

REQUIRED SUBMITTALS CHECKLIST

One electronic copy of your application is required; print materials may be requested, Review the ARB's Rules and Regulations, which can be found at www.arlingtonma.gov/arb, for the full list of required submittals.

Application Cover Sheet (project and property information, applicant information)

Dimensional and Parking Information Form (see attached)

Impact statement

Statement should respond to Environmental Design Review (Section 3.4) and Special Permit (Section 3.3) criteria on pages 6-8 of this packet); include:

- LEED checklist and sustainable building narrative as described in criteria 12.
- Summary of neighborhood outreach, if held or planned.

Drawing and photographs of existing conditions

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.

Site plan of proposal. Must include:

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way.

Drawings of proposed structure

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Graphic information showing façade materials and color samples.
- Include lighting plan and fixtures if not provided on site or landscaping plan.

Vehicle, Bicycle, and Service Vehicle Plans

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.
- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.

Sustainable Building and Site Design Elements

- A solar energy systems assessment per Section 6.4, which must include:
 - An analysis for solar energy system(s) for the site detailing layout and annual production;
 - The maximum feasible solar zone area of all structures; and,
 - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
 - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion 13.

Proposed landscaping (*may be incorporated into site plan*)

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.

Plans for sign permits, if signage is an element of development proposal

Stormwater management plan

(for stormwater management during construction for projects with new construction)

SketchUp Compatible Model, if required

Application fee

(See [Rule 12 of the ARB Rules and Regulations](#) for how to calculate the fee)

FOR OFFICE USE ONLY

_____ Special Permit Granted

_____ Received evidence of filing with Registry of Deeds

_____ Notified Building Inspector of Special Permit filing

Docket #: _____

Date: _____

Date: _____

Date: _____

COVER SHEET

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

- Property Address 315 Broadway Arlington, MA
Assessors Block Plan, Block, Lot No. n/a Zoning District B3
- Deed recorded in the Registry of deeds, Book n/a, Page n/a
or- registered in Land Registration Office, Cert. No. n/a, in Book n/a, Page n/a.
- Present Use of Property (include # of dwelling units, if any)
Commercial restaurant
- Proposed Use of Property (include # of dwelling units, if any)
No change, property to be commercial restaurant

APPLICANT INFORMATION

- Applicant:** Identify the person or organization requesting the Special Permit:
Name of Applicant(s) Stuart Pitchel
Organization SRP Sign Corporation
Address 236 Pearl St, Somerville, MA 02145
Street City, State, Zip
Phone 617-623-6222 Email stuart@srpsigns.com
- Applicant Interest:** the applicant must have a legal interest in the subject property:
 Property owner Purchaser by land contract
 Purchaser by option or purchase agreement Lessee/tenant
- Property Owner** Check here if applicant is also property owner
Identify the person or organization that owns the subject property:
Name _____ Title _____
Organization TRITON-ARLINGTON LLC Phone 781-460-2006
Address 397 Main St, Woburn, MA 01801
Street City, State, Zip
Phone 781-460-2006 Email psimboli@acsdevelopment.com

ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit Under Environmental Design Review

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name n/a Title n/a

Organization _____ Phone _____

Address _____
Street City, State, Zip

Phone _____ Email _____

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

n/a n/a

section(s)

title(s)

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

n/a n/a

section(s)

title(s)

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, check the options that apply)

The applicant states that Thai Moon is the owner or occupant or purchaser under agreement of the property in Arlington located at 315 Broadway which is the subject of this application; and that unfavorable action or no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s):



236 Pearl St Somerville, MA 02145

Address

617-623-6222

Phone

DIMENSIONAL AND PARKING INFORMATION

Property Location: 315 Broadway

Zoning District: B3

Applicant: Thai Moon

Address: 315 Broadway

Present Use/Occupancy: No. of Dwelling Units:
1 Commercial Restaurant

Uses and their gross square feet:
1 Commercial Restaurant

Proposed Use/Occupancy: No. of Dwelling Units:
1 Commercial Restaurant

Uses and their gross square feet:
1 Commercial Restaurant

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use	
Lot Size	n/a	n/a	min.	n/a
Frontage	n/a	n/a	min.	n/a
Floor Area Ratio ¹	n/a	n/a	max.	n/a
Lot Coverage (%), where applicable	n/a	n/a	max.	n/a
Lot Area per Dwelling Unit (sf)	n/a	n/a	min.	n/a
Front Yard Depth (feet)	n/a	n/a	min.	n/a
Side Yard Width (feet)	right side	n/a	min.	n/a
	left side	n/a	min.	n/a
Rear Yard Depth (feet)	n/a	n/a	min.	n/a
Height	stories	n/a	stories ²	n/a
	feet	n/a	Feet	n/a
Open Space (% of G.F.A.) ³		n/a	min.	n/a
	Landscaped (sf)	n/a	(sf)	n/a
	Usable (sf)	n/a	(sf)	n/a
Parking Spaces (#) ⁴	n/a	n/a	min.	n/a
Parking Area Setbacks (feet) (where applicable)	n/a	n/a	min.	n/a
Loading Spaces (#)	n/a	n/a	min.	n/a
Bicycle Parking ⁵	short term	n/a	min.	n/a
	long term	n/a	min.	n/a

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.

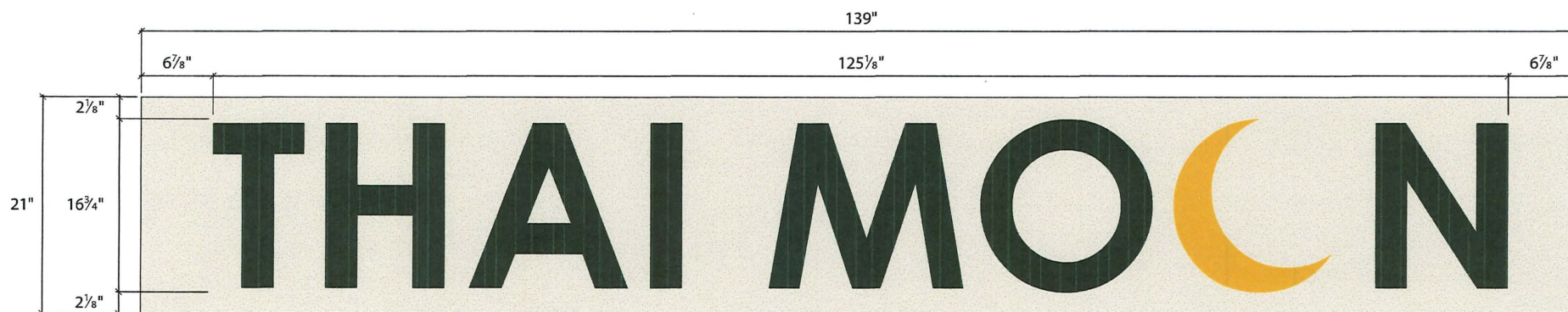
³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.




⁴ See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.


⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

Main ID
 Halo Lit Fabricated Letters
 16-3/4"H x 2" Deep
 Faces Painted Akzo Nobel 314C5 Metallic Gold
 Returns Painted Black
 21" x 139" x 4-1/2" Fabricated Backer
 Painted to Match Building Facade

Qty. (1)



-  Match Building Color
-  Akzo Nobel 349D4 (Gold)
-  Akzo Nobel 616H3 (Dark Green)

SRPSIGN CORPORATION 236 PEARL STREET SOMERVILLE, MA 02145 (617) 623-6222	PROJECT: MAIN ID	<small>PROPRIETARY NOTICE: THIS DRAWING SHEET AND CONTENTS HEREIN ARE THE PROPERTY OF SRP SIGN CORPORATION. NO USE OF THIS DRAWING'S CONTENTS FOR DESIGN CONCEPTS FOR PURPOSES OTHER THAN FOR THE ORIGINAL MANUFACTURING FOR SRP SIGN CORPORATION SHALL BE MADE FOR LEGAL RECOVERY BY SRP SIGN CORPORATION</small>	
	ADDRESS: 315 BROADWAY, ARLINGTON, MA 02474		
	CLIENT: THAI MOON		
	DRAWN BY: ADAM KINAUER DATE: 11-15-2022		
DESCRIPTION: EXTERIOR SIGNAGE	FILE LOCATION: Client\Thai Moon\Main ID\ThaiMoon_MainID_v14.pdf		1

Main ID
Halo Lit Fabricated Letters
16-3/4"H x 2" Deep
Faces Painted Akzo Nobel 314C5 Metallic Gold
Returns Painted Black
21" x 139" x 4-1/2" Fabricated Backer
Painted to Match Building Facade

Qty. (1)




Match Building Color



Akzo Nobel 349D4 (Gold)

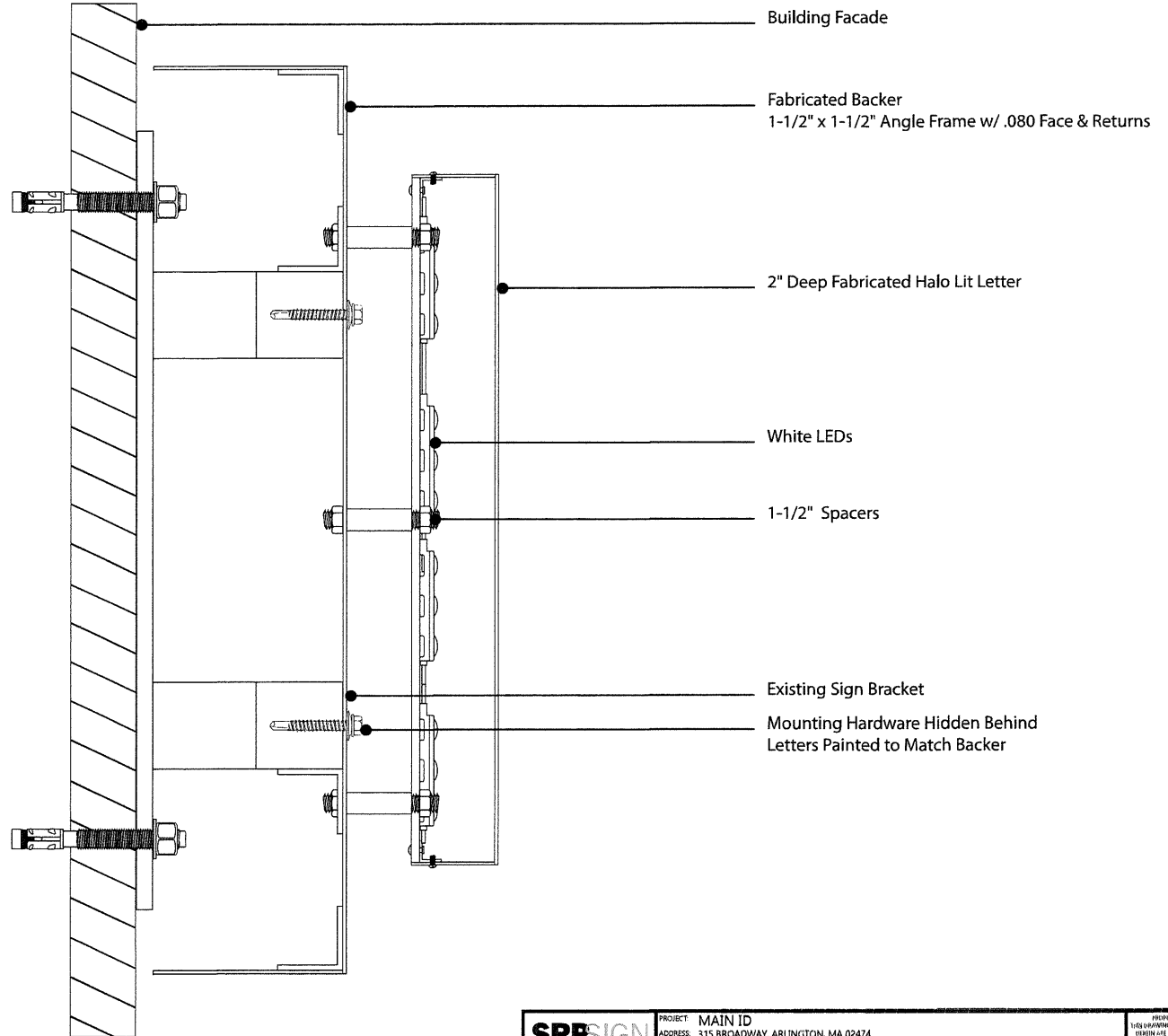



Akzo Nobel 616H3 (Dark Green)

SRPSIGN CORPORATION 236 PEARL STREET SOMERVILLE, MA 02145 (617) 623-6222	PROJECT: MAIN ID	ADDRESS: 315 BROADWAY, ARLINGTON, MA 02474
	CLIENT: THAI MOON	
	DRAWN BY: ADAM KNAUER	DATE: 11-15-2022
	DESCRIPTION: EXTERIOR SIGNAGE	
FILE LOCATION: Clients\Thai Moon\Main ID\ThaiMoon_MainID_v14.pdf	PROPRIETARY NOTICE: THIS DRAWING SHEET AND ITS CONTENTS HEREIN ARE THE PROPERTY OF SRP SIGN CORPORATION. USE OF THIS DRAWING'S CONTENTS FOR DESIGN CONCEPTS FOR PURPOSES OTHER THAN FOR THE ORIGINAL PURPOSE INTENDED SHALL BE PROHIBITED. MANUFACTURING FOR SRP SIGN CORPORATION SHALL BE CALLED FOR LEGAL RECOURSE BY SRP SIGN CORPORATION	
		2

Main ID
 Halo Lit Fabricated Letters
 16-3/4"H x 2" Deep
 Faces Painted Akzo Nobel 314C5 Metallic Gold
 Returns Painted Black
 21" x 139" x 4-1/2" Fabricated Backer
 Painted to Match Building Facade

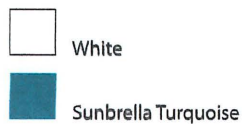
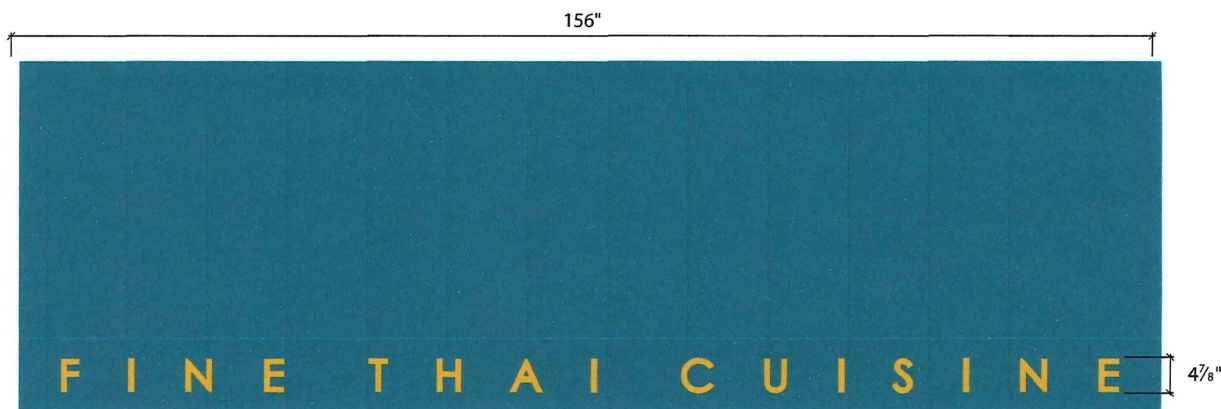
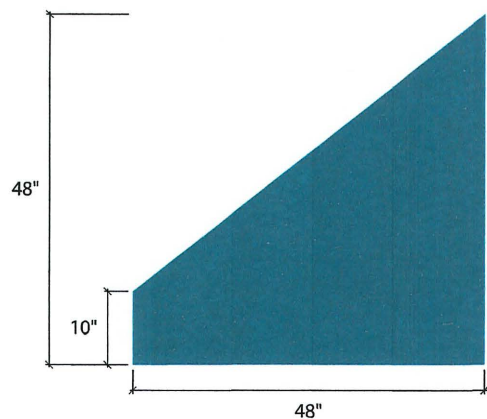
Qty. (1)




SRPSIGN CORPORATION 236 PEARL STREET SOMERVILLE, MA 02145 (617) 623-6222	PROJECT: MAIN ID ADDRESS: 315 BROADWAY, ARLINGTON, MA 02474	<small> PROPRIETARY NOTICE: THIS DRAWING, SHEET AND CONTENTS REMAIN THE PROPERTY OF SRP SIGN CORPORATION. NO PART OF THIS DRAWING OR CONTENTS OR DESIGN CONCEPTS FOR REPRODUCTION WITHOUT WRITTEN PERMISSION FROM SRP SIGN CORPORATION. MANUFACTURING TOLERANCES UNLESS OTHERWISE SPECIFIED SHALL BE AS PER ANSI Y14.5M-2018 </small>	
	CLIENT: THAI MOON		
	DRAWN BY: ADAM KNAUER DATE: 11-15-2022		
	DESCRIPTION: EXTERIOR SIGNAGE		
FILE LOCATION: Clients\Thai Moon\Main ID\Thai Moon_MainID_v14.pdf		3	

Awning
 Existing Awning to be Recovered in Sunbrella Fabric
 Painted Gold Text on Valance

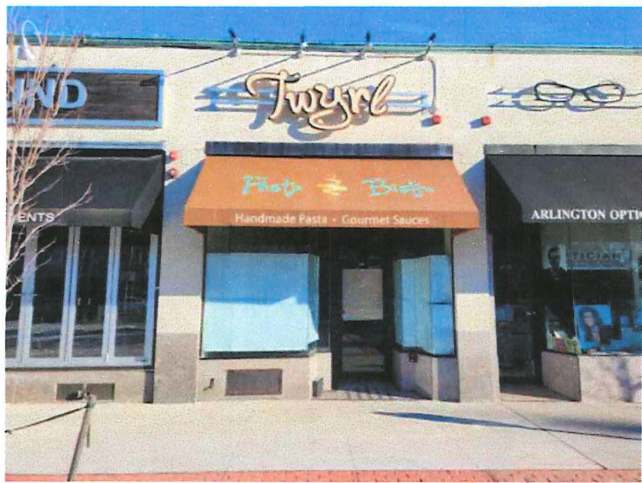
Qty. (1)



SRPSIGN CORPORATION 236 PEARL STREET SOMERVILLE, MA 02145 (617) 623-6222	PROJECT: MAIN ID	<small>PROPRIETARY NOTICE: THIS DRAWING, SPECIFICATIONS, AND CONTENTS HEREIN ARE THE PROPERTY OF SRP SIGN CORPORATION. THE USE OF THIS DRAWING'S CONTENTS OR DESIGN CONCEPTS FOR PURPOSES OTHER THAN ESTIMATING, ORDERING MANUFACTURING, OR MANUFACTURING FOR SRP SIGN CORPORATION SHALL BE CAUSE FOR LEGAL RECOURSE BY SRP SIGN CORPORATION.</small>	 4
	ADDRESS: 315 BROADWAY, ARLINGTON, MA 02474		
	CLIENT: THAI MOON		
	DRAWN BY: ADAM KNAUER DATE: 11-15-2022		
DESCRIPTION: EXTERIOR SIGNAGE	FILE LOCATION: Clients\Thai Moon\Main ID\ThaiMoon_MainID_v14.pdf		

Main ID
 Halo Lit Fabricated Letters
 16-3/4"H x 2" Deep
 Faces Painted Akzo Nobel 314C5 Metallic Gold
 Returns Painted Black
 21" x 139" x 4-1/2" Fabricated Backer
 Painted to Match Building Facade

Qty. (1)



Existing Conditions



Proposed Signage

173"
A.F.F.

- Match Building
- Akzo Nobel 349D4 (Gold)
- White
- Akzo Nobel 616H3 (Dark Green)
- Sunbrella Turquoise

SRPSIGN CORPORATION 236 PEARL STREET SOMERVILLE, MA 02145 (617) 623-6222	PROJECT: MAIN ID	PROPRIETARY NOTICE: THIS DRAWING, SHEET AND CONTENTS HEREIN ARE THE PROPERTY OF SRP SIGN CORPORATION. USE OF THIS DRAWING'S CONTENTS OR DESIGN CONCEPTS FOR PURPOSES OTHER THAN ESTIMATING, DRAWING PREPARATION, AND/OR MANUFACTURING FOR SRP SIGN CORPORATION SHALL BE CAUSE FOR LEGAL RECOVERY BY SRP SIGN CORPORATION.	 5
	ADDRESS: 315 BROADWAY, ARLINGTON, MA 02474		
	CLIENT: THAI MOON		
	DRAWN BY: ADAM KNAUER DATE: 11-15-2022		
DESCRIPTION: EXTERIOR SIGNAGE	FILE LOCATION: Clients\Thai Moon\Main ID\ThaiMoon_MainID_v14.pdf		