

MASSACHUSETTS AVENUE

(PUBLIC - VARIABLE WIDTH)

- SECTION 5.3.17, FOR BUILDING MORE THAN 3 STORIES IN HEIGHT, AN ADDITIONAL 7.5 FT STEP-BACK SHALL BE PROVIDED BEGINNING AT THE THIRD STORY LEVEL OR 30 FT ABOVE GRADE, WHICHEVER IS LESS. THE UPPER STORY STEP-BACK SHALL BE PROVIDED ALONG ALL BUILDING ELEVATIONS WITH STREET FRONTAGE.
- SECTION 5.3.21, SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS, D, FOR MIXED USES AND ANY PERMITTED RESIDENTIAL USE NOT SPECIFICALLY IDENTIFIED IN THE TABLES IN SECTION 5.5.2, THE MINIMUM OPEN SPACE REQUIREMENTS (COMPUTED FROM THE RESIDENTIAL FLOOR AREA ONLY) SHALL BE 10% LANDSCAPED AND 20% USABLE IN THE B1, B2, B2A, B3, AND B4 DISTRICTS, AND 15 PERCENT USABLE IN THE B5 DISTRICT. A WAIVER MAY BE REQUIRED FROM THE USABLE OPEN SPACE REQUIREMENT.

ADA SPACES REQUIRED:
(15-25) TOTAL PARKING SPACES PROVIDED, 1 SHALL BE THE MINIMUM ADA PARKING PROVIDED, 1 SPACES BEING VAN ACCESSIBLE.
PROVIDED 1 SPACES, 1 BEING VAN ACCESSIBLE.

- PARKING TABLE NOTES:**
- SECTION 6.1.10, C, FOR A MIXED-USE DEVELOPMENT THE FIRST 3,000 SF OF NON-RESIDENTIAL SPACE IS EXEMPT FROM THE PARKING REQUIREMENTS OF THIS SECTION 6.1.
 - SECTION 6.1.11, STANDARD PARKING STALLS SHALL BE 8.5'X18', AND COMPACT SPACES SHALL BE 8'X16'(UP TO 20% ALLOWED WITH S.P.). DRIVE AISLE WIDTH SHALL BE 24' FOR TWO-WAY TRAFFIC.

PROP. PROPERTY LINE	
SIGN	—
BOLLARD	—
BUILDING	—
BUILDING ARCHITECTURE	—
BUILDING INTERIOR WALLS	—
CURB	—
RETAINING WALL	—
PARKING STRIPING	—
ROADWAY STRIPING	—
SIDEWALK	—
ADA ACCESSIBLE RAMP	—
ADA DET. WARNING SURFACE	—
SNOW STORAGE	—
SETBACK LINE	—
BASELINE	—
SAW-CUT LINE	—
PARKING COUNT	—
COMPACT PARKING STALL	—
CHAIN LINK FENCE	—
WOOD FENCE	—

5.3.8 Corner Lots

Minimum 20' Yard Setback

Where is the usable Open Space?

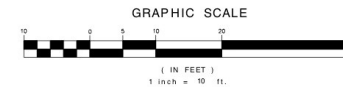
NOTES

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Minimum 5' Buffer strip

5.3.7, 5.3.21, 6.1.11 D



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV DATE DESCRIPTION

APPLICANT/OWNER:

882-892 MASSACHUSETTS AVE, LLC
452 MASSACHUSETTS AVE, STE 1
ARLINGTON, MA 02474

PROJECT:

892 MASSACHUSETTS AVE
ARLINGTON, MA 02476

PROJECT NO. 2729-01 DATE: 04-10-20

SCALE: 1" = 10' DWG. NAME: C2729-01

DESIGNED BY: ARM CHECKED BY: BDJ/RC

PREPARED BY:

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DRAWING TITLE: SHEET NO.

LAYOUT & MATERIALS PLAN C-102

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