

TOWN OF ARLINGTON
 Dimensional and Parking Information
 for Application to
 The Arlington Redevelopment Board

Docket No. _____

Property Location 1500 Mass Ave, Arlington MA

Zoning 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:
Mixed Use, 4 Dwelling Units

Uses and their gross square feet:

Residential: 4,370.2 sf Office: 1,038 sf

	<u>Present Conditions</u>	<u>Proposed Conditions</u>	<u>Min. or Max. Required by Zoning for Proposed Use</u>
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	(s.f.) 1,081.6
Usable (square feet)		877.4	(s.f.) 874.04
Parking Spaces (No.)		5	min. 6
Parking Area Setbacks (feet), where applicable		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

OPEN SPACE/GROSS FLOOR AREA

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

Address 1500 Mass Ave, Arlington MA

Zoning District B1

<u>OPEN SPACE</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>7,265 sf</u>	<u>7,265 sf</u>
Open Space (Usable)*	<u></u>	<u>877.4</u>
Open Space (Landscaped)	<u></u>	<u>2,296.5 sf</u>

*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	<u></u>	<u></u>
Basement or cellar (>5' excluding mechanical area)	<u></u>	<u></u>
1 st Floor	<u></u>	<u>1,327.8 sf</u>
2 nd Floor	<u></u>	<u>2,040.2 sf</u>
3 rd Floor	<u></u>	<u>2,040.2 sf</u>
4 th Floor	<u></u>	<u></u>
5 th Floor	<u></u>	<u></u>
Attic (>7'0" in height, excluding elevator, mechanical area)	<u></u>	<u></u>
Parking garages (except as used for accessory Parking garages or off street loading purposes)	<u></u>	<u></u>
All weather habitable porches and balconies	<u></u>	<u></u>
Total Gross Floor Area (GFA)	<u></u>	<u>5,408.2 sf</u>

REQUIRED MINIMUM OPEN SPACE AREA

Proposed Usable Open Space Percent of GFA	<u>20% (% of Residential GSF only per section 5.3.21)</u>
Proposed Landscaped Open Space Percent of GFA	<u>42%</u>

This worksheet applies to plans dated _____ designed by _____

Reviewed by Inspectional Services _____ Date: _____