

- Revisit layout of A5, A12, A11 / optimize residential unit layout
  - A5 will remain a shared-light 1-bed unit due to location. A12 has been reconfigured to push the living area to the corner. A11 has been altered slightly as a consequence.
  
- Revisit location of windows on alley units (offset windows)
  - All windows in new structure (over parking) have been reconsidered to avoid undesirable alignment
  
- Look at adding in another chase for restaurant duct / add a blackiron chase on the Mass Ave side; provide required number of chases on Medford St side
  - We have a long term tenant in the mass ave space, which is the old Papa Ginos space, and with the size of the space won't be adding the chase on that side. The space currently occupied by Grace Nails would not need a chase for conversion as it has an unobstructed rooftop. Locations have been identified for restaurant chases for Medford St. tenants as noted on plans.
  
- Provide information and/or samples on material selection
  - The current plan for the façade is to use painted fiber cement board and batten for the second floor addition as shown in the provided renderings. The existing brick arcade at the first floor will not be covered or painted. A cornice will be constructed as shown in a style similar to the surrounding context. Windows will be black vinyl 6-lite (6/6) double hung as shown (aligned with the arcade below). Siding color is intended to be James Hardie Cypress, with white trim.
  
- Indicate that roof will be solar ready and provide solar field potential on plans
  - The new roof will be solar ready to handle any potential solar addition.
  
- Identify EV charging on parking plan (applicant stated it will be in one of the two surface spaces)
  - See Civil Plans - Sheet C-102 updated.
  
- Provide specific details on HP space (van or not) on parking plan
  - Garage opening and ceiling will exceed the 98" minimum van accessible height
  
- Explore potential for introducing trees onto property line, whether in addition to or en lieu of arborvitae
  - Keeping arborvitae row

- Provide a TDM plan using three of eight suggested methods in the Zoning Bylaw
  - Applicant is considering a few options for the third choice but requests to work with the planning department to finalize our plan. We would like to speak with our tenants and have them find out from their employees what might be most desirable.
  
- Provide a rendering of the back of building, showing access, lighting, circulation in alleyway
  - See Arch set - A9.03 and A9.04
  
- Provide additional elevations of the garage
  - See Arch set - A2.02
  
- Share details on commercial loading and delivery
  - Applicant commits to working with the Town, tenants, and the planning department to try to come up with a plan that works for everyone in the immediate vicinity, including abutters.
  
- Share details on dumpster enclosure
  - Sheet C-503 of Civil Plans
  
- Indicate height of mechanical units relative to parapet
  - The parapets will be sufficiently tall to obscure all HVAC mechanical equipment from view from the sidewalk opposing the building frontage on all sides.
  
- On the site plan, provide a larger context showing the buildings across Medford Street and Park Terrace, the structure next door, boundaries of church
  - Fig-1 Site Plan on Aerial Image
  
- Confirm parking is designated for residents; provide intended signage
  - Note signage in rendering on garage
  
- Provide a plan or guidelines for future tenant improvements to facade, treatment of the sign band, awnings, and signage. This should include identification of tenants with nonconforming signage, landlord standards for replacement signs, addressing abandoned lighting and hardware, etc. Specific problems cited for Leader Bank, abandoned lighting above awnings on Medford St, old or out of date signage.
  - Before any lease renewals happen, or new tenants move in, signage review will always be a part of the process. We show a sample of a sign that we prefer above the new

space on Mass Ave, which holds similar context to Grace Nails. Awnings would be optional, and if a tenant proposes an awning they would be following the Town bylaws and/or working with the planning department directly or coming in front of the ARB for approval.

- We can commit to removing any abandoned lighting, hardware, hooks, hangers etc..
  - We cannot commit to forcing any tenants to make sign changes that were already approved by the Town, in the middle of a lease.
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- Correct the note on the site plan suggesting that Park Terrace is a private way
    - To be updated on final permit set submission