

June 22, 2016

Jody Kablack
 Director of Planning and Community Development
 Town of Sudbury
 278 Old Sudbury Road
 Sudbury, MA 01776

RE: **Avalon Sudbury**
Architectural Drawing Changes

Dear Ms. Kablack:

The architectural drawings dated January 20, 2016, with a revision date of June 20, 2016, include all changes made to the design since the original drawing submission, dated January 20, 2016.

Following is a summary of the changes that have been made:

- **Building O:** Building height reduced from 3-stories to 2-stories in response to abutter feedback. Unit total (10 units) not changed, but unit mix adjusted.
- **Building P:** Building height reduced from 3-stories to 2-stories in response to abutter feedback. Unit total (8 units) not changed, but unit mix adjusted.
- **Building T8:** Dwelling units reduced from 5 units to 4 units and shifted south to increase setback from northern property line, in response to abutter feedback.
- **Building T7:** Dwelling units reduced from 5 units to 4 units and shifted south to maintain setback from Building T7.
- **Building G:** Dwelling Units increased from 8 units to 10 units, to account for 2 units lost in Building T7 and T8, described above.
- **Building H:** Unit total (10 units) not changed, but unit mix adjusted to account for unit mix change at Buildings O and P, described above.
- **Building V:** Unit total (10 units) not changed, but unit mix adjusted to account for unit mix change at Buildings O and P, described above.
- **Building B:** Unit total (16 units) not changed, but unit mix altered to account for unit mix change at Buildings O and P, described above.
- **Overall Unit Mix:** Some minor revisions have been made to the distribution of unit types within the buildings, as identified above, to retain the unit mix of 50% one bedrooms, 40% two bedrooms, and 10% three bedrooms. The following chart outlines the overall change in the unit mix:

Date of Drawings	1 BR	2 BR	3 BR	Total
1/20/2016	124	101	25	250
Rev. 6/20/2016	125	100	25	250

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- **Maintenance & Trash Building:** The maintenance and trash building has been changed from one L-shaped building to individual detached rectangular-shaped buildings – one for trash/recycling and one for maintenance. This change was made to simplify the proposed grading at the area between the maintenance/trash buildings and the existing wastewater treatment plant.
- **Townhome Building Elevations:** Some revisions have been made to the exterior building trim layout and design, in response comments made by the Sudbury Design Review Board (DRB), during the May 11, 2016 DRB meeting.

Please contact me with any questions.

Very truly yours,
THE ARCHITECTURAL TEAM, INC.



Edward R. Bradford, AIA LEED AP
Associate

Cc:

Scott Dale, AvalonBay Communities
David Gillespie, AvalonBay Communities