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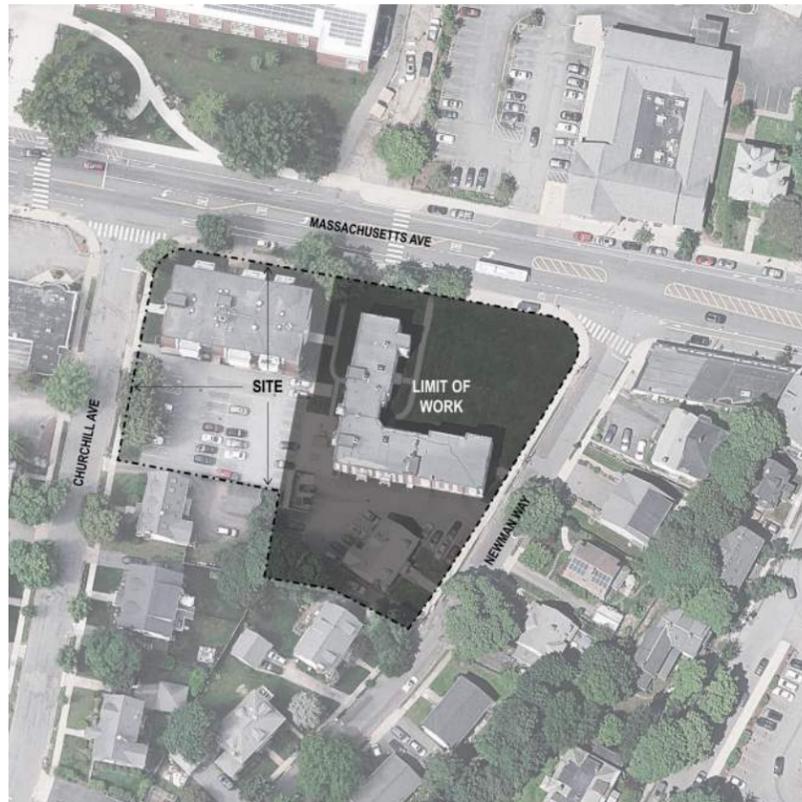
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EMMA'S COURT

SITE PLAN REVIEW APPLICATION

DECEMBER 11, 2025

REVISED FEBRUARY 23, 2026

G0-00

COVER SHEET

DECEMBER 11, 2025
REVISED FEBRUARY 23, 2026

EMMA'S COURT

840-846 MASSACHUSETTS AVE & 15-17 NEWMAN WAY
ARLINGTON, MA, 02474

Owner: Housing Corporation of Arlington
Architect: Utile
Landscape Architect: Offshoots
Civil Engineer: Nitsch Engineering

SITE PLAN REVIEW

NOT FOR CONSTRUCTION

Architecture & Planning

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PROJECT AREA AND USES

	BUILDING 1		BUILDING 2	
GROUND FLOOR	5,625 GSF TOTAL 2,250 GSF RESIDENTIAL 3,375 GSF COMMERCIAL	RESIDENTIAL SUPPORT SPACES 1 NON-RESIDENTIAL TENANT SPACE	3,959 GSF RESIDENTIAL	4 AFFORDABLE DWELLING UNITS
SECOND FLOOR	5,625 GSF RESIDENTIAL	6 AFFORDABLE DWELLING UNITS	3,959 GSF RESIDENTIAL	4 AFFORDABLE DWELLING UNITS
THIRD FLOOR	5,625 GSF RESIDENTIAL	6 AFFORDABLE DWELLING UNITS	3,959 GSF RESIDENTIAL	4 AFFORDABLE DWELLING UNITS
FOURTH FLOOR	5,625 GSF RESIDENTIAL	6 AFFORDABLE DWELLING UNITS		
FIFTH FLOOR	5,214 GSF RESIDENTIAL	5 AFFORDABLE DWELLING UNITS		
SIXTH FLOOR	5,214 GSF RESIDENTIAL	5 AFFORDABLE DWELLING UNITS		
BUILDING TOTAL	32,928 GSF	28 AFFORDABLE DWELLING UNITS	11,877 GSF	12 AFFORDABLE DWELLING UNITS
PROJECT TOTAL	44,805 GSF	40 AFFORDABLE DWELLING UNITS		

UNIT TOTAL AND MIX

		BUILDING 1	BUILDING 2	ACCESSIBILITY
GROUND FLOOR	1 BED / 1 BATH		1	(1) MAAB GROUP 1
	2 BED / 1 BATH		2	(1) MAAB GROUP 1 (1) MAAB GROUP 2A
	3 BED / 2 BATH		1	(1) MAAB GROUP 1
SECOND FLOOR	1 BED / 1 BATH	3		(3) MAAB GROUP 1
	2 BED / 1 BATH	3	3	(6) MAAB GROUP 1
	3 BED / 2 BATH		1	(1) MAAB GROUP 1
THIRD FLOOR	1 BED / 1 BATH	3		(3) MAAB GROUP 1
	2 BED / 1 BATH	3	3	(6) MAAB GROUP 1, 1 HEARING IMPAIRED
	3 BED / 2 BATH		1	(1) MAAB GROUP 1
FOURTH FLOOR	1 BED / 1 BATH	3		(2) MAAB GROUP 1; (1) MAAB GROUP 2A
	2 BED / 1 BATH	3		(3) MAAB GROUP 1
FIFTH FLOOR	1 BED / 1 BATH	2		(2) MAAB GROUP 1
	2 BED / 1 BATH	2		(2) MAAB GROUP 1
	3 BED / 2 BATH	1		(1) MAAB GROUP 2A
SIXTH FLOOR	1 BED / 1 BATH	2		(2) MAAB GROUP 1
	2 BED / 1 BATH	2		(1) MAAB GROUP 1; (1) MAAB GROUP 2A
	3 BED / 2 BATH	1		(1) MAAB GROUP 1

TOTAL	28	12
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G0-10

DEVELOPMENT SUMMARY

DECEMBER 11, 2025
REVISED FEBRUARY 23, 2026

EMMA'S COURT
840-846 MASSACHUSETTS AVE & 15-17 NEWMAN WAY
ARLINGTON, MA, 02474

Owner: Housing Corporation of Arlington
Architect: Utile
Landscape Architect: Offshoots
Civil Engineer: Nitsch Engineering

SITE PLAN REVIEW

**NOT FOR
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ZONING SUMMARY

PER TOWN OF ARLINGTON ZONING BYLAW,
AS AMENDED APRIL 28, 2025

	840 MASS. AVE (BUILDING 1)	17 NEWMAN WAY (BUILDING 2)	PROPOSED, BUILDING 1	PROPOSED, BUILDING 2
BASE ZONING DISTRICT	R6	R2		
OVERLAY ZONING	MBMF	MBMF*		
MIN. LOT AREA	N/A, PER §5.8.4.D.(8)			
MIN. LOT AREA PER UNIT	N/A, PER §5.8.4.D.(1) & (8)			
MIN. LOT FRONTAGE	N/A, PER §5.8.4.D.(8)			
MIN. FRONT YARD SETBACK	15', REDUCED TO 0' PER §5.8.4.D.(10)**		7.5', 12' (REF PLANS)	15'
MIN. SIDE YARD SETBACK	5' ON EACH SIDE, PER §5.8.4.D.(10)		> 5', REF PLANS	±13' - 5 1/2"
MIN. REAR YARD SETBACK	20', PER §5.8.4.D.(10)		> 20', REF PLANS	±39' - 2"
MIN. LANDSCAPED OPEN SPACE	N/A, PER §5.8.4.D.(8)			
MIN. USABLE OPEN SPACE	N/A, PER §5.8.4.D.(8)			
MAX. LOT COVERAGE	N/A, PER §5.8.4.D.(8)			
MAX. HEIGHT	52', PER §5.8.4.D.(10)***		64' - 9"	40' - 10"
MAX. NUMBER OF STORIES	4, PER §5.8.4.D.(10)***		6	3
MAX. FLOOR AREA RATIO	N/A, PER §5.8.4.D.(8)			

* PER §5.8.1.C., BECAUSE THIS PROPOSED DEVELOPMENT IS WITHIN BOTH THE MBMF AND NMF OVERLAY DISTRICTS, THE PROVISIONS OF THE MBMF OVERLAY WILL ALSO BE APPLIED TO THE PORTION OF THE DEVELOPMENT AT 17 NEWMAN WAY INSTEAD OF THOSE OF THE NMF OVERLAY DISTRICT.

** PER §5.8.4.E.(1), THE INCLUSION OF THE PROPOSED COMMERCIAL TENANT SPACE ALONG 100% OF THE MASSACHUSETTS AVE FRONTAGE ALLOWS THE FRONT YARD SETBACK TO BE REDUCED TO AS LITTLE AS 0'.

*** PER §5.8.4.E.(2), BECAUSE 100% OF THE DWELLING UNITS IN THIS PROPOSED DEVELOPMENT ARE PROPOSED TO BE AFFORDABLE, THE MAX. NUMBER OF STORIES MAY BE INCREASED FROM 4 TO 6. PER §5.8.4.E.(4) THE MAX. HEIGHT SHALL NOT EXCEED 78'.

PARKING SUMMARY

PER TOWN OF ARLINGTON ZONING BYLAW,
AS AMENDED APRIL 28, 2025

	APARTMENT BUILDING	OFFICE, BUSINESS OR PROFESSIONAL	PROPOSED
MOTOR VEHICLE PARKING†	1 SPACE PER DWELLING UNIT	N/A, PER §5.8.4.F.(1)b.	13 NEW SPACES (+35 EXISTING AT 846 MASS. AVE) 2 EVSE SPACES, 1 EV CAPABLE
BIKE PARKING, LONG-TERM	1.5 SPACES PER DWELLING UNIT	0.3 SPACE PER 1,000 GSF	62 PROPOSED
BIKE PARKING, SHORT-TERM	0.1 SPACE PER DWELLING UNIT	0.5 SPACE PER 1,000 GSF	6 PROPOSED

* BECAUSE 100% OF THE RESIDENTIAL UNITS IN THIS PROJECT ARE AFFORDABLE, PER §8.2.4.A., OFF-STREET PARKING REQUIREMENTS MAY BE REDUCED BY UP TO 10%.

† PER §6.1.5., MOTOR VEHICLE PARKING IN AN R6 DISTRICT MAY BE REDUCED TO 25% OF THE REQUIREMENTS LISTED WITH AN APPROVED TRANSPORTATION DEMAND MANAGEMENT PLAN.



BUILDING 1 - MASSACHUSETTS AVE FACADE

G1-01

EXTERIOR PERSPECTIVE

DECEMBER 11, 2025
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EMMA'S COURT
840-846 MASSACHUSETTS AVE & 15-17 NEWMAN WAY
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BUILDING 1 - MASSACHUSETTS AVE FACADE (ENLARGED)

G1-01A

EXTERIOR PERSPECTIVE

DECEMBER 11, 2025
REVISED FEBRUARY 23, 2026

EMMA'S COURT
840-846 MASSACHUSETTS AVE & 15-17 NEWMAN WAY
ARLINGTON, MA, 02474

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MASSACHUSETTS AVE LOOKING EAST

G1-02

EXTERIOR PERSPECTIVE

DECEMBER 11, 2025
REVISED FEBRUARY 23, 2026

EMMA'S COURT
840-846 MASSACHUSETTS AVE & 15-17 NEWMAN WAY
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NEWMAN WAY AT MASSACHUSETTS AVE

G1-03

EXTERIOR PERSPECTIVE

DECEMBER 11, 2025
REVISED FEBRUARY 23, 2026

EMMA'S COURT
840-846 MASSACHUSETTS AVE & 15-17 NEWMAN WAY
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NEWMAN WAY RESIDENTIAL ENTRY

G1-04

EXTERIOR PERSPECTIVE

DECEMBER 11, 2025
REVISED FEBRUARY 23, 2026

EMMA'S COURT
840-846 MASSACHUSETTS AVE & 15-17 NEWMAN WAY
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COURTYARD VIEW TOWARD NEWMAN WAY

G1-05

EXTERIOR PERSPECTIVE

DECEMBER 11, 2025
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COURTYARD VIEW TOWARD MASSACHUSETTS AVE

G1-06

EXTERIOR PERSPECTIVE

DECEMBER 11, 2025
REVISED FEBRUARY 23, 2026

EMMA'S COURT
840-846 MASSACHUSETTS AVE & 15-17 NEWMAN WAY
ARLINGTON, MA, 02474

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BUILDING 2 - ENTRY

G1-07

EXTERIOR PERSPECTIVE

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REVISED FEBRUARY 23, 2026

EMMA'S COURT
840-846 MASSACHUSETTS AVE & 15-17 NEWMAN WAY
ARLINGTON, MA, 02474

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SITE PLAN REVIEW

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NEWMAN WAY LOOKING NORTH

G1-08

EXTERIOR PERSPECTIVE

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REVISED FEBRUARY 23, 2026

EMMA'S COURT
840-846 MASSACHUSETTS AVE & 15-17 NEWMAN WAY
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SITE PLAN REVIEW

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Middlesex Registry of Deeds
Southern District
Cambridge, Massachusetts
Plan No. 518 of 2025
Rec'd 4-19 2025
at 10 H O I M A M

FOR REGISTRY USE ONLY

MASSACHUSETTS AVENUE
(PUBLIC - VARIABLE WIDTH - 1893 COUNTY L.O.)

REFERENCES

MIDDLESEX REGISTRY OF DEEDS SOUTH DISTRICT

PLANS	DEEDS
BOOK 342 PAGE 48	BOOK 73098 PAGE 175
PLAN 1589 OF 1962	BOOK 73098 PAGE 341
PLAN 644 OF 1971	BOOK 49697 PAGE 408
PLAN 846 OF 2007	BOOK 76507 PAGE 167
	BOOK 63590 PAGE 470

ROAD PLANS
1893 CLO
1967 CLO

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM

#86 MASS AVE
N/F
864 MASS AVENUE LLC
BOOK 58927 PAGE 36
PD:126.0-0003-0003.A

#0 CHURCHILL AVE
N/F
864 MASS AVENUE LLC
BOOK 58927 PAGE 36
PD:126.0-0003-0004.A

#1 CHURCHILL AVE
N/F
ROBERT D. DEFRANCISCO
AND KRISTIN L. DEFRANCISCO
BOOK 33189 PAGE 376
PD:126.0-0003-0005.0

#15 CHURCHILL AVE
N/F
ROBERT J. SCOTT AND
PATRICIA ANNA-SCOTT
BOOK 16057 PAGE 281
PD:126.0-0003-0006.0

#18-20 CHURCHILL AVE
N/F
JILL A. GOLDSTEIN AND
MARK E. GOLDSTEIN
BOOK 76507 PAGE 167
PD:125.A-0002-0020.0

#23 NEWMAN WAY
N/F
JANE LINCH
BOOK 63590 PAGE 470
PD:125.A-0002-0014.0

LEGEND

- IR(F) IRON ROD FOUND
- SB(F) STONE BOUND DRILL HOLE FOUND
- CLF CHAIN LINK FENCE
- WF WOOD FENCE
- DH DRILL HOLE

CHURCHILL AVENUE
(PUBLIC - 50' WIDE)

NEWMAN WAY
(PUBLIC - 40' WIDE - 1929 TOWN L.O.)

TOTAL COMBINED AREA
61,185±S.F.
1.40±ACRES

NOTES

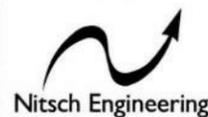
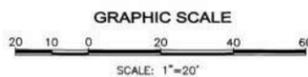
- THE PURPOSE OF THIS PLAN IS TO SHOW THE CONSOLIDATION OF 3 PARCELS, #846 MASSACHUSETTS AVE., 840 MASSACHUSETTS AVE., AND 17 NEWMAN WAY ARE TO BE COMBINED INTO 1 PARCEL.
- THIS SURVEY IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, MAINLAND ZONE, NAD83 (2011) EPOCH 2010.00, U.S. SURVEY FOOT, DERIVED FROM RTK OBSERVATIONS WITH CORRECTIONS PROVIDED BY MoCORS NETWORK.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT DISCLOSE ANY MATTERS THAT MAY BE REVEALED BY ONE.
- THIS PLAN DOES NOT SHOW UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT AND VISIBLE USES OF THE LAND. THIS PLAN DOES NOT GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- LEGAL STATUS OF EASEMENTS, WAYS AND RESTRICTIONS NOT DETERMINED BY THIS SURVEY.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THAT THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.



Mark Violette
MARK E. VIOLETTE, PLS #40768
DATE: 9-12-25



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- Land Surveying
- Transportation Engineering
- Structural Engineering
- Green Infrastructure
- Planning
- GIS

PROJECT # 16128.1
FILE: 16128.1_17 Newman_81X.dwg
SCALE: 1"=20'
DATE: 9/12/2025
PROJECT MANAGER: MEV
FIELD BOOK: 797
DRAFTED BY: JT/JMBP
CHECKED BY:

CONSOLIDATION PLAN

840-846 MASSACHUSETTS AVE. & 17 NEWMAN WAY
ARLINGTON, MASSACHUSETTS

PREPARED FOR:
HOUSING CORPORATION OF ARLINGTON
252 MASSACHUSETTS AVE., ARLINGTON, MASSACHUSETTS 02474

SHEET: 1

NNL

OF 1 REV.

518 of 2025

X1-00

CONSOLIDATION PLAN

DECEMBER 11, 2025
REVISED FEBRUARY 23, 2026

EMMA'S COURT
840-846 MASSACHUSETTS AVE & 15-17 NEWMAN WAY
ARLINGTON, MA, 02474

Owner: Housing Corporation of Arlington
Architect: Utile
Landscape Architect: Offshoots
Civil Engineer: Nitsch Engineering

SITE PLAN REVIEW

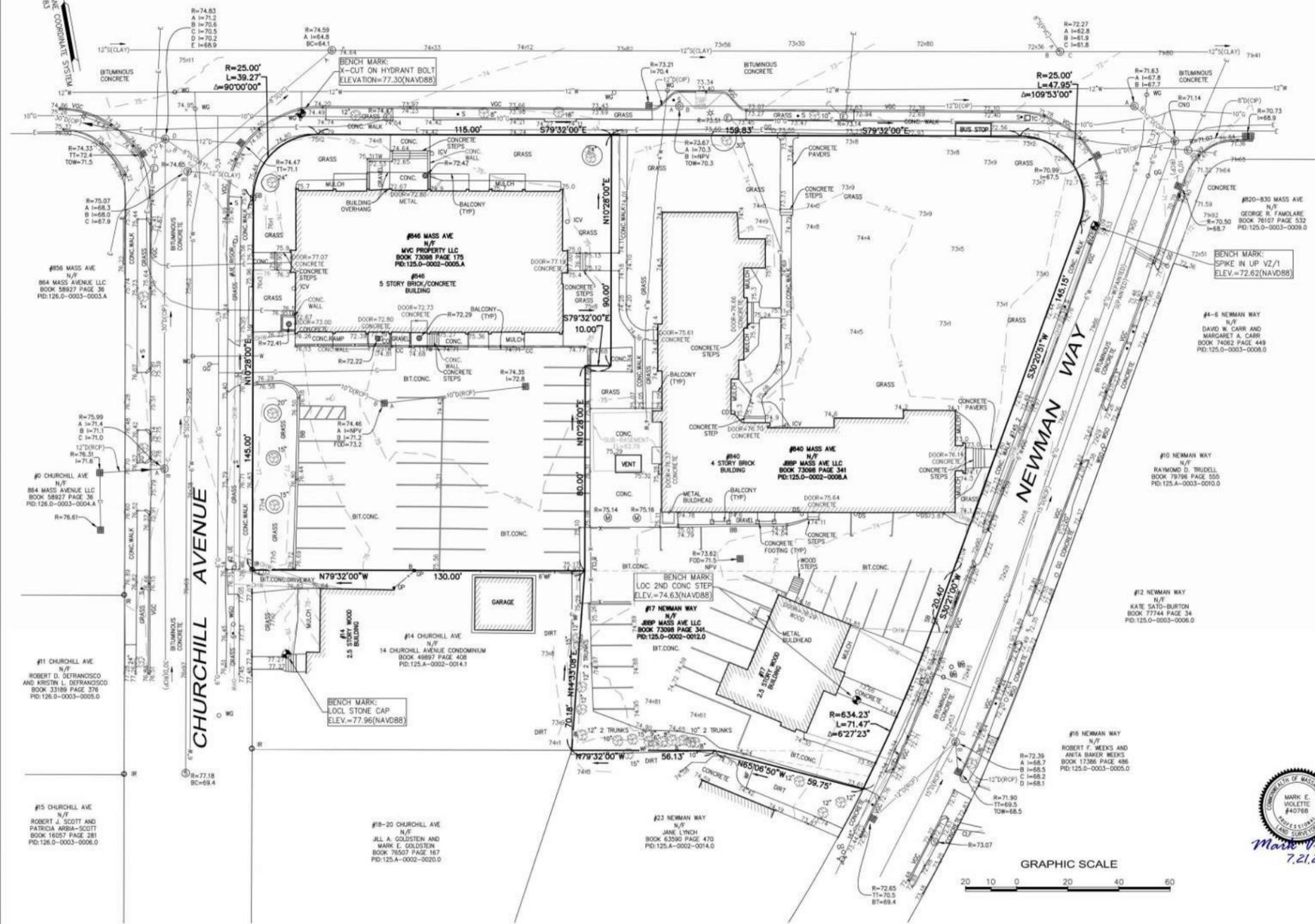
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MASSACHUSETTS AVENUE



- NOTES**
- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF NITSCH ENGINEERING. IT IS ISSUED TO GABBY GELLER CONSULTING LLC FOR PURPOSES RELATED DIRECTLY AND SOLELY TO NITSCH ENGINEERING'S SCOPE OF SERVICES UNDER CONTRACT WITH GABBY GELLER CONSULTING LLC FOR 840-846 MASSACHUSETTS AVENUE. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT AND PROJECT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN AUTHORIZATION IS GIVEN THEREFOR BY NITSCH ENGINEERING.
 - THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS AS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY WHICH OCCURRED NOVEMBER 15-22, 2024 AND JULY 15, 2025.
 - THIS SURVEY IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, MAINLAND ZONE, NAD83 (2011) EPOCH 2010.00, U.S. SURVEY FOOT, DERIVED FROM RTK OBSERVATIONS WITH CORRECTIONS PROVIDED BY MACORS NETWORK.
 - ELEVATION REFERS TO NORTH AMERICAN VERTICAL DATUM (NAVD88) VERTICAL BASED ON RTK GPS OBSERVATIONS WITH CORRECTIONS PROVIDED BY MACORS NETWORK.
 - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT DISCLOSE ANY MATTERS THAT MAY BE REVEALED BY ONE.
 - THIS PLAN DOES NOT SHOW UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT AND VISIBLE USES OF THE LAND. THIS PLAN DOES NOT GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 - LEGAL STATUS OF EASEMENTS, WAYS AND RESTRICTIONS NOT DETERMINED BY THIS SURVEY.

- UTILITY INFORMATION STATEMENT**
- THE SUB-SURFACE UTILITY INFORMATION SHOWN HEREON IS COMPILED BASED ON FIELD SURVEY INFORMATION, RECORD INFORMATION AS SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES, AND PLAN INFORMATION SUPPLIED BY THE CLIENT, IF ANY; THEREFORE WE CANNOT GUARANTEE THE ACCURACY OF SAID COMPILED SUB-SURFACE INFORMATION TO ANY CERTAIN DEGREE OF STATED TOLERANCE. ONLY PHYSICALLY LOCATED SUB-SURFACE UTILITY FEATURES FALL WITHIN NORMAL STANDARD OF CARE ACCURACIES.
 - THE LOCATIONS OF UNDERGROUND PIPES, CONDUITS, AND STRUCTURES HAVE BEEN DETERMINED FROM SAID INFORMATION, AND ARE APPROXIMATE ONLY. COMPILED LOCATIONS OF ANY UNDERGROUND STRUCTURES, NOT VISIBLY OBSERVED AND LOCATED, CAN VARY FROM THEIR ACTUAL LOCATIONS.
 - ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
 - THE STATUS OF UTILITIES, WHETHER ACTIVE, ABANDONED, OR REMOVED, IS AN UNKNOWN CONDITION AS FAR AS OUR COMPILATION OF THIS INFORMATION.
 - IT IS INCUMBENT UPON INDIVIDUALS USING THIS INFORMATION TO UNDERSTAND THAT COMPILING UTILITY INFORMATION IS NOT EXACT, AND IS SUBJECT TO CHANGE BASED UPON VARYING PLAN INFORMATION RECEIVED AND ACTUAL LOCATIONS.
 - THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER MATTERS.
 - THE PROPER UTILITY ENGINEERING/COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD (V.I.F.) BEFORE PLANNING FUTURE CONNECTIONS. CONTACT THE DIG SAFE CALL CENTER AT 1-888-344-7233, SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BLASTING, GRADING, AND/OR PLAN PAVING.
 - AS OF THE DATE OF THIS PLAN RECORD INFORMATION HAS NOT BEEN RECEIVED BY NITSCH ENGINEERING FOR THE FOLLOWING UTILITIES:

LEGEND

	CATCH BASIN
	DRAIN MANHOLE
	ELECTRIC MANHOLE
	MISCELLANEOUS MANHOLE
	SEWER MANHOLE
	WATER SHUT-OFF
	GAS GATE
	WATER GATE
	IRRIGATION CONTROL VALVE
	CLEANOUT
	FIRE HYDRANT
	DOWN SPOUT
	UTILITY POLE
	UTILITY POLE WITH CONDUIT LINE TO GROUND
	LIGHT POLE
	TRASH CAN
	SIGN POST
	DECIDUOUS TREE WITH TRUNK DIAMETER
	HANDICAP PARKING
	SPOT ELEVATION
	CHAIN LINK FENCE
	WOOD FENCE
	BITUMINOUS CONCRETE BERM
	VERTICAL GRANITE CURB
	CONCRETE CURB
	WHEELCHAIR RAMP
	RIM ELEVATION EQUALS
	INVERT ELEVATION EQUALS
	TOP OF TRAP ELEVATION EQUALS
	BOTTOM OF TRAP ELEVATION EQUALS
	NO PIPES VISIBLE
	TOP OF WATER
	FULL OF DIRT/DEBRIS
	BOTTOM OF CHAMBER
	DETECTABLE WARNING PANEL
	TOP OF WALL ELEVATION
	UNDERGROUND DRAIN LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	UNDERGROUND SEWER LINE
	UNDERGROUND WATER LINE
	OVERHEAD WIRES
	BENCH MARK

MARK E. VOLETTE
7.21.25



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- GIS

PROJECT # 16128
FILE: 16128.1_17 Newman.dwg
SCALE: 1"=20'
DATE: DECEMBER 2024
PROJECT MANAGER: MEV
FIELD BOOK: 839
DRAFTED BY: JJCPH
CHECKED BY: MEV

REV.	COMMENTS	DATE
1	ADDITIONAL SURVEY 17 NEWMAN WAY	7/19/2025

EXISTING CONDITIONS SURVEY
840 - 846 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS
PREPARED FOR:
HOUSING CORPORATION OF ARLINGTON
252 MASSACHUSETTS AVENUE, ARLINGTON, MA 02474
SHEET: **EX-1**
OF 1 REV.

X1-01

EXISTING CONDITIONS SURVEY
DECEMBER 11, 2025
REVISED FEBRUARY 23, 2026

EMMA'S COURT
840-846 MASSACHUSETTS AVE & 15-17 NEWMAN WAY
ARLINGTON, MA, 02474

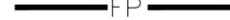
Owner: Housing Corporation of Arlington
Architect: Utile
Landscape Architect: Offshoots
Civil Engineer: Nitsch Engineering

SITE PLAN REVIEW
NOT FOR CONSTRUCTION

Architecture & Planning

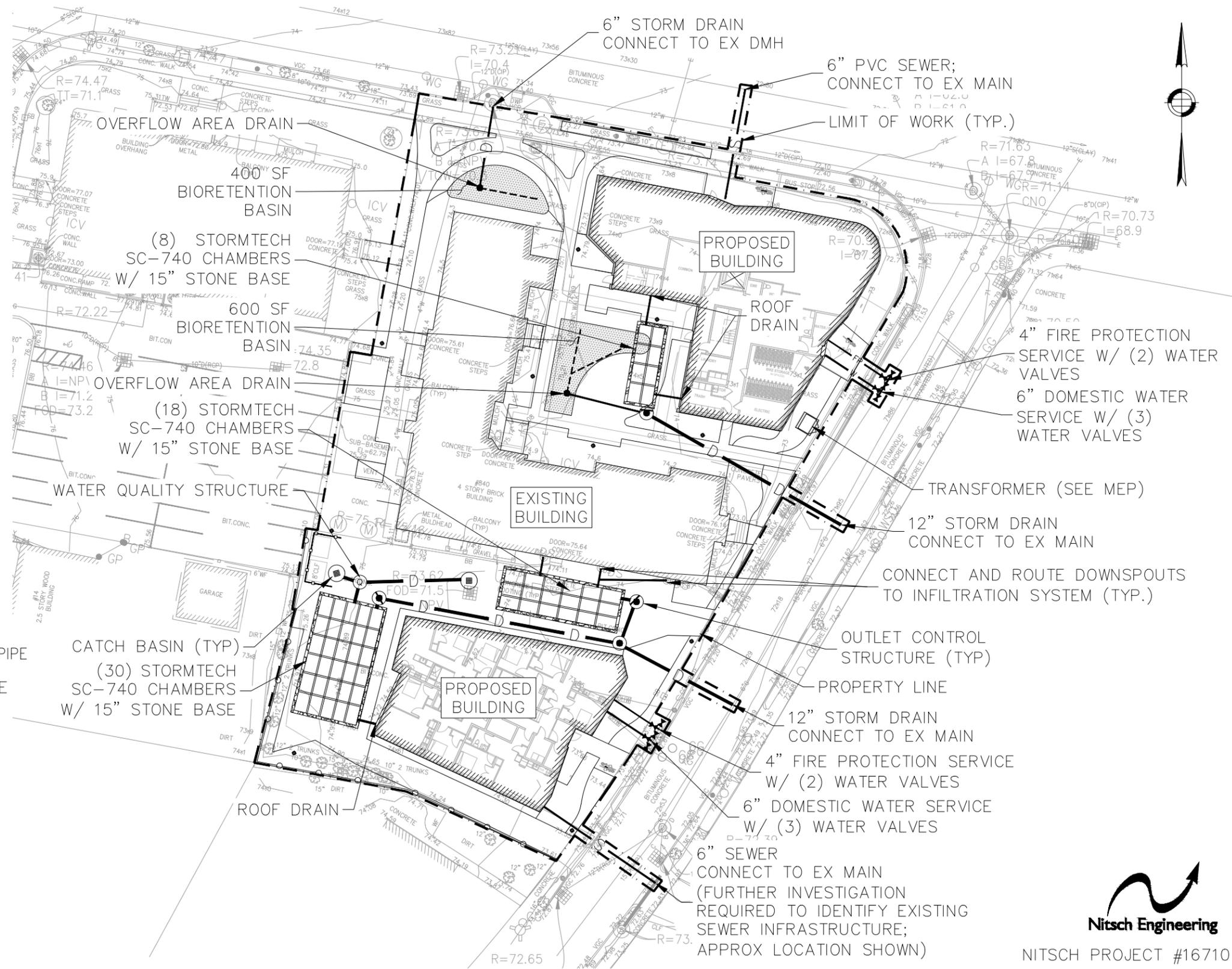
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PROPOSED LEGEND

-  LIMIT OF WORK
-  DOMESTIC WATER PIPE
-  FIRE PROTECTION PIPE
-  SANITARY SEWER PIPE
-  STORM DRAIN PIPE
-  PERFORATED UNDERDRAIN
-  CLEANOUT
-  AREA DRAIN
-  ACCESS BASIN
-  DRAIN MANHOLE
-  WATER QUALITY STRUCTURE
-  CATCH BASIN
-  OUTLET CONTROL STRUCTURE
-  WATER VALVE
-  FIRE HYDRANT
-  BIORETENTION BASIN/RAIN GARDEN

ABBREVIATIONS

- | | | | |
|-----|------------------------------|------|-------------------------|
| AB | ACCESS BASIN | PERF | PERFORATED |
| AD | AREA DRAIN | PVC | POLYVINYL CHLORIDE PIPE |
| CB | CATCH BASIN | R&D | REMOVE & DISPOSE |
| CPP | CORRUGATED POLYETHYLENE PIPE | RD | ROOF DRAIN |
| DMH | DRAIN MANHOLE | RIM | RIM ELEVATION |
| HYD | FIRE HYDRANT | SMH | SEWER MANHOLE |
| INV | INVERT ELEVATION | TYP | TYPICAL |
| LOW | LIMIT OF WORK | UD | UNDERDRAIN |
| LP | LOW POINT | WQS | WATER QUALITY STRUCTURE |
| M&P | MAINTAIN AND PROTECT | WV | WATER VALVE |
| OCS | OUTLET CONTROL STRUCTURE | | |



C3-00

SITE UTILITY PLAN

DECEMBER 11, 2025
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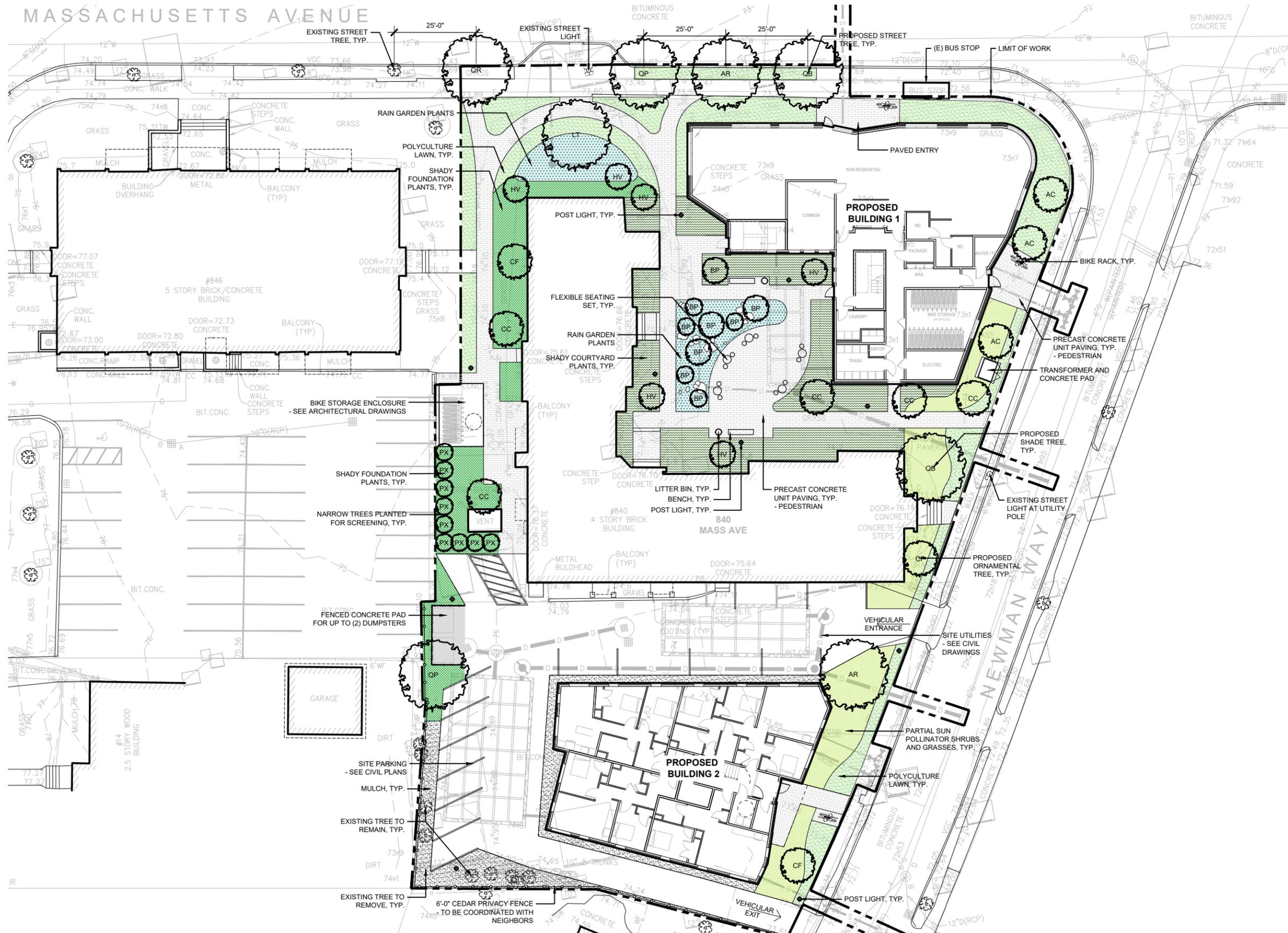


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NITSCH PROJECT #16710



MATERIALS LEGEND

- POST LIGHT (10 TOTAL)
- ⊗ EXISTING STREET LIGHT
- POST-AND-RING BIKE RACK (3 TOTAL)
- ⊗ BOULDERS
- ▭ BENCH (3 TOTAL)
- ⊗ FLEXIBLE SEATING SET (5 TOTAL)
- TRASH AND RECYCLING RECEPTACLE (2 TOTAL)
- ▭ CIP CONCRETE PAVING - PEDESTRIAN - SEE CIVIL DRAWINGS
- ▭ MULCH

PLANTING LEGEND

* SEE SHEET L1-01 FOR DETAILED PLANTING LEGEND
 ** SEE SHEET L3.XX SERIES FOR PLANTING DETAILS AND IMAGERY

- ▭ PARTIAL SUN POLLINATOR PLANTS
- ▭ SHADY FOUNDATION PLANTS
- ▭ SHADY COURTYARD PLANTS
- ▭ RAIN GARDEN PLANTS
- ▭ POLY CULTURE LAWN
- ⊗ EXISTING TREE TO REMAIN
- ⊗ EXISTING TREE TO REMOVE
- ⊗ XX PROPOSED STREET TREE
- ⊗ XX XX PROPOSED ORNAMENTAL TREES
- ⊗ XX PROPOSED NARROW TREE FOR GROVE PLANTING OR SCREENING

L1-00

SITE PLAN

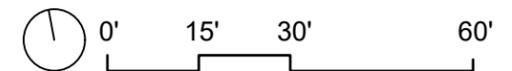
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LANDSCAPE ARCHITECTURE



PLANT SCHEDULE

KEY SCIENTIFIC NAME		COMMON NAME
TREES		
DECIDUOUS STREET TREES		
Species selected from Arlington Tree Committee		
<i>List of Recommended Urban Trees, "Large Trees" section</i>		
AR	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE
LT	LIRIODENDRON TULIPIFERA	TULIP TREE
QB	QUERCUS BICOLOR	SWAMP WHITE OAK
QP	QUERCUS PALUSTRIS	PIN OAK
QR	QUERCUS RUBRA	NORTHERN RED OAK
ORNAMENTAL TREES - PROVIDE A MIX OF THE FOLLOWING SPECIES		
Majority of species selected from Arlington Tree Committee		
<i>List of Recommended Urban Trees, "Small Trees" section</i>		
AC	AMELANCHIER CANADENSIS	SERVICEBERRY
CC	CERCIS CANADENSIS	EASTERN REDBUD
CF	CORNUS FLORIDA 'APPALACHIAN SNOW'	FLOWERING DOGWOOD
HV	HAMAMELIS VIRGINIANA	WITCH HAZEL
NARROW TREES - FOR GROVE PLANTING OR SCREENING		
Trees installed as smaller sizes		
BP	BETULA POPULIFOLIA + BETULA LENTA	GREY BIRCH + SWEET BIRCH (PROVIDE A 50/50 MIX)
PX	POPULUS X SP.	HYBRID POPLAR
PARTIAL SUN POLLINATOR PLANTS		
SHRUBS		
	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SWEET PEPPERBUSH
	CORNUS SERICEA 'ARCTIC FIRE YELLOW'	YELLOWTWIG DOGWOOD
	CORNUS SERICEA 'FIREDANCE'	REDTWIG DOGWOOD
	ILEX VERTICILLATA 'RED SPRITE'	WINTERBERRY
	ITEA VIRGINICA 'HENRY'S GARNET'	VIRGINIA SWEETSPIRE
	RHUS TYPHINA 'TIGER EYES'	STAGHORN SUMAC
PERENNIALS		
	COREOPSIS LANCEOLATA	LANCELEAF TICKSEED
	DESCHAMPسيا CESPITOSA 'GOLDTAU'	TUFTED HAIRGRASS
	EUTHAMIA GRAMINIFOLIA	GRASSLEAF GOLDENROD
	HYPERICUM PROLIFICUM	ST. JOHN'S WORT
	PANICUM VIRGATUM 'CHEYENNE SKY'	SWITCHGRASS
	PANICUM VIRGATUM 'SHENANDOAH'	SWITCHGRASS
	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
	SOLIDAGO RUGOSA 'FIREWORKS'	GOLDENROD
SPRING BULBS		
	ALLIUM ATROPURPUREUM	ORNAMENTAL ONION
	ALLIUM NIGRUM	BLACK GARLIC
	CHIONODOXA LUCILIAE	GLORY-OF-THE-SNOW
	LEUCOJUM AESTIVUM	SUMMER SNOWFLAKE
	MUSCARI ARMENIACUM	GRAPE HYACINTH
	SCILLA SIBERICA	WOOD SQUILL

SHADY FOUNDATION PLANTS		
SHRUBS		
	ITEA VIRGINICA 'HENRY'S GARNET'	VIRGINIA SWEETSPIRE
	RHODODENDRON MAXIMUM 'ALBUM'	RHODODENDRON
	VIBURNUM DENTATUM 'BLUE MUFFIN'	ARROWWOOD
	XANTHORHIZA SIMPLICISSIMA	YELLOWROOT
PERENNIALS		
	ANEMONE CANADENSIS	WINDFLOWER
	DENNSTAEDTIA PUNCTILOBULA	HAYSCENTED FERN
	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN
SHADY COURTYARD PLANTS		
SHRUBS		
	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SWEET PEPPERBUSH
	COMPTONIA PEREGRINA	SWEET FERN
	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	OAKLEAF HYDRANGEA
	ITEA VIRGINICA 'LITTLE HENRY'	VIRGINIA SWEETSPIRE
	KALMIA LATIFOLIA 'ELF'	MOUNTAIN LAUREL
	RHODODENDRON VISCOSUM (WHITE)	SWAMP AZALEA (WHITE)
	XANTHORHIZA SIMPLICISSIMA	YELLOWROOT
PERENNIALS		
	ACTAEA RACEMOSA	BLACK COHOSH
	ADIANTUM PEDATUM	MAIDENHAIR FERN
	ANEMONE CANADENSIS	WINDFLOWER
	DENNSTAEDTIA PUNCTILOBULA	HAYSCENTED FERN
	DRYOPTERIS MARGINALIS	MARGINAL WOOD FERN
	EURYBIA DIVARICATA 'EASTERN STAR'	WHITE WOOD ASTER
	GERANIUM MACULATUM	CRANESBILL
	HEUCHERA VILLOSA 'AUTUMN BRIDE'	HAIRY ALUMROOT
	MAIANTHEMUM RACEMOSUM	FALSE SOLOMON'S SEAL
	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN
	POLYGONATUM BIFLORUM	SOLOMON'S SEAL
	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN
	SYMPHYOTRICHUM CORDIFOLIUM 'AVONDALE'	BLUE WOOD ASTER
SPRING BULBS		
	ALLIUM ATROPURPUREUM	ORNAMENTAL ONION
	ALLIUM NIGRUM	BLACK GARLIC
	ALLIUM 'MOUNT EVEREST'	ORNAMENTAL ONION
	CHIONODOXA LUCILIAE	GLORY-OF-THE-SNOW
	LEUCOJUM AESTIVUM	SUMMER SNOWFLAKE
	MUSCARI ARMENIACUM	GRAPE HYACINTH
	SCILLA SIBERICA	WOOD SQUILL

RAIN GARDEN PLANTS		
SHRUBS		
	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SWEET PEPPERBUSH
	CORNUS 'KELSEY'	REDTWIG DOGWOOD
	CORNUS 'BUDD'S YELLOW'	YELLOWTWIG DOGWOOD
PERENNIALS		
	ASCLEPIAS INCARNATA 'ICE BALLET'	SWAMP MILKWEED
	CAREX BICKNELLII	BICKNELL'S SEDGE
	CAREX BREVIOR	SHORTBEAK SEDGE
	CAREX VULPINOIDEA	FOX SEDGE
	DENNSTAEDTIA PUNCTILOBULA	HAYSCENTED FERN
	DESCHAMPسيا CESPITOSA	TUFTED HAIRGRASS
	EUPATORIUM 'LITTLE JOE'	JOE PYE WEED
	IRIS VERSICOLOR	IRIS
	OSMUNDA CINNAMOMEA	CINNAMON FERN
	SISYRINCHIUM ANGUSTIFOLIUM	BLUE-EYED GRASS
	SYMPHYOTRICHUM CORDIFOLIUM 'AVONDALE'	BLUE WOOD ASTER
	VERBENA HASTATA	VERVAIN
POLYCULTURE LAWN		
POLYCULTURE LAWN		
	POLYCULTURE LAWN SEED	

L1-10

PLANTING LEGEND

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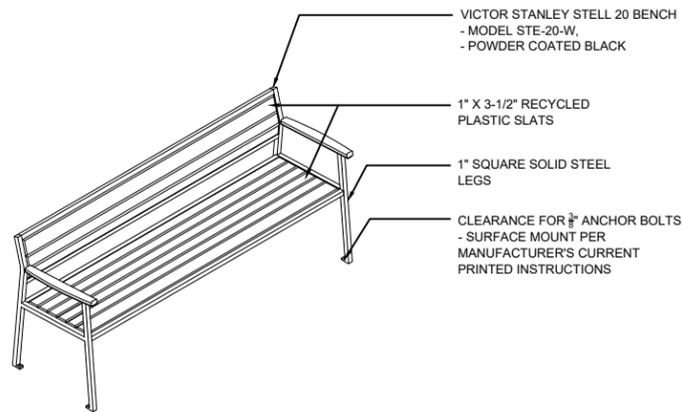
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SITE PLAN REVIEW

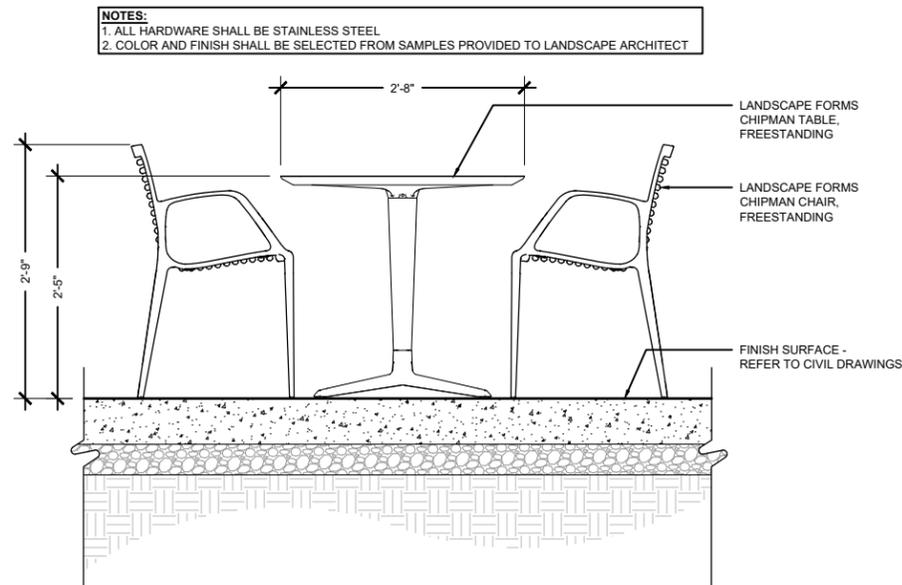
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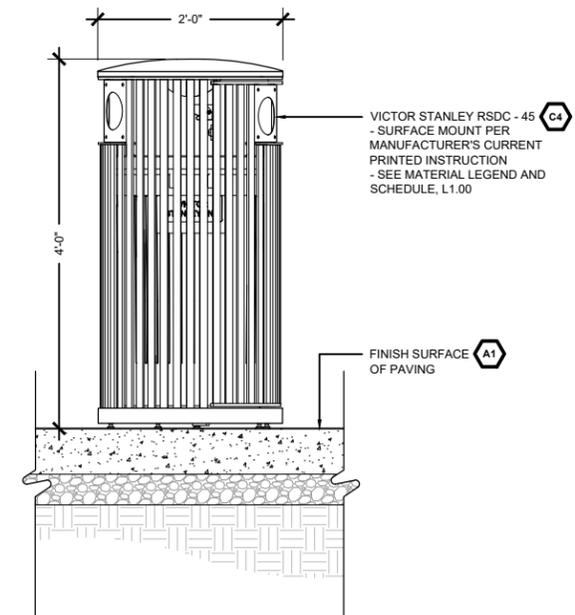




1 BENCH
SCALE: 1" = 1'-0"



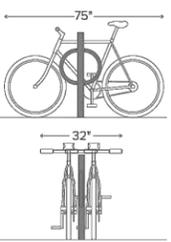
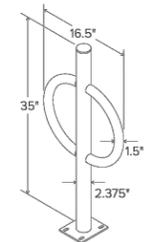
2 TABLES AND CHAIRS
SCALE: 1" = 1'-0"



3 TRASH AND RECYCLING RECEPTACLE
NOT TO SCALE



Submittal Sheet



CAPACITY 2 Bikes

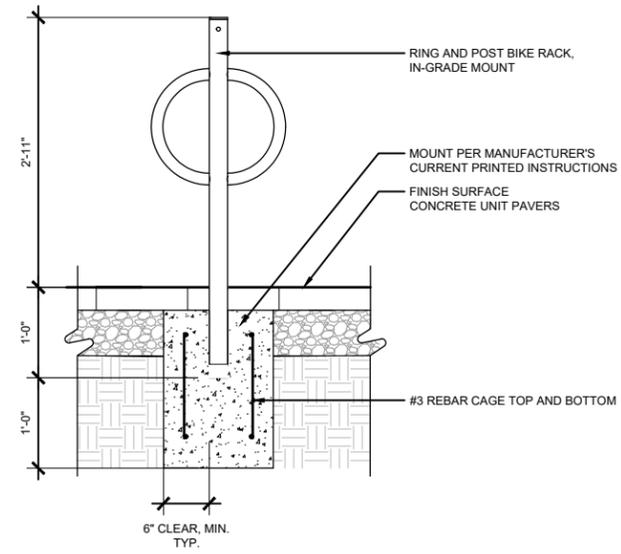
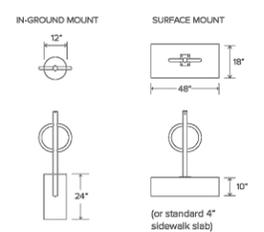
MATERIALS Centerbeam: 2" schedule 40 pipe (2.375" OD)
Ring: 1.5" OD 11 gauge tube

FINISHES

- Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.
- Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
- Stainless**
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS

- Surface**
Foot Mount has a 5' x 6" x .25" foot with four anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request
- In-Ground**
In-ground mount is embedded into concrete base. Specify in-ground mount for this option



4 POST-AND-RING BIKE RACK
NOT TO SCALE

FA770, FA770-W, FA1070

Housing

Housing material	Extruded aluminum profile (optional: C80-T6N (2004))	Model	LPH (2018)	FA770	FA770-W	FA1070	Height (2018)
Housing finish	Polyester powder coating (see ECP upon request)**	Model	1.7	5.86	32		
Finish standard colors	See ECP upon request. Also, visit www.offshoots.com for more color options	FA770-W	18.7-26.3	3.3	23	338**	
Slats	Slating (black #150)	FA1070	18.7-26.3	3.3	23	338**	
Mounting options	Flare, wall						

Electrical

Protection class	I/II	I
Voltage (V): 3-wire	120-277V 50/60Hz	120-277V 50/60Hz
Current (amp max. (A))	300	300
LED power max. (W)	360	71

Operating conditions

Temperature: -20°C to 50°C

Driver

Control options	A-Series	T-Series
Programming	Constant, Lumen Output (LLO), Emergency power supply (EPS), Stand-alone	
Control accessories	Further accessories (on request) connect smart lighting system (a) for remote control, monitoring, and environmental sensing	

5 POST LIGHT
NOT TO SCALE

L2-00

MATERIAL DETAILS

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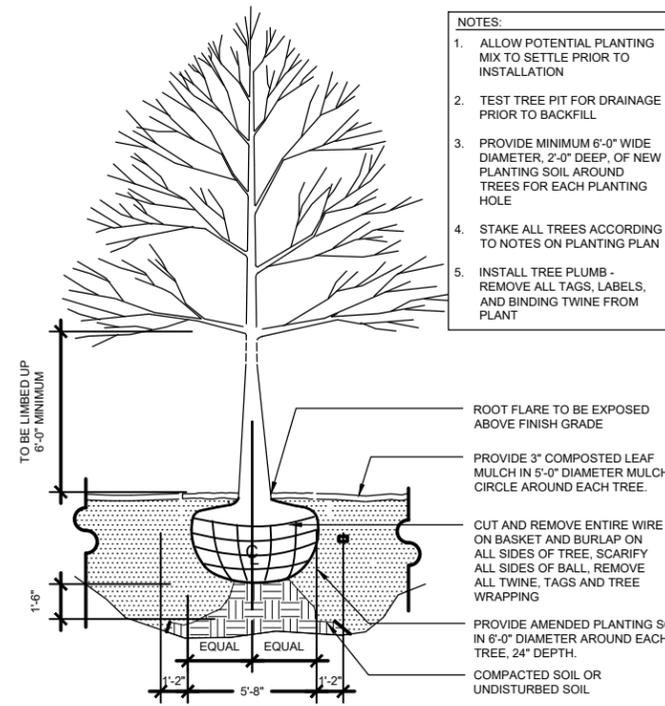
Owner: Housing Corporation of Arlington
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SITE PLAN REVIEW

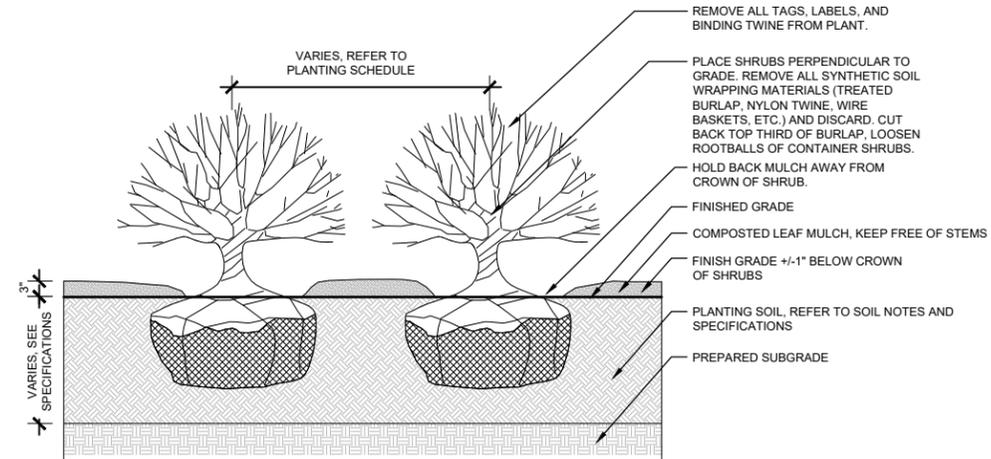
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LANDSCAPE ARCHITECTURE



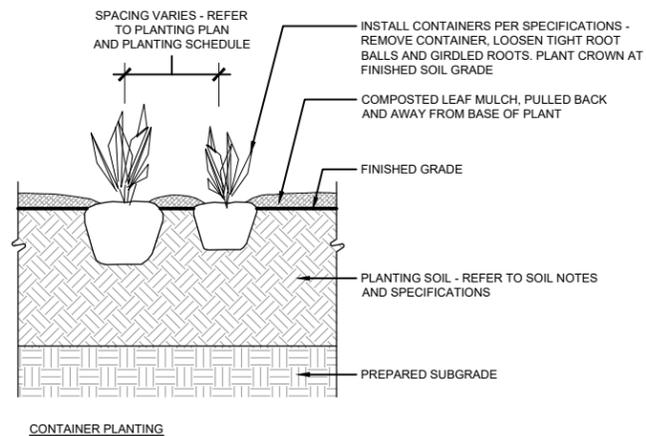


1 TREE PLANTING
NOT TO SCALE

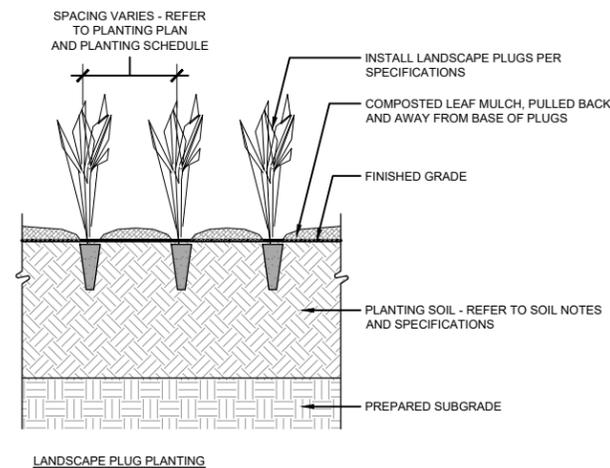


2 SHRUB PLANTING
NOT TO SCALE

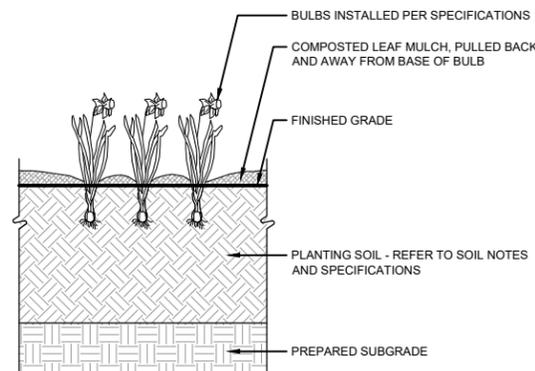
- NOTES:**
REGARDING ALL PERENNIAL PLANTINGS:
1. REFER TO SOIL NOTES AND SPECIFICATIONS FOR DEPTH OF PLANTING SOIL AND MULCH
 2. ALLOW PLANTING MIX TO SETTLE PRIOR TO INSTALLATION
 3. PLACE PERENNIALS PERPENDICULAR TO GRADE



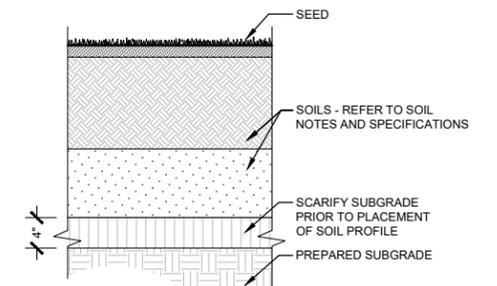
3 PERENNIAL PLANTING
NOT TO SCALE



- NOTES:**
1. REFER TO SOIL NOTES AND SPECIFICATIONS FOR DEPTH OF PLANTING SOIL AND MULCH
 2. PLANT BULBS IN CLUSTERS WITHIN PLANTING BEDS. LANDSCAPE ARCHITECT SHALL LAYOUT BULBS IN FIELD. MIX BULB VARIETIES WITHIN EACH CLUSTER TO CREATE MIXED PLANTING AS DIRECTED IN FIELD.



4 SPRING BULB PLANTING
NOT TO SCALE



5 SEEDING
NOT TO SCALE

STREET TREES



Red Maple
Acer rubrum 'October Glory'

Tuliptree
Liriodendron tulipifera

Swamp White Oak
Quercus bicolor

ORNAMENTAL TREES



Pin Oak
Quercus palustris

Red Oak
Quercus rubra

Grey Birch (Grove)
Betula populifolia

Hybrid Poplar (Screening)
Populus x sp.

Serviceberry
Amelanchier canadensis

Redbud
Cercis canadensis

Flowering Dogwood
Cornus florida 'Appalachian Snow'

Witch Hazel
Hamamelis virginiana

Planting Concepts - Site Trees

SHRUBS



Sweet Pepperbush
Clothra alnifolia 'Sixteen Candles'

Redtwig Dogwood
Cornus sericea 'floridance'

Yellowtwig Dogwood
Cornus tatarica 'fire yellow'

Winterberry
Ilex verticillata 'red sprite'

Virginia Sweetspire
Itea virginica 'henry's garnet'

Slaghorn Sumac
Rhus typhina 'tiger eyes'

PERENNIALS



Lanceleaf Tickseed
Coreopsis lanceolata

Tufted Hairgrass
Deschampsia cespitosa 'goldtau'

Grassleaf Goldenrod
Euthamia graminifolia

St. John's Wort
Hypericum 'Cobalt and Gold'

Switchgrass
Panicum virgatum 'cheyenne sky'

Switchgrass
Panicum virgatum 'shonandah'

Black-Eyed Susan
Rudbeckia fulgida 'goldsturm'

Goldenrod
Solidago rugosa 'fireworks'

SPRING BULBS



Ornamental Onion
Allium atropurpureum

Black Garlic
Allium nigrum

Glory-Of-The-Snow
Chionodoxa luciae

Summer Snowflake
Leucorum aestivum

Grape Hyacinth
Muscari armeniacum

Wood Squill
Scilla sibirica

Planting Concepts - Partial Sun Pollinator Plants

L3-10

PLANT IMAGES

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Planting Concepts - Shady Foundation Plants



Planting Concepts - Shady Courtyard Plants



Planting Concepts - Rain Garden Plants

L3-20

PLANT IMAGES

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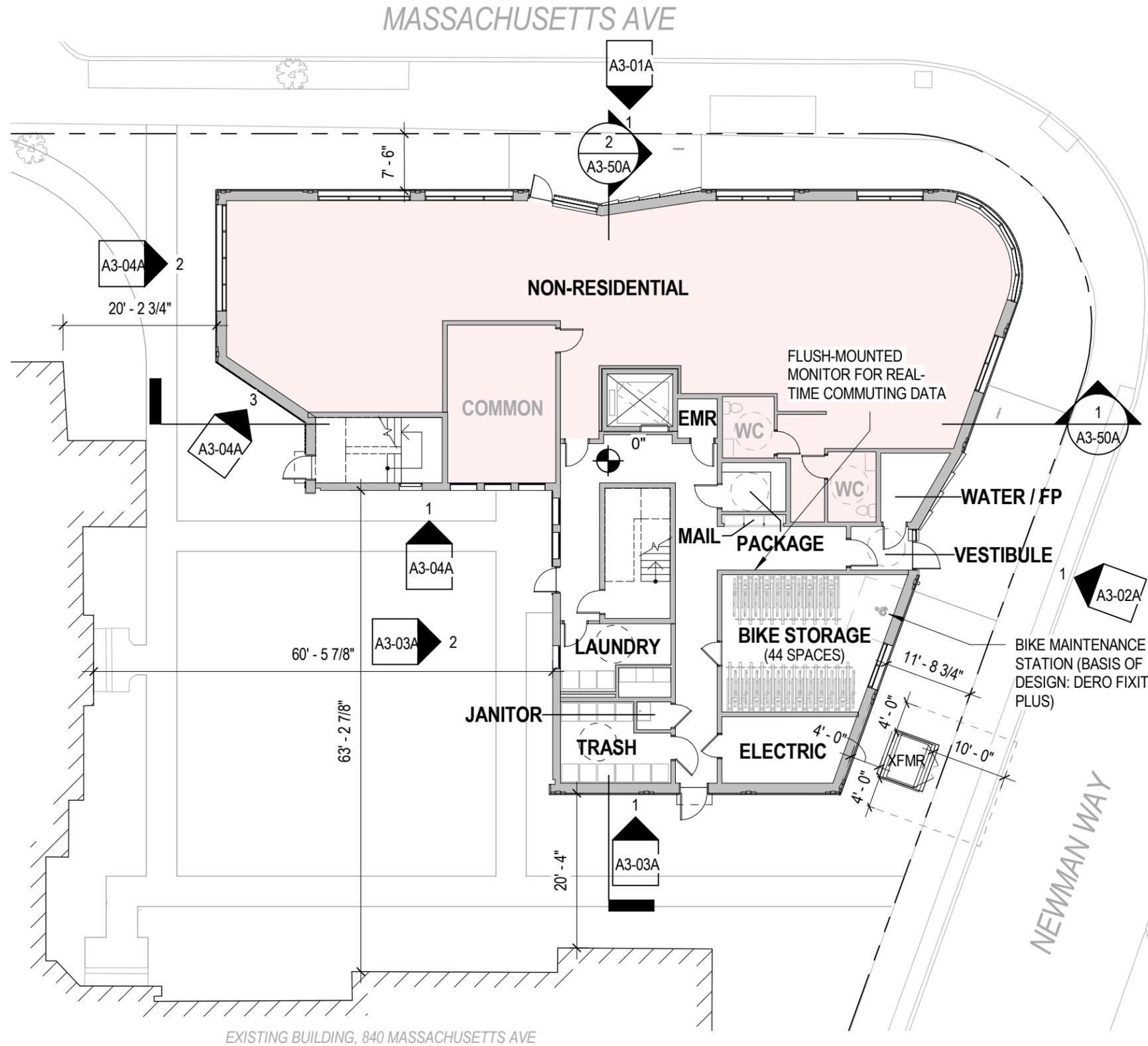
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Dero Decker

- Sturdy steel handle grip
- Lift assist trays (swing out 30°)
- Dampers for safe lowering of trays
- Spring loaded levers hold bikes firmly in place
- U-lock compatible
- E-bike charging option available (see economy)
- Smooth and silent operation
- Simple installation
- Low maintenance
- Specially designed for bike trays available (swing out only)
- Recommended for e-bike charging option
- ADA-compliant versions available for lower trays

FINISH OPTIONS

Galvanized	Powder Coat
White	Black
Light Gray	Dark Gray
Yellow	Red
Orange	Blue
Green	Light Blue
Light Green	Dark Blue
Dark Green	Light Blue-Grey
Dark Blue	Dark Blue-Grey
Dark Grey	Dark Grey-Grey

Submittal Sheet

CAPACITY: 4 Bikes per unit

MATERIALS: Uprights: 4" x 1 1/2" square tube
Upright bases: 1 1/2" x 1 1/2" x 1/4" plate
Connectors: 1 1/2" x 1/2" x 1/4" plate
Trays: 1 1/2" x 1/2" x 1/4" plate

FINISHES:

- Galvanized: An after fabrication hot-dip galvanized finish to local standard option.
- Powder Coat: Our powder coat finish ensures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Apply primer electronically applied
3. Final finish: 100% polyurethane powder coat

INSTALLATION OPTIONS:

- Surface only: Each upright has one 1/4" plate hole that accept 1/2" angle anchors.

E-BIKE CHARGING:

- Add Electrical Outlets: For lower level only (lower trays included). Wiring must be performed by a licensed electrician. Make sure electrical outlets must be installed in an area protected from rain and use a GFI circuit. The outlets provided are 15A/20A/30A and 120V, 60Hz. Consult local electrical codes for more detail.

FAT BIKE TRAYS:

- Fat Bike Tray Option (Lower Level Only): For lower level only (lower trays included). Standard tray accommodate from approx. 22" wide.

ADA COMPLIANCE:

- Add cane stops: Available in galvanized or powder coat finish.

Cane detectable floor tray extensions provide improved safety.

BIKE STORAGE BASIS OF DESIGN:
DERO DECKER (4 BIKE SPACES PER UNIT)
PRODUCT DATA SHEETS INCLUDED SEPARATELY
IN SUBMISSION PACKAGE

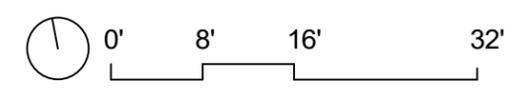
A1-01A

BUILDING 1 - GROUND FLOOR PLAN
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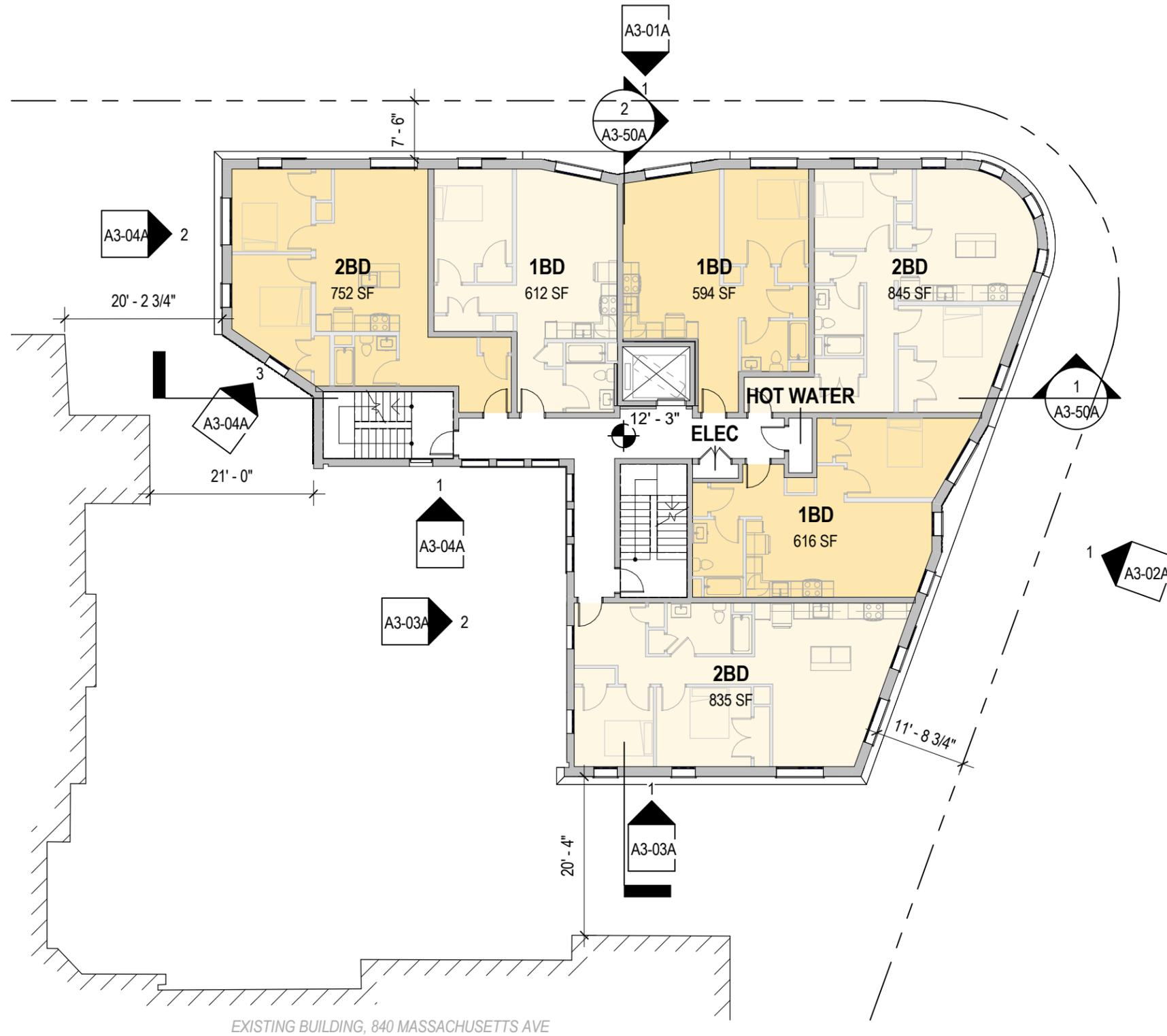
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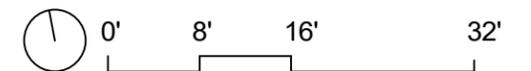
A1-02A

BUILDING 1 - SECOND, THIRD & FOURTH FLOOR PLAN
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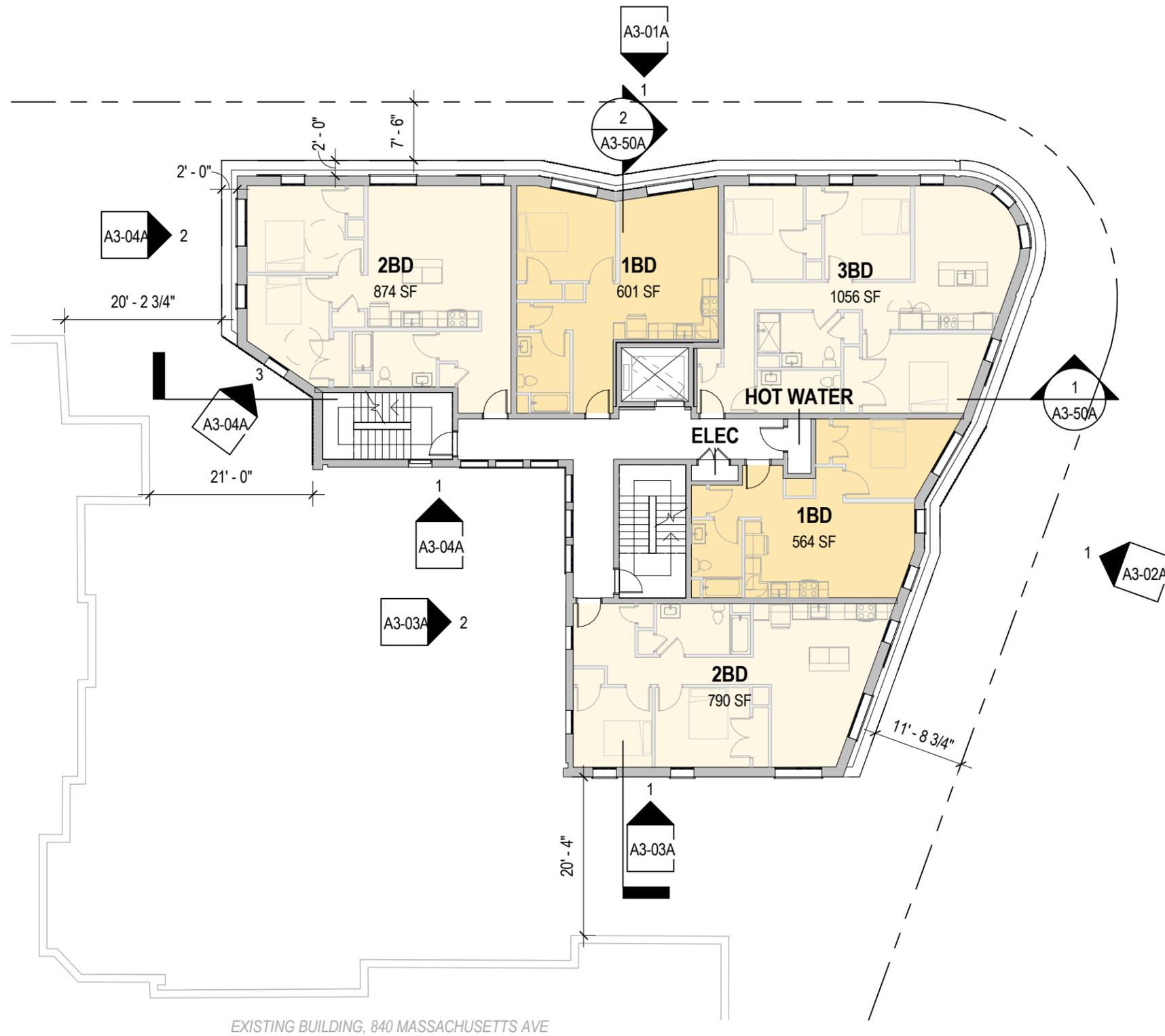
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EXISTING BUILDING, 840 MASSACHUSETTS AVE

A1-03A

BUILDING 1 - FIFTH & SIXTH FLOOR PLAN
 DECEMBER 11, 2025
 REVISED FEBRUARY 23, 2026

EMMA'S COURT
 840-846 MASSACHUSETTS AVE & 15-17 NEWMAN WAY
 ARLINGTON, MA, 02474

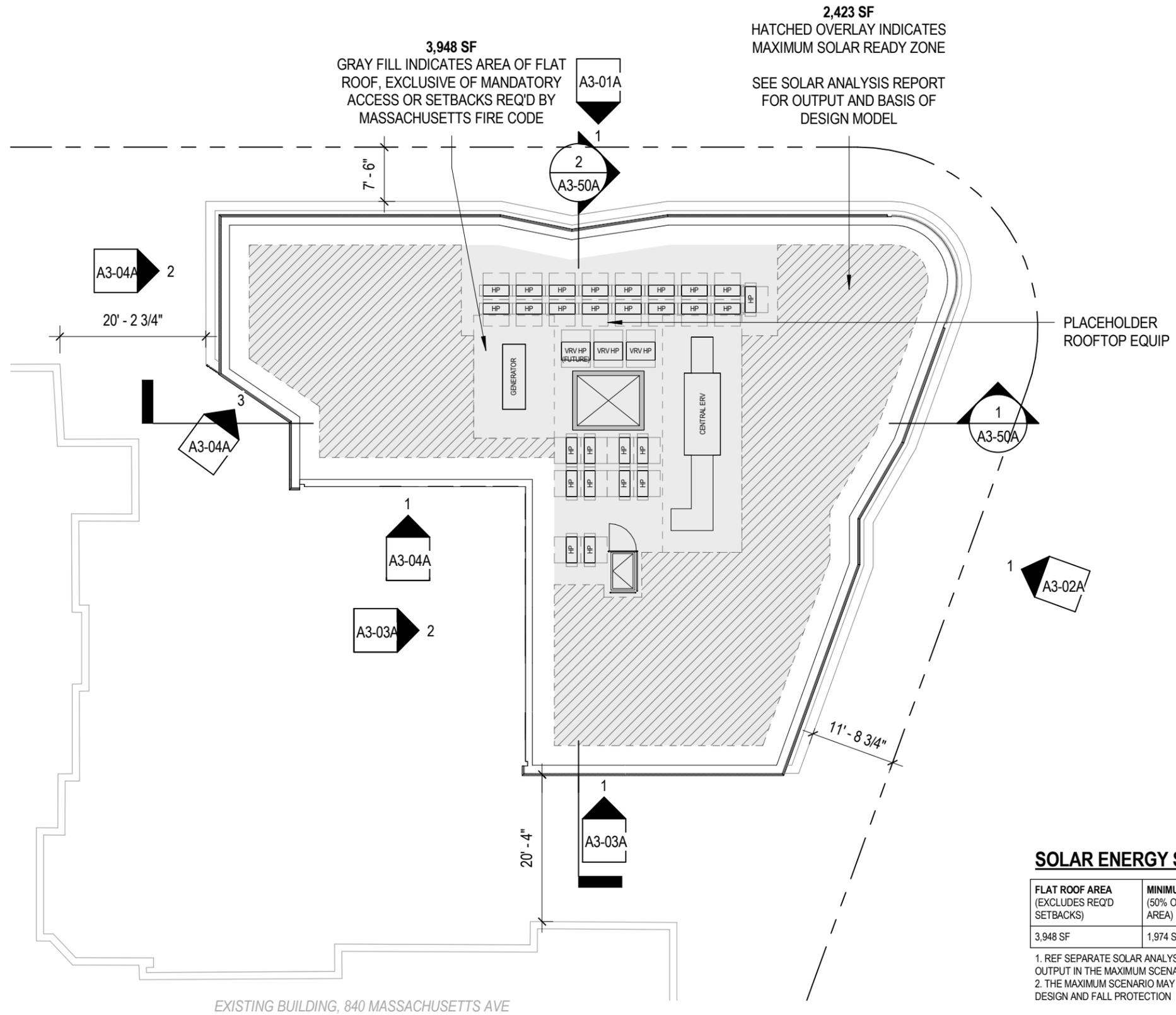
Owner: Housing Corporation of Arlington
 Architect: Utile
 Landscape Architect: Offshoots
 Civil Engineer: Nitsch Engineering

SITE PLAN REVIEW
NOT FOR CONSTRUCTION



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SOLAR ENERGY SYSTEM AREA CALCULATIONS

FLAT ROOF AREA (EXCLUDES REQ'D SETBACKS)	MINIMUM PV AREA (50% OF FLAT ROOF AREA)	MAXIMUM PV AREA (FLAT ROOF AREA W/O MECHANICAL SPACE)	MAXIMUM % PV AREA (MAXIMUM PV AREA ÷ FLAT ROOF AREA)
3,948 SF	1,974 SF	2,423 SF	61.4%

1. REF SEPARATE SOLAR ANALYSIS REPORT INCLUDED WITH THIS SUBMISSION FOR PV LAYOUT, OUTPUT IN THE MAXIMUM SCENARIO, AND MODULE SPECIFICATION
 2. THE MAXIMUM SCENARIO MAY BE REDUCED IN THE COURSE OF COORDINATION W/ MECHANICAL DESIGN AND FALL PROTECTION

A1-04A

BUILDING 1 - ROOF PLAN

DECEMBER 11, 2025
 REVISED FEBRUARY 23, 2026

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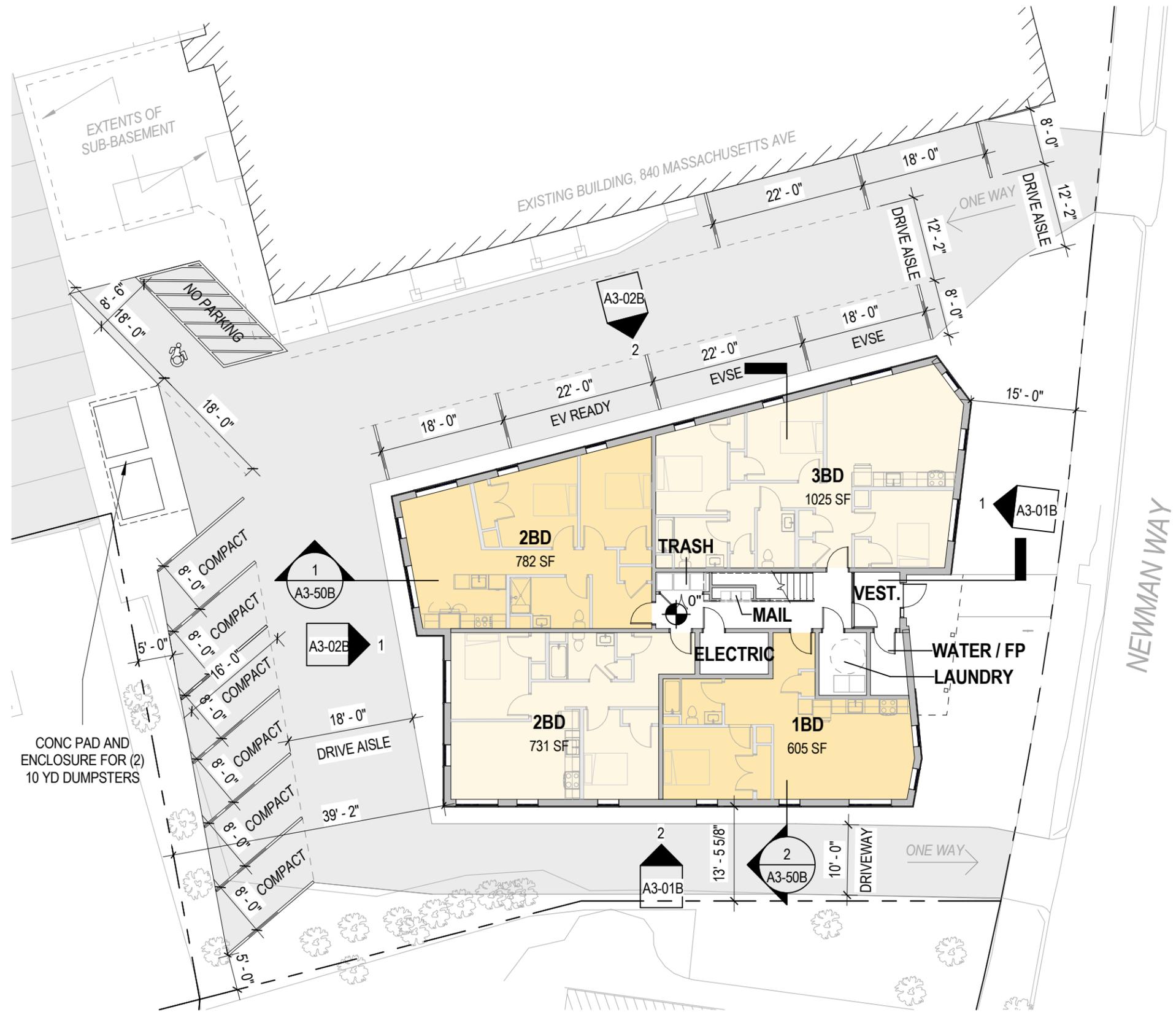
SITE PLAN REVIEW

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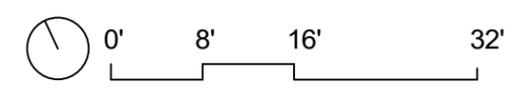
A1-01B

BUILDING 2 - GROUND FLOOR PLAN
 DECEMBER 11, 2025
 REVISED FEBRUARY 23, 2026

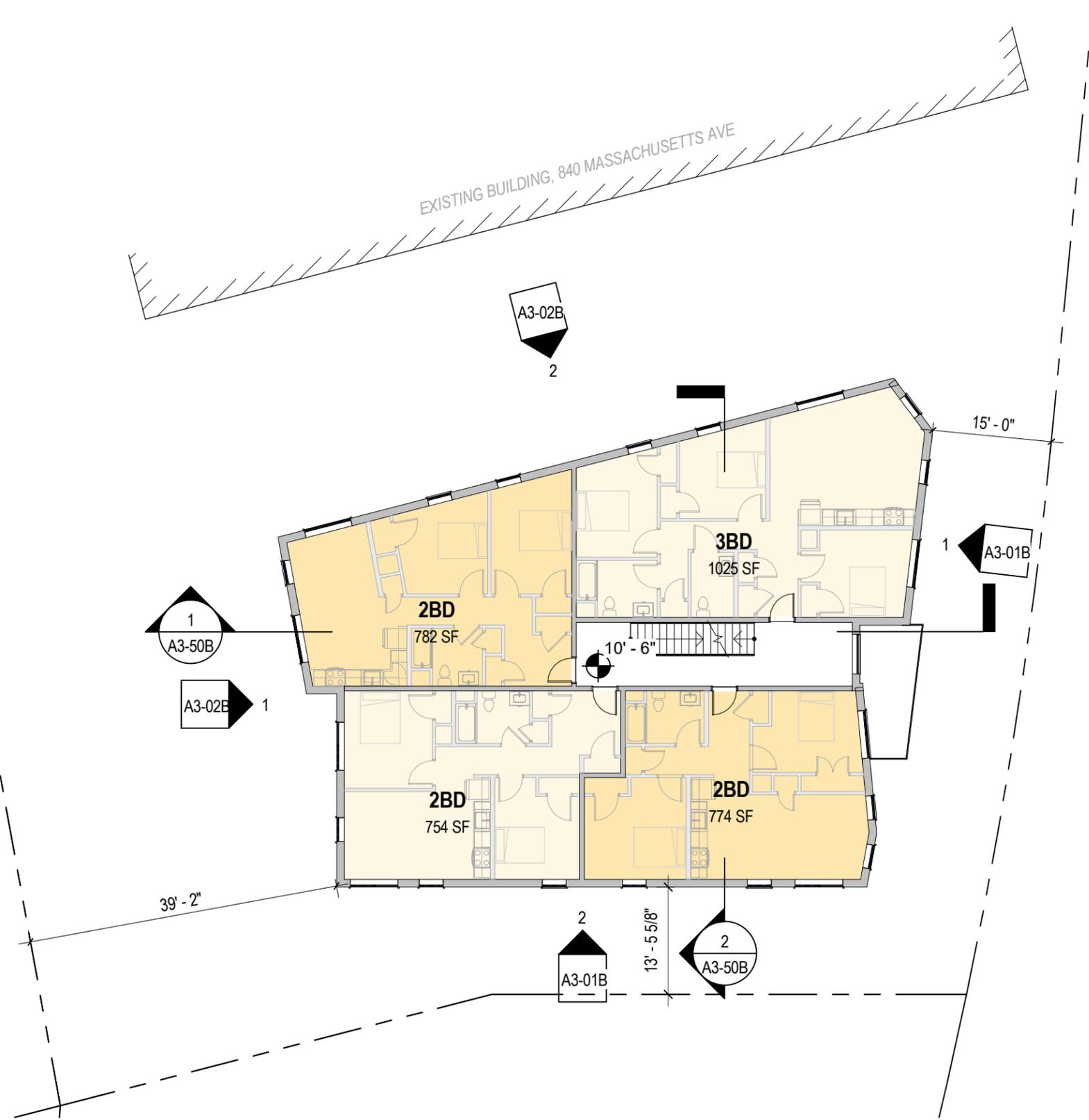
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 Civil Engineer: Nitsch Engineering

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A1-02B

BUILDING 2 - SECOND & THIRD
FLOOR PLAN
DECEMBER 11, 2025
REVISED FEBRUARY 23, 2026

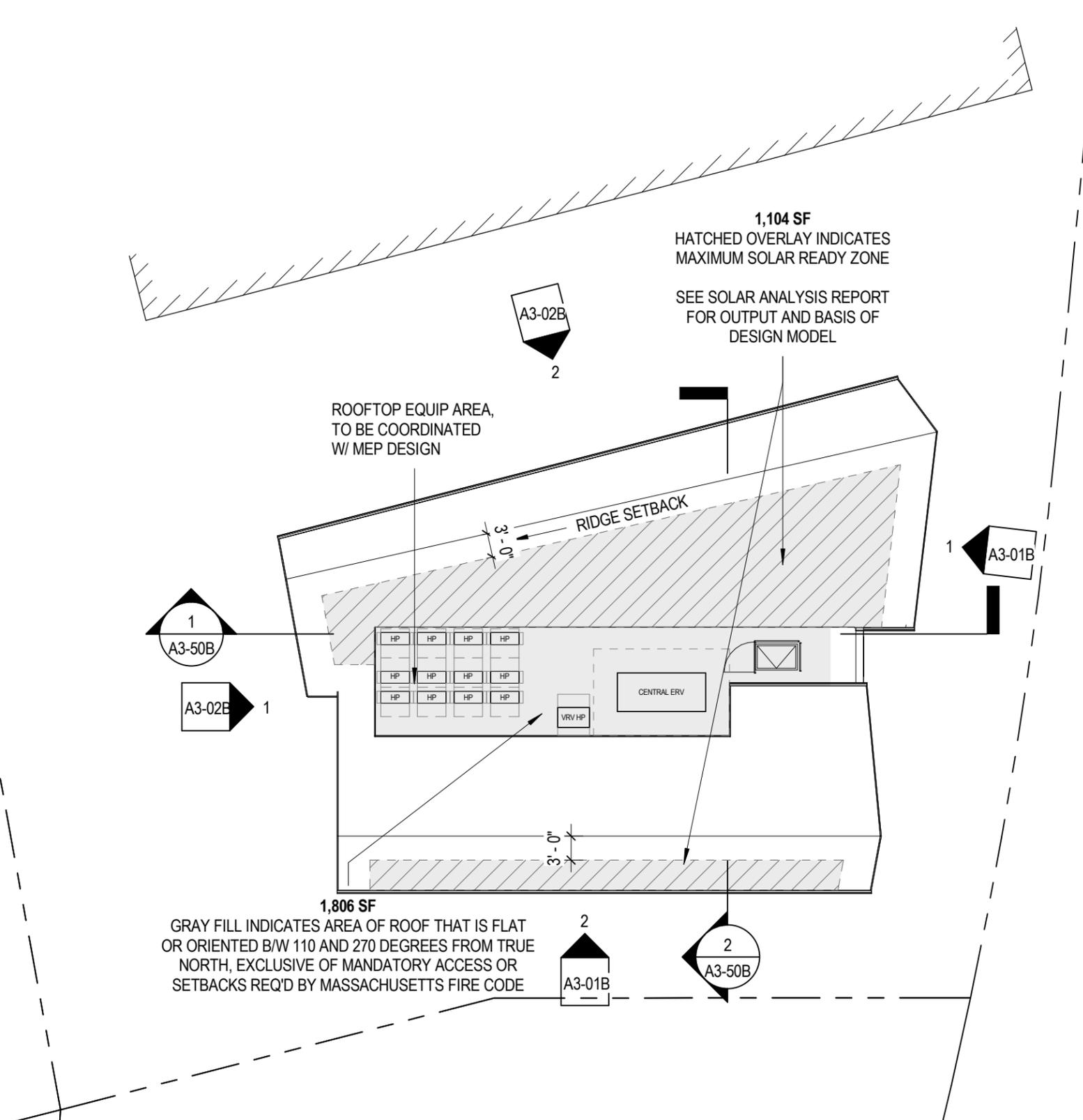
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840-846 MASSACHUSETTS AVE & 15-17 NEWMAN WAY
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Landscape Architect: Offshoots
Civil Engineer: Nitsch Engineering

SITE PLAN REVIEW
**NOT FOR
CONSTRUCTION**

0' 8' 16' 32'

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SOLAR ENERGY SYSTEM AREA CALCULATIONS

SOLAR READY ZONE*	MINIMUM PV AREA (50% OF SOLAR READY ZONE)	MAXIMUM PV AREA ¹ (SOLAR READY ZONE W/O MECH SPACE)	MAXIMUM % PV AREA (MAXIMUM PV AREA ÷ SOLAR READY ZONE)
1,806 SF	903 SF	1,104 SF	61.1%

* PER THE DEFINITION IN TOWN OF ARLINGTON ZONING BYLAW, AS AMENDED THROUGH APRIL 28, 2025, §2, THIS INCLUDES FLAT ROOF AREAS AND ROOFS ORIENTED B/W 110 AND 270 DEGREES OF NORTH, EXCLUDING REQ'D SETBACKS

¹ NOTE THAT THE MAXIMUM PV AREA IN THE SOLAR ANALYSIS REPORT EXCEEDS THIS AREA BECAUSE SOME ROOF AREA FACING NORTHWARD, AND SO EXCLUDED BY THE ZONING DEFINITION OF A SOLAR READY ZONE, IS FOUND TO BE VIABLE FOR PRODUCTIVE PV ENERGY GENERATION.

1. REF SEPARATE SOLAR ANALYSIS INCLUDED WITH THIS SUBMISSION FOR PV LAYOUT, OUTPUT IN THE MAXIMUM SCENARIO, AND MODULE SPECIFICATION

2. THE MAXIMUM SCENARIO MAY BE REDUCED IN THE COURSE OF COORDINATION W/ MECHANICAL DESIGN AND FALL PROTECTION

A1-03B

BUILDING 2 - ROOF PLAN
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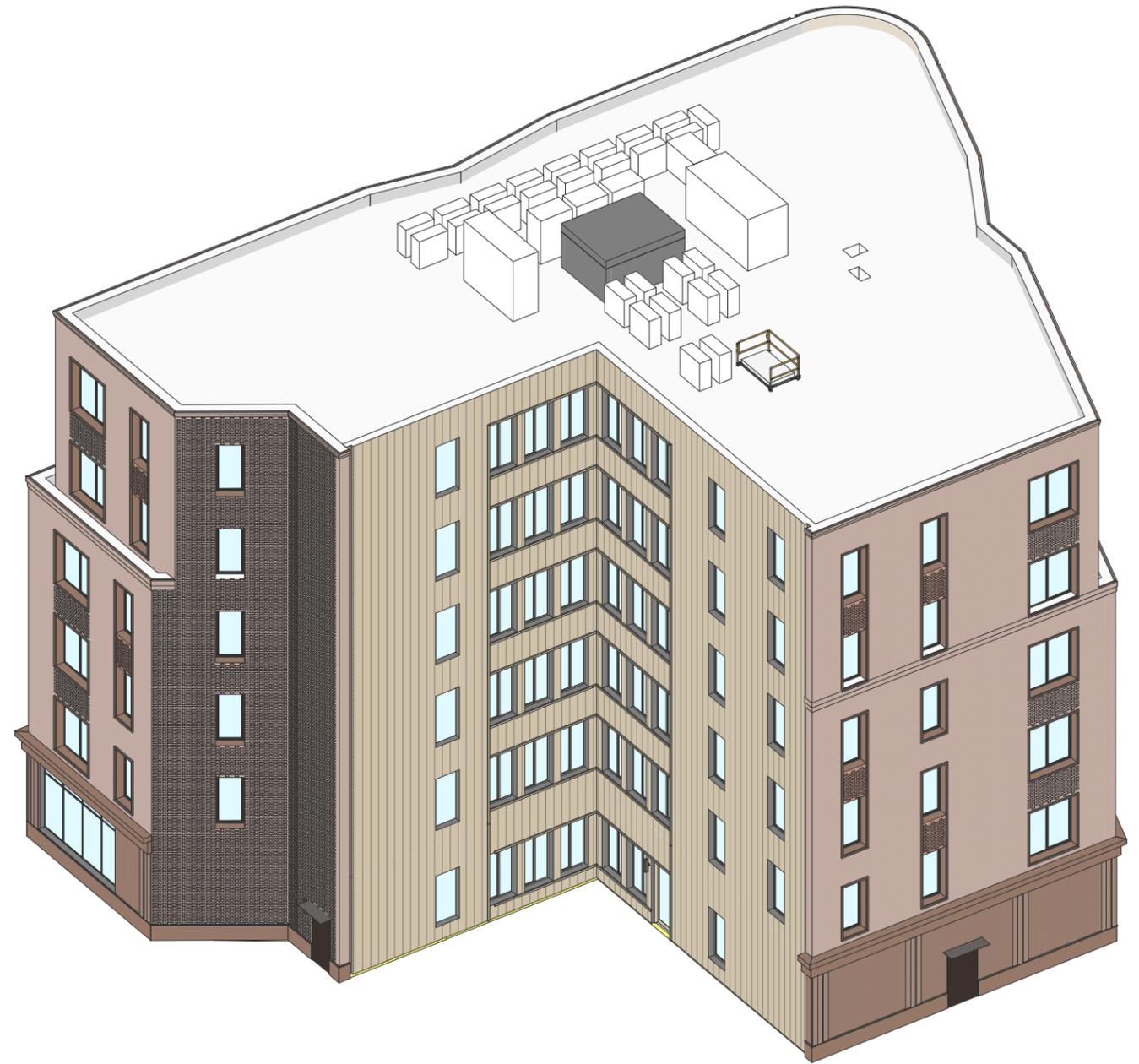
0' 8' 16' 32'

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NORTH AND EAST FACADES



COURTYARD FACADES

A3-00A

BUILDING 1 - EXTERIOR
 AXONOMETRICS
 DECEMBER 11, 2025
 REVISED FEBRUARY 23, 2026

EMMA'S COURT
 840-846 MASSACHUSETTS AVE & 15-17 NEWMAN WAY
 ARLINGTON, MA, 02474

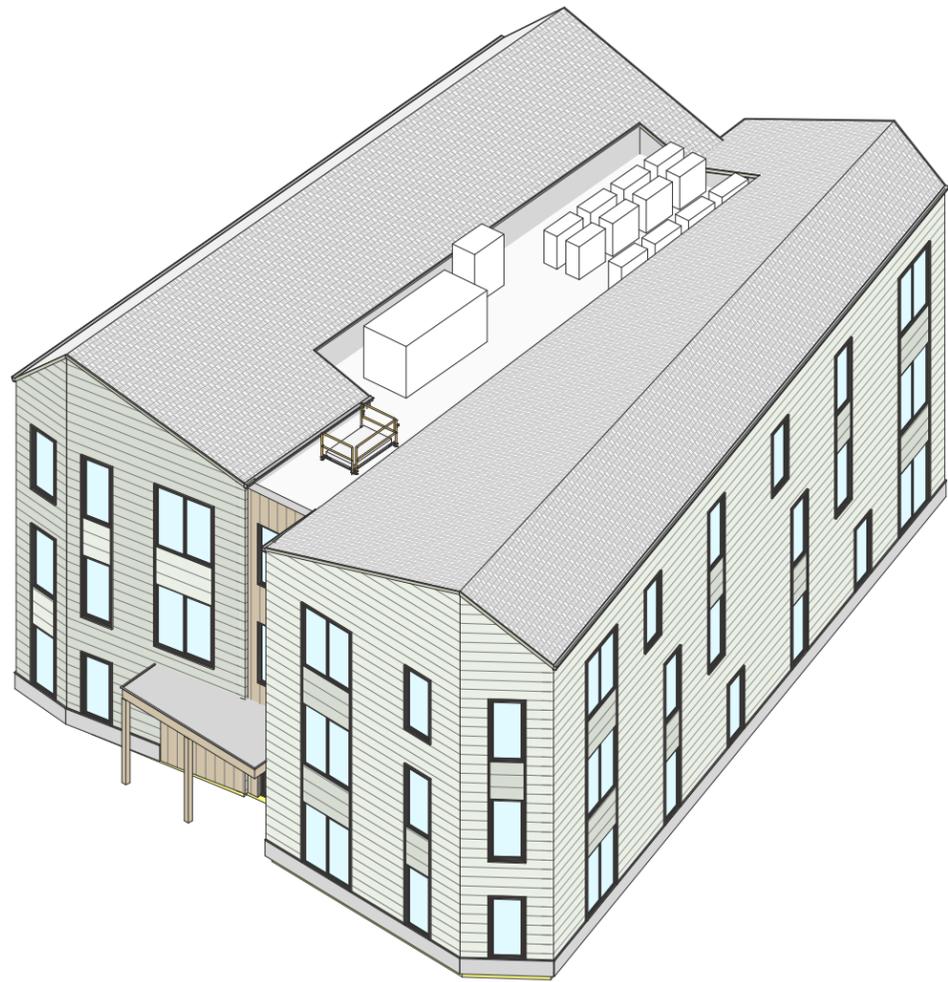
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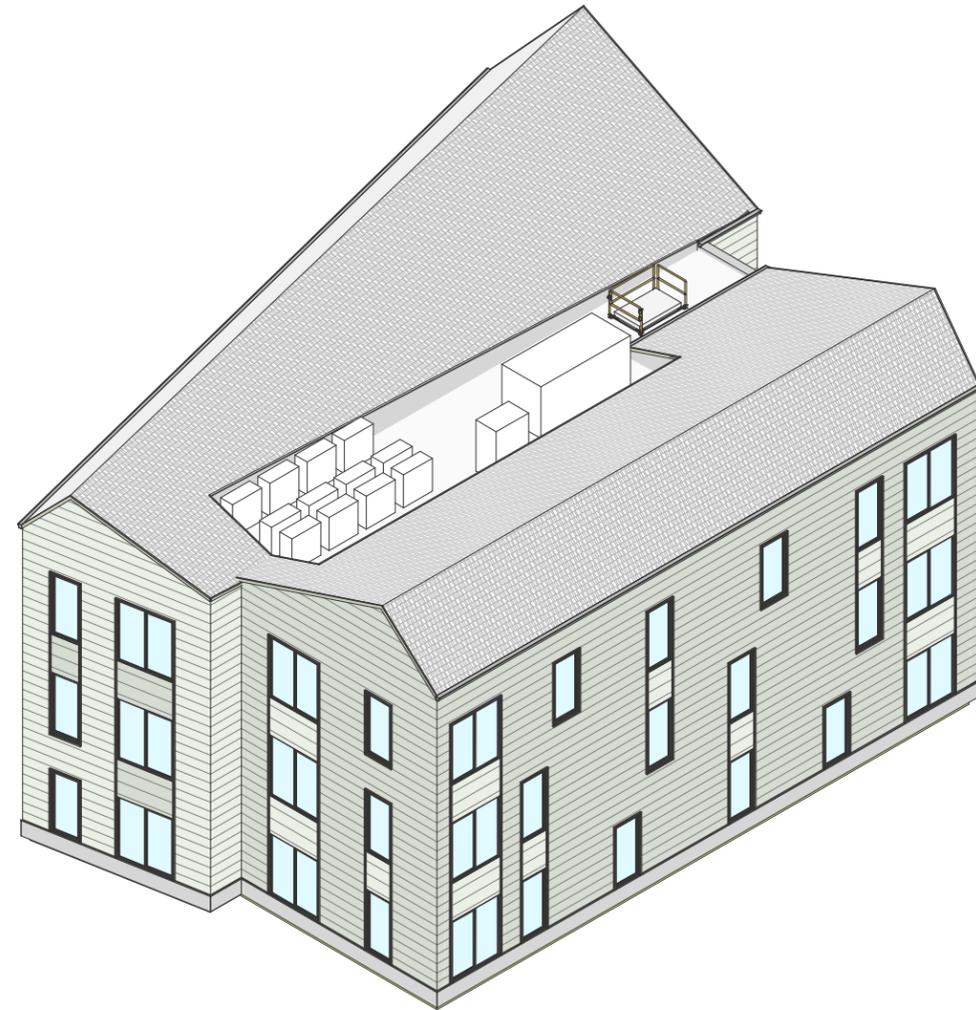
0' 8' 16' 32'

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NORTH AND EAST FACADES



SOUTH AND WEST FACADES

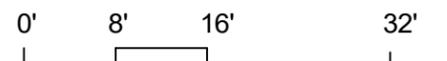
A3-00B

BUILDING 2 - EXTERIOR
 AXONOMETRICS
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EMMA'S COURT
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SITE PLAN REVIEW
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 CONSTRUCTION**



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#A ELEVATION KEY NOTE SCHEDULE

Number	Description	Number	Description	Number	Description
1A	BRICK A, RUNNING BOND	3A	INTEGRAL COLOR F.C. PLANK/PANEL, OPEN JOINT RAINSCREEN CLADDING W/ EXPOSED FASTENERS, COLORED TO MATCH	7A	FACTORY FINISH METAL ROOF EDGE, COLOR A, TBD
1B	BRICK A, PROJECTING PATTERN TBD	4A	WOOD TONE SIDING	7B	FACTORY FINISH METAL ROOF EDGE, COLOR B, TBD
1C	BRICK B, ALTERNATING 1" PROJECTION	4B	WOOD TONE TRIM	7C	SHINGLE ROOFING
1D	BRICK B, PROJECTING PATTERN TBD	6A	HIGH-PERFORMANCE uPVC WINDOWS	8A	HORZ FIBER CEMENT LAP SIDING, COLOR A, EXPOSURE A
1E	BRICK C, VERT STACK BOND	6B	THERMALLY BROKEN AND INSULATED ALUM, FRAMED STOREFRONT SYSTEM	8B	HORZ FIBER CEMENT LAP SIDING, COLOR B, EXPOSURE B
1F	BRICK C, HORZ STACK BOND	6C	HOLLOW METAL DOOR	8C	HORZ FIBER CEMENT LAP SIDING, COLOR B, EXPOSURE A
2A	PRECAST WATER TABLE, COLOR TBD	6D	ALUMINUM WINDOW SURROUND	8D	HORZ FIBER CEMENT LAP SIDING, COLOR A, EXPOSURE B
2B	PRECAST WATER TABLE, COLOR TBD	6E	METAL CANOPY		
2C	PRECAST CONCRETE W/ CONCEALED ANCHORS				
2D	PRECAST WINDOW SURROUND - CUSTOM COLOR				



1 NORTH ELEVATION - MASSACHUSETTS AVE
1/16" = 1'-0"

A3-01A

BUILDING 1 - EXTERIOR ELEVATIONS
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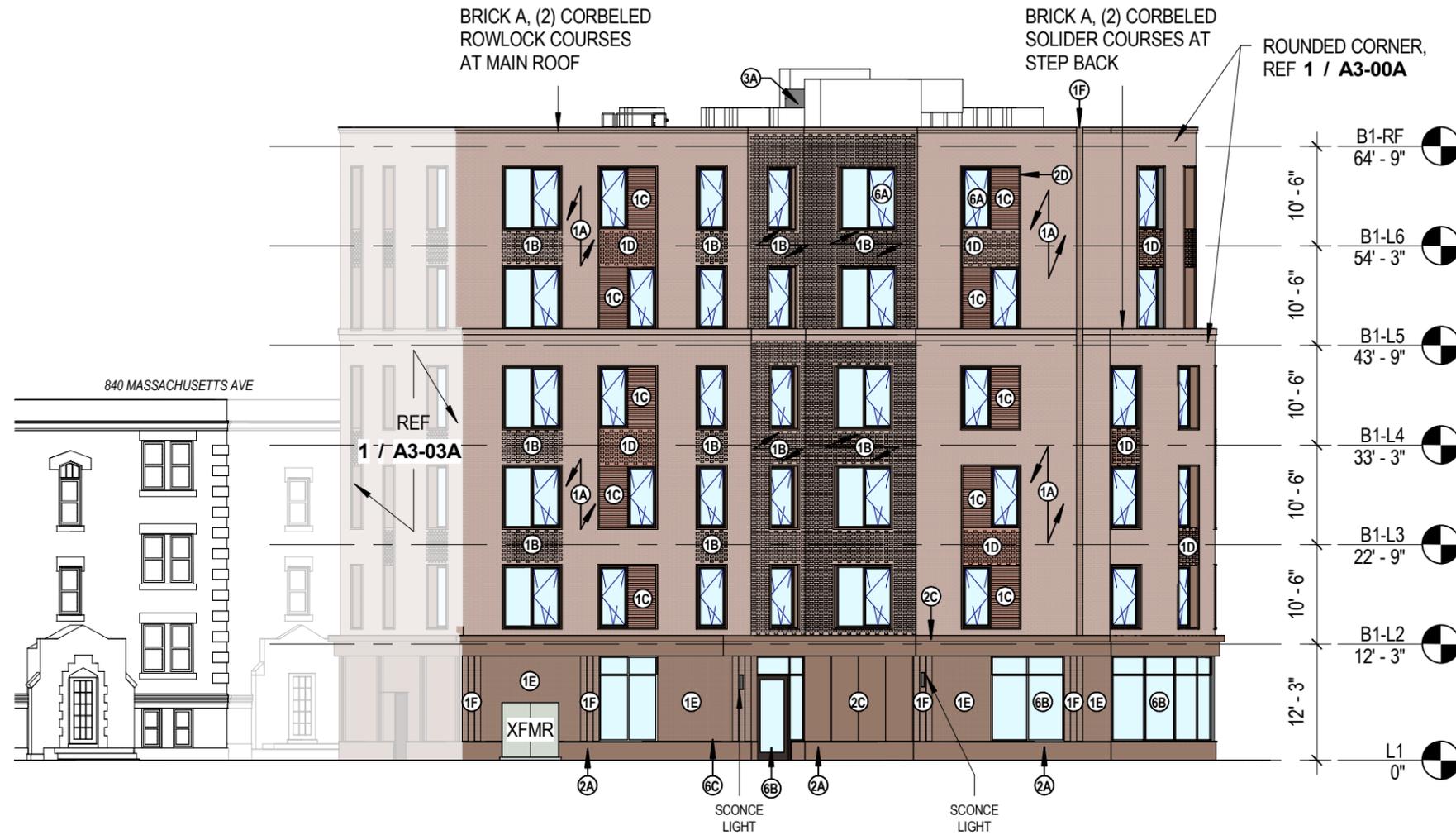
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NOT FOR CONSTRUCTION

0' 8' 16' 32'

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#A ELEVATION KEY NOTE SCHEDULE

Number	Description
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1C	BRICK B, ALTERNATING 1" PROJECTION
1D	BRICK B, PROJECTING PATTERN TBD
1E	BRICK C, VERT STACK BOND
1F	BRICK C, HORZ STACK BOND
2A	PRECAST WATER TABLE, COLOR TBD
2B	PRECAST WATER TABLE, COLOR TBD
2C	PRECAST CONCRETE W/ CONCEALED ANCHORS
2D	PRECAST WINDOW SURROUND - CUSTOM COLOR
3A	INTEGRAL COLOR F.C. PLANK/PANEL, OPEN JOINT RAINSCREEN CLADDING W/ EXPOSED FASTENERS, COLORED TO MATCH
4A	WOOD TONE SIDING
4B	WOOD TONE TRIM
6A	HIGH-PERFORMANCE uPVC WINDOWS
6B	THERMALLY BROKEN AND INSULATED ALUM, FRAMED STOREFRONT SYSTEM
6C	HOLLOW METAL DOOR
6D	ALUMINUM WINDOW SURROUND
6E	METAL CANOPY
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8D	HORZ FIBER CEMENT LAP SIDING, COLOR A, EXPOSURE B



1 EAST ELEVATION - NEWMAN WAY
1/16" = 1'-0"

A3-02A

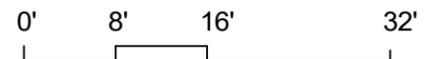
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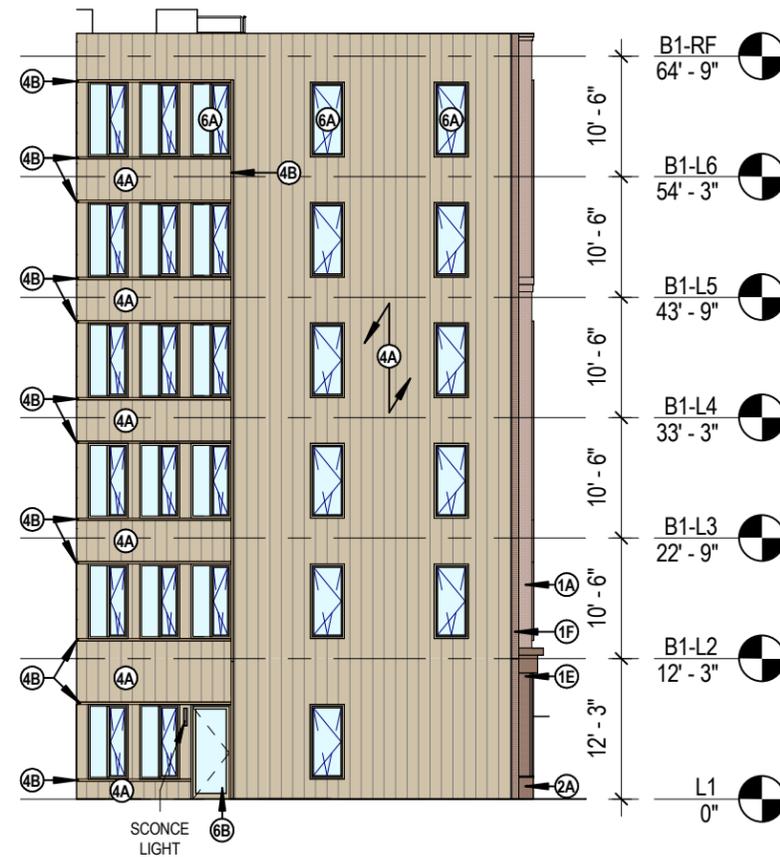


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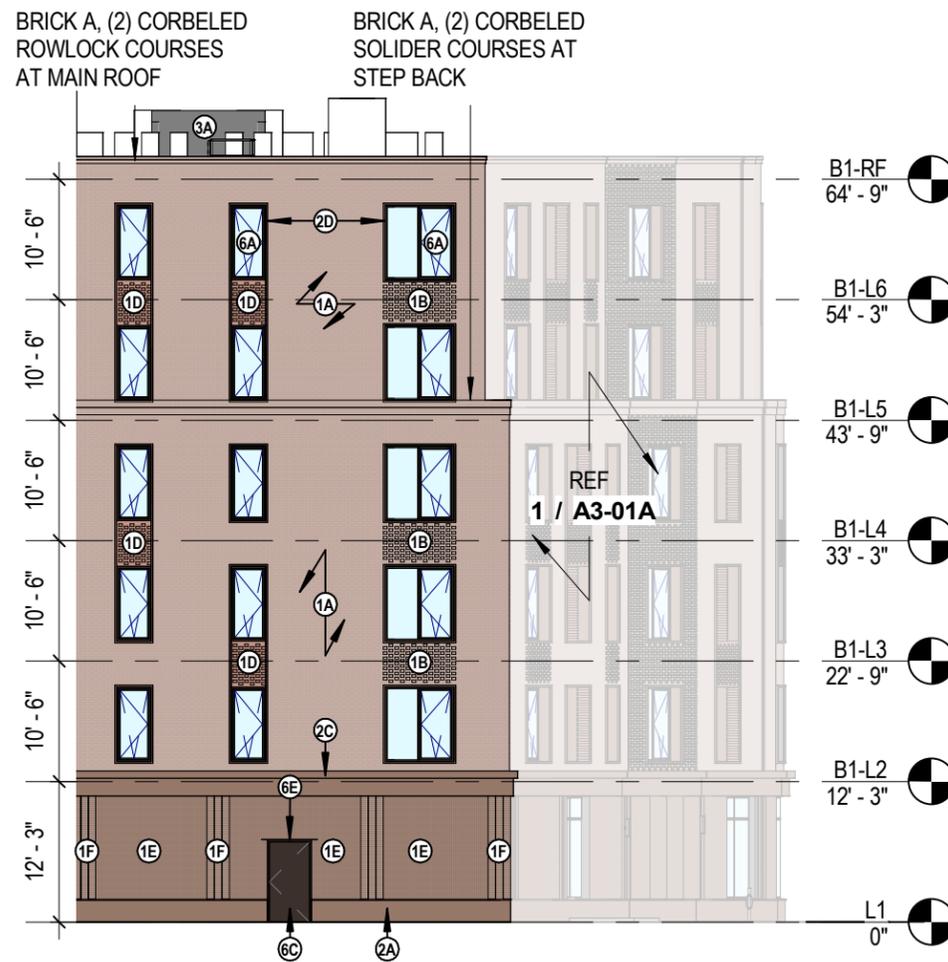
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8D	HORZ FIBER CEMENT LAP SIDING, COLOR A, EXPOSURE B



2 WEST ELEVATION - COURTYARD
1/16" = 1'-0"



1 SOUTH ELEVATION - NEWMAN WAY PASSAGE
1/16" = 1'-0"

A3-03A

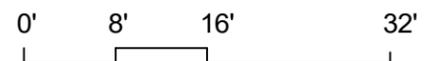
BUILDING 1 - EXTERIOR ELEVATIONS
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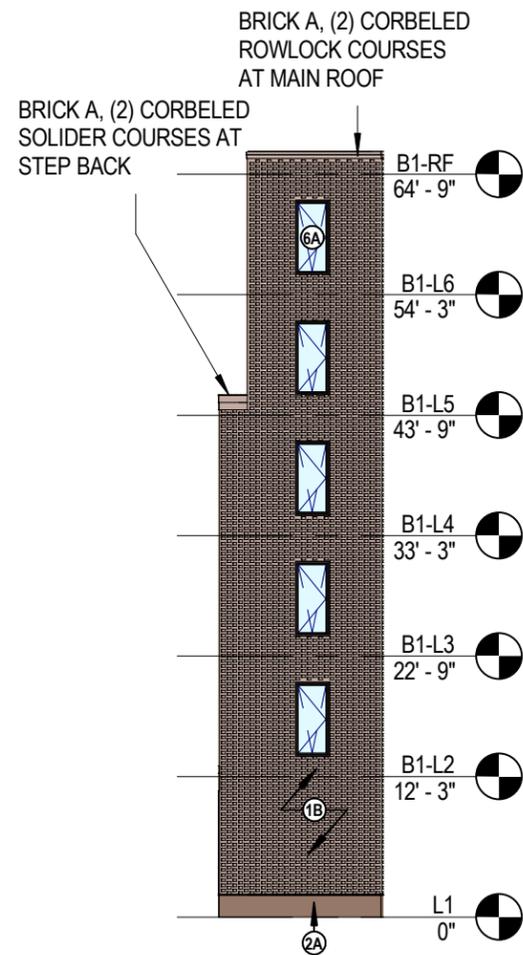


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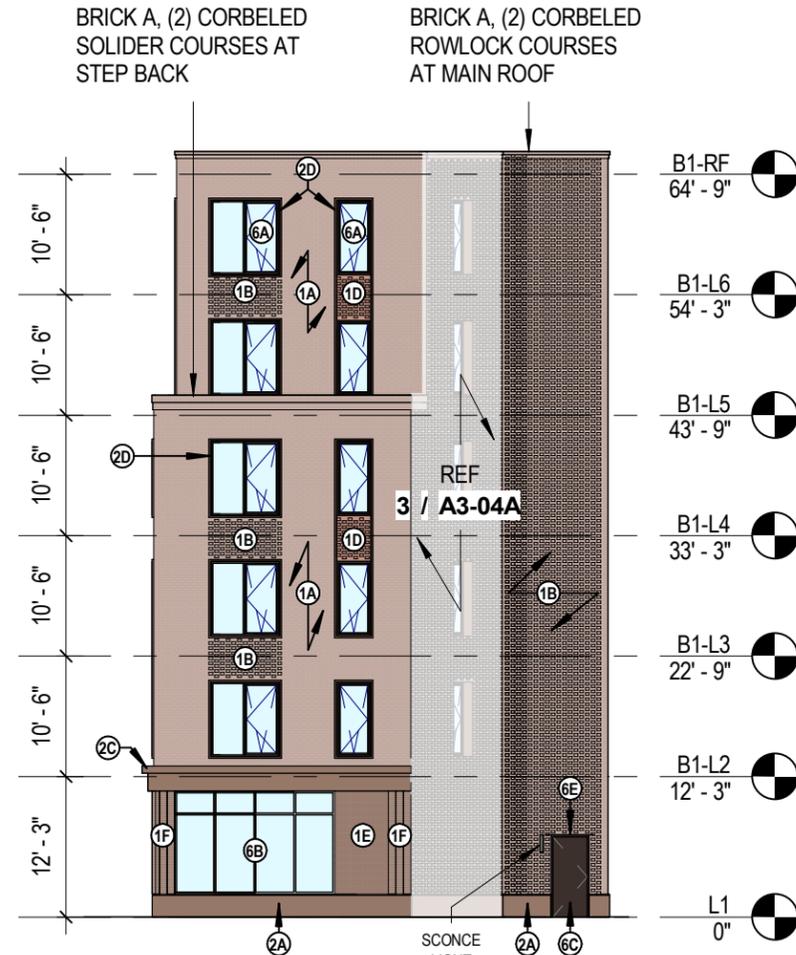
utile

#A ELEVATION KEY NOTE SCHEDULE

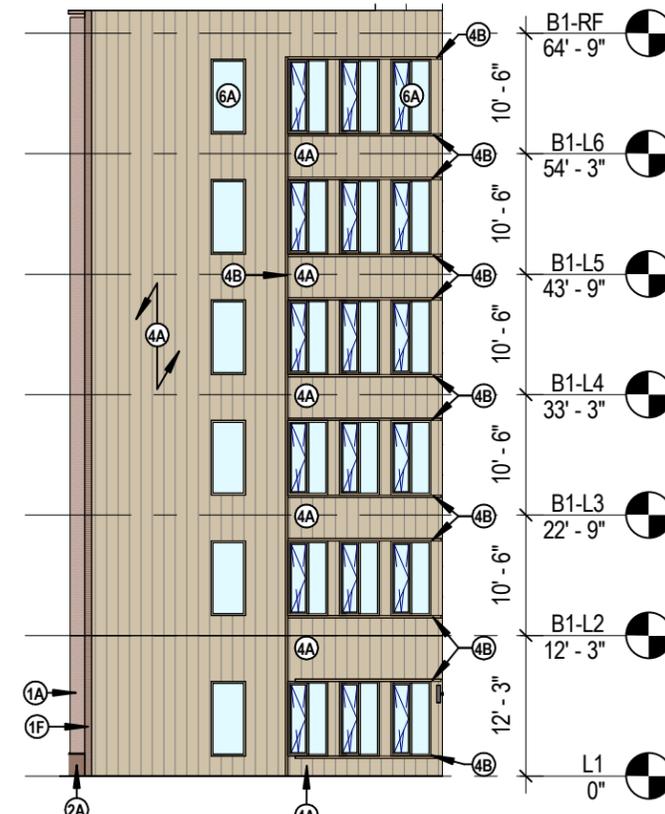
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8D	HORZ FIBER CEMENT LAP SIDING, COLOR A, EXPOSURE B



3 SOUTHWEST ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION - MASS. AVE PASSAGE
1/16" = 1'-0"



1 SOUTH ELEVATION - COURTYARD
1/16" = 1'-0"

A3-04A

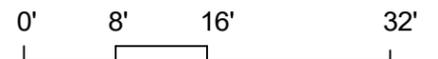
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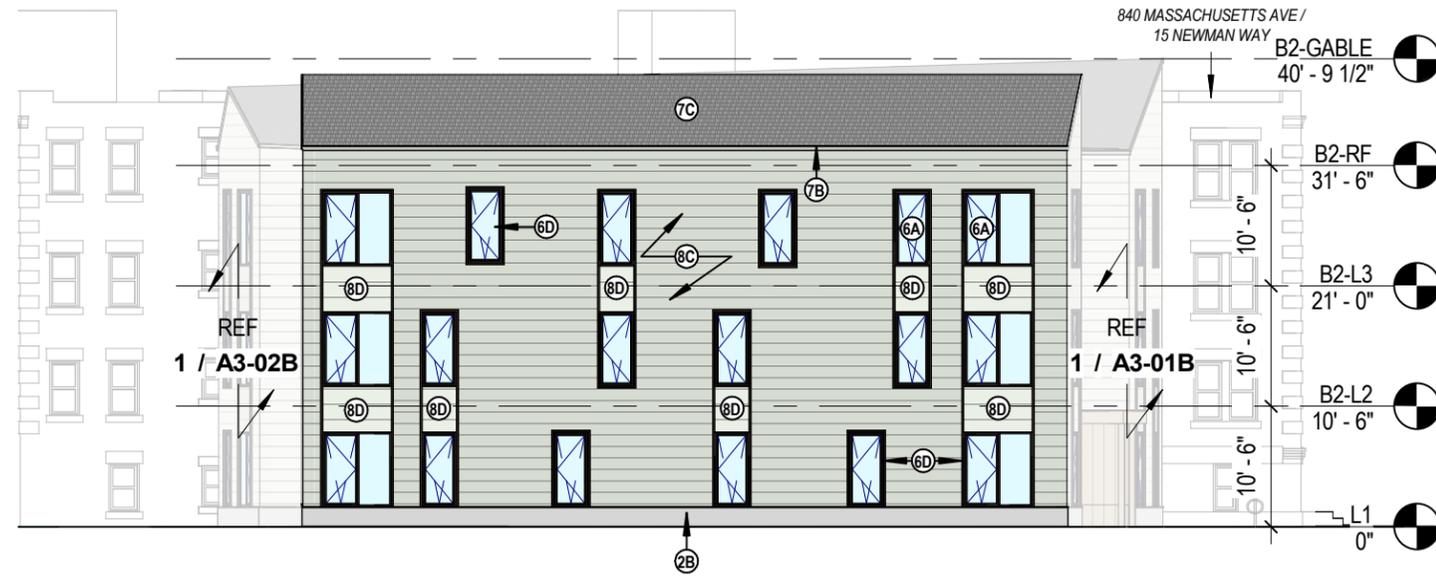
SITE PLAN REVIEW

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2 SOUTH ELEVATION
1/16" = 1'-0"

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8D	HORZ FIBER CEMENT LAP SIDING, COLOR A, EXPOSURE B



1 EAST ELEVATION - NEWMAN WAY
1/16" = 1'-0"

A3-01B

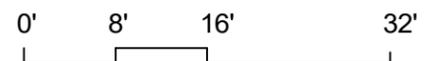
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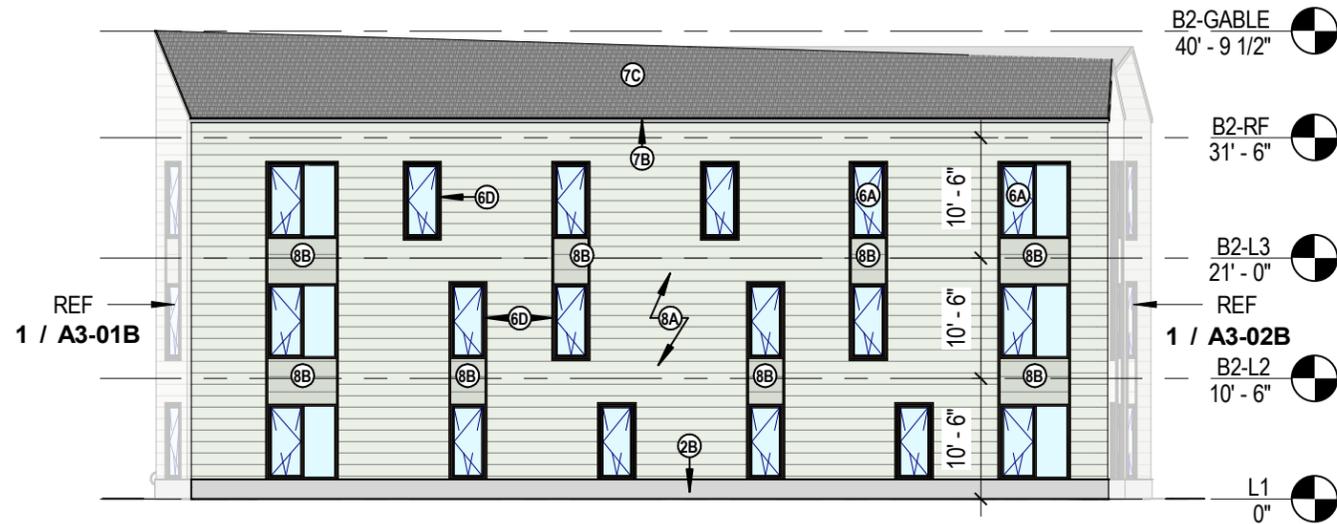


Architecture & Planning

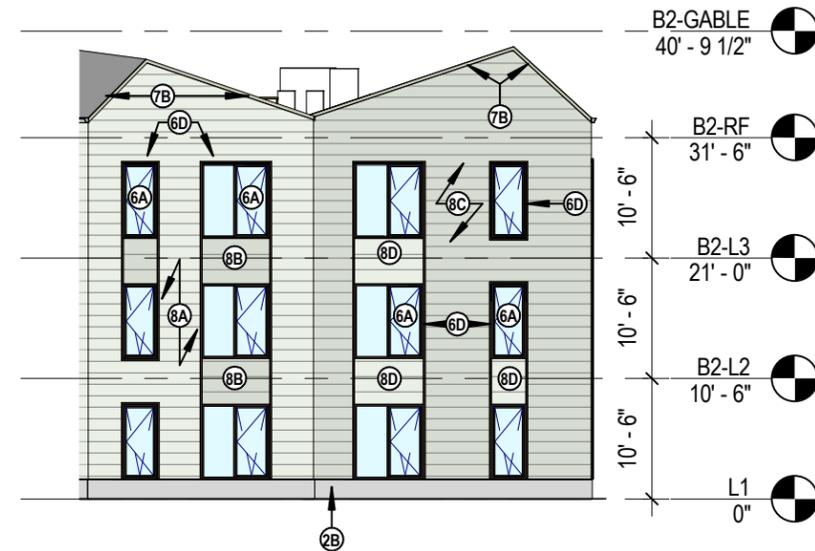
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8D	HORZ FIBER CEMENT LAP SIDING, COLOR A, EXPOSURE B



2 NORTH ELEVATION
1/16" = 1'-0"



1 WEST ELEVATION
1/16" = 1'-0"

A3-02B

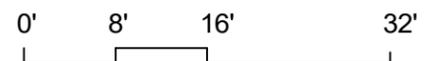
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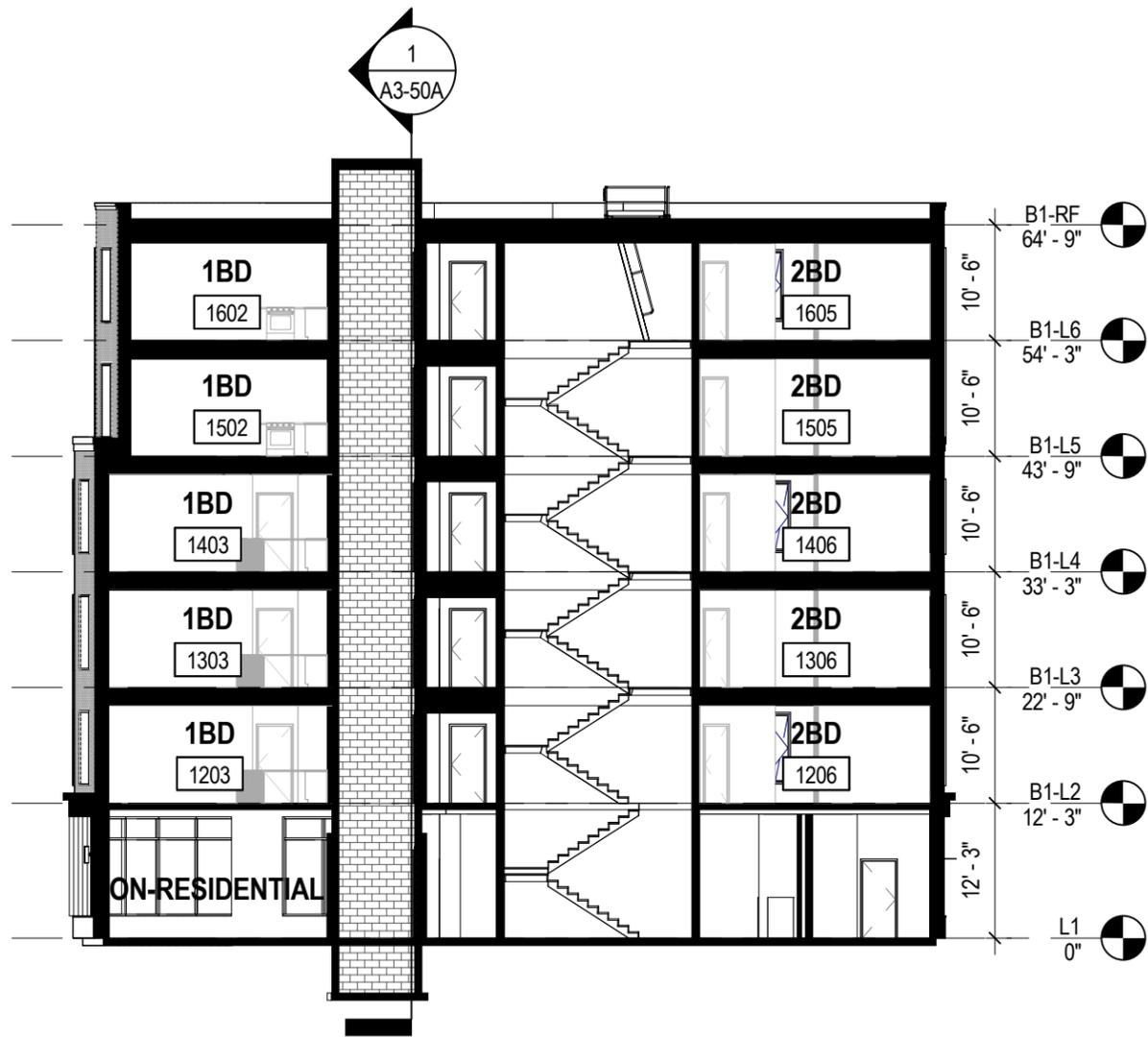
SITE PLAN REVIEW

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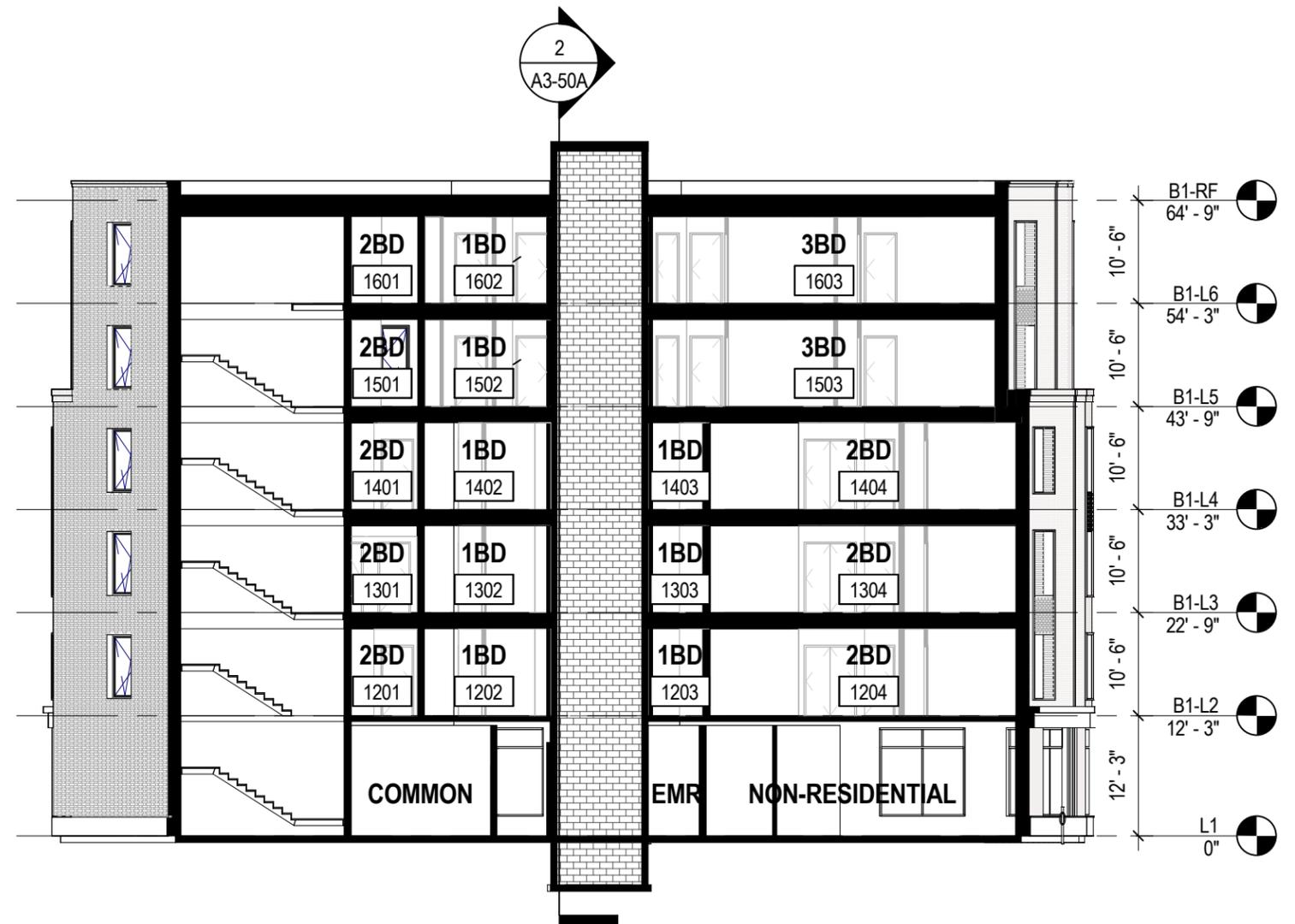


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2 NORTH-SOUTH BUILDING SECTION
1/16" = 1'-0"



1 EAST-WEST BUILDING SECTION
1/16" = 1'-0"

A3-50A

BUILDING 1 - SECTIONS

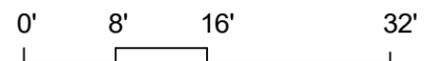
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REVISED FEBRUARY 23, 2026

EMMA'S COURT
840-846 MASSACHUSETTS AVE & 15-17 NEWMAN WAY
ARLINGTON, MA, 02474

Owner: Housing Corporation of Arlington
Architect: Utile
Landscape Architect: Offshoots
Civil Engineer: Nitsch Engineering

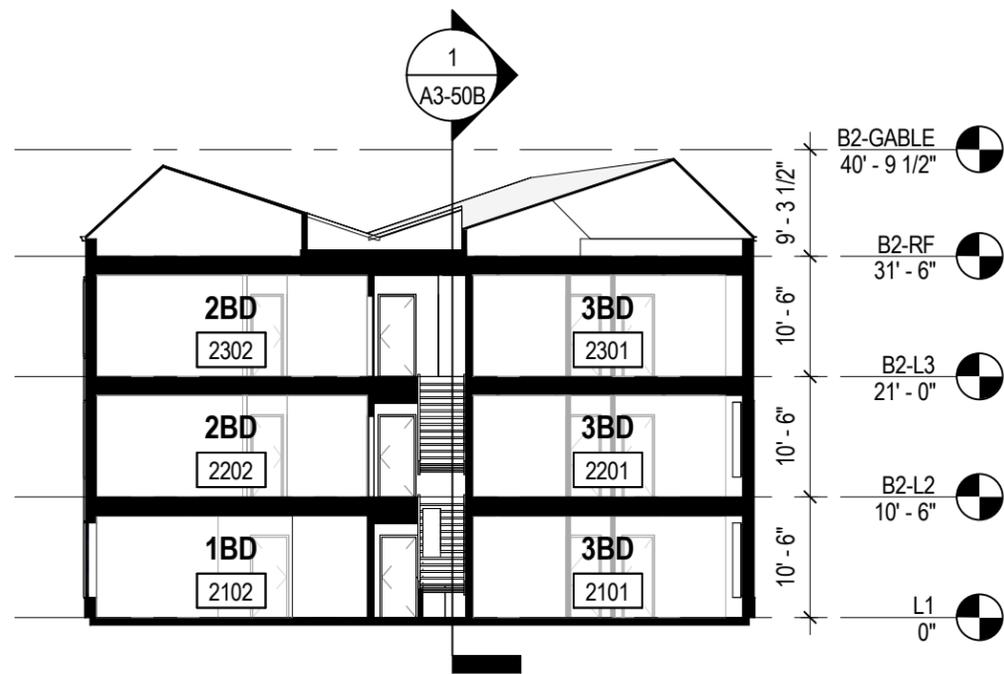
SITE PLAN REVIEW

**NOT FOR
CONSTRUCTION**

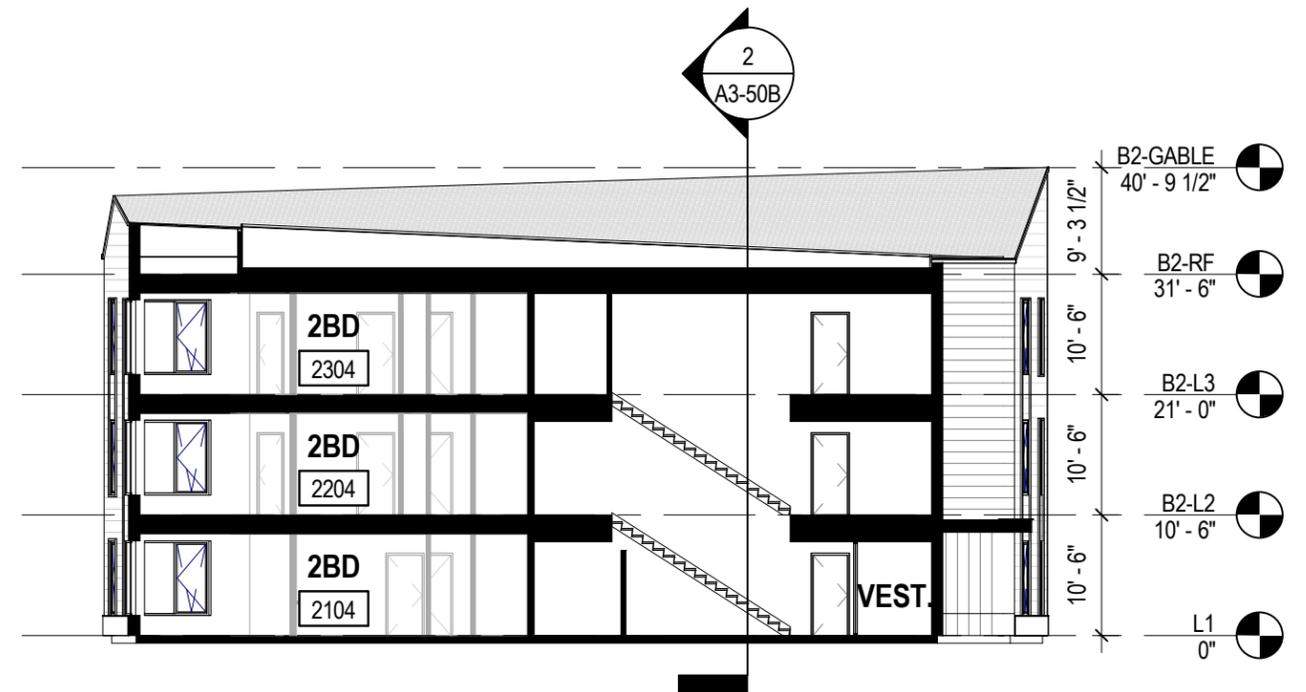


Architecture
& Planning

utile



2 NORTH-SOUTH BUILDING SECTION
1/16" = 1'-0"



1 EAST-WEST BUILDING SECTION
1/16" = 1'-0"

A3-50B

BUILDING 2 - SECTIONS

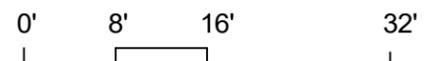
DECEMBER 11, 2025
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