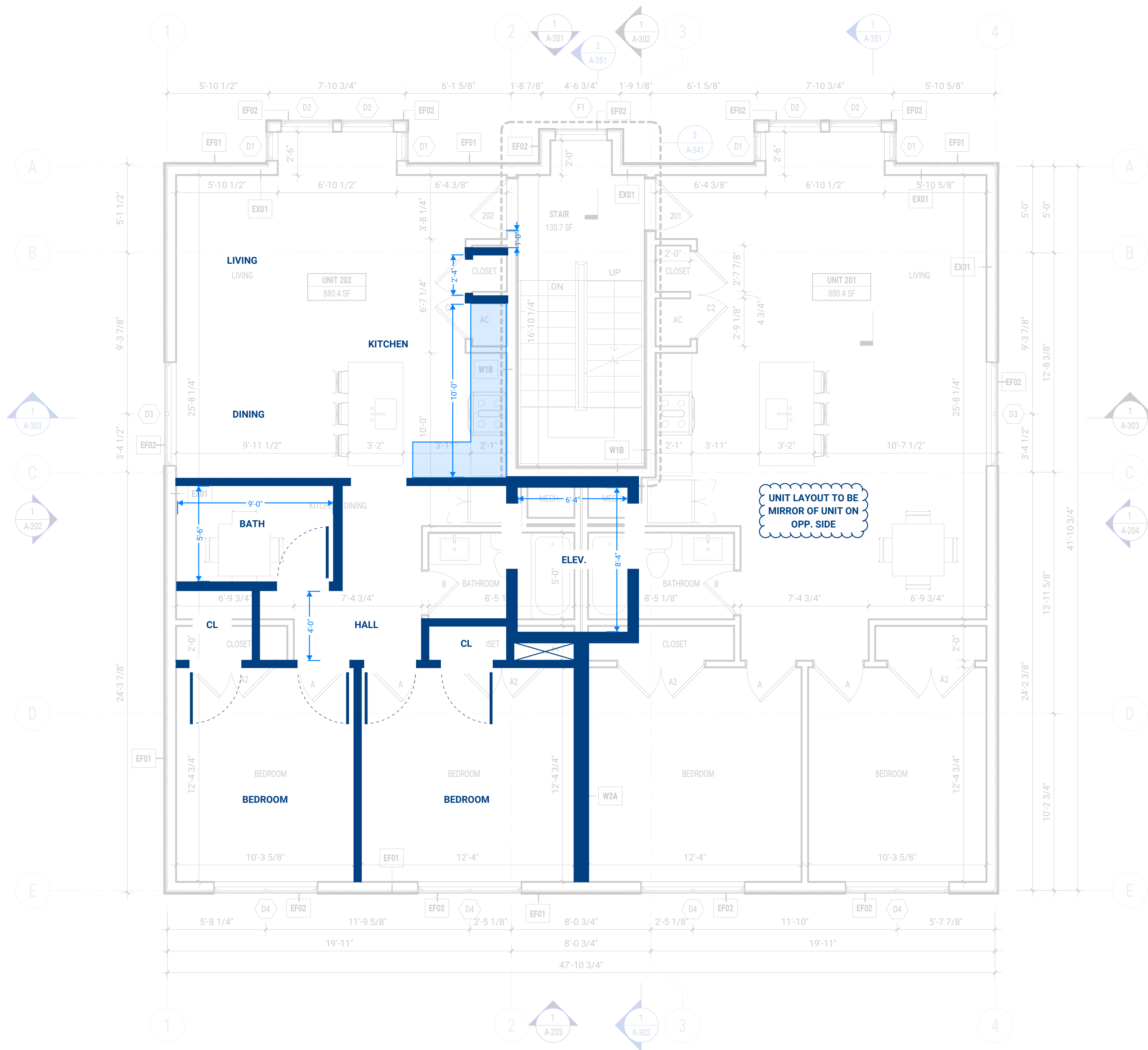
DATE ISSUED: 4/15/2022

PROJECT #: 19018

SCALE: 1/4" = 1'-0"

DRAWN BY: EAD

2ND FLOOR CONSTRUCTION
PLAN



1 2ND FLOOR - CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"