

R:\PROJECTS\2729-01\CIVIL DRAWINGS\CURRENT\G-2729-01\_LAYOUT & MATERIALS.DWG

MASSACHUSETTS AVENUE  
(PUBLIC - VARIABLE WIDTH)

ZONING SUMMARY TABLE  
B2-NEIGHBORHOOD BUSINESS (MIXED-USE <=20,000SF)

ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	----	14,380± SF	14,380± SF
MINIMUM LOT AREA PER UNIT	----	N/A	654± SF
MINIMUM FRONTAGE	50 FT	208± FT	208± FT
MINIMUM FRONT YARD SETBACK	----	0 FT	2.7 FT
MINIMUM SIDE YARD SETBACK	----	1.3 FT	3.4 FT
MINIMUM REAR YARD SETBACK	20.3 FT	53.6 FT	63.0 FT
LANDSCAPED OPEN SPACE	10%	5.3%	20.1%
USABLE OPEN SPACE	20%	0.0%	0.4%(2)
MAXIMUM HEIGHT	50 FT	13.5± FT	>50
MAXIMUM HEIGHT STORIES	4(1)	1	4
FLOOR AREA RATIO	1.50	0.35	1.23

ZONING TABLE NOTES:

- 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.

PARKING SUMMARY TABLE

USE	CALCULATION	MIN. REQUIRED	TOTAL PROPOSED
APARTMENT BUILDING	1.15 SPACES PER 1 BED UNIT	21	21
	18 X 1.15 = 21 REQUIRED		
	1 SPACE PER EFFICIENCY UNIT 4 X 1 = 4 REQUIRED	4	4
OFFICE BUSINESS OR PROFESSIONAL	1 PER 500 SF	N/A	N/A
	1,300 SF (UNDER 3,000 SF PARKING N/A)		
		25	25

ADA SPACES REQUIRED:

(15-25) TOTAL PARKING SPACES PROVIDED, 1 SHALL BE THE MINIMUM ADA PARKING PROVIDED, 1 SPACES 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.

LEGEND

PROP. PROPERTY LINE	---
SIGN	+
BOLLARD	•
BUILDING	[Solid Yellow]
BUILDING ARCHITECTURE	[Outline]
BUILDING INTERIOR WALLS	[Dashed]
CURB	[Solid Line]
PARKING STRIPING	[Zebra]
ROADWAY STRIPING	[Zebra]
SIDEWALK	[Solid Line]
ADA ACCESSIBLE RAMP	[Triangle]
ADA DET. WARNING SURFACE	[Hatched]
SNOW STORAGE	[Dashed]
SAW-CUT LINE	[Dashed]
PARKING COUNT	(10)
VINYL FENCE	[Dashed]

NOTES

- WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR. ALL SITE ITEMS SHALL BE LAID OUT AND AS BUILT BY A LICENSED LAND SURVEYOR.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

2 06/23/2020 ISSUED FOR ARB  
1 04/10/2020 ISSUED FOR ARB  
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:

ALLEN & MAJOR ASSOCIATES, INC.  
civil engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com  
100 COMMERCE WAY, SUITE 5  
WOBURN MA 01801  
TEL: (781) 935-6889  
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CUSTOMER'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: LAYOUT & MATERIALS PLAN SHEET No. C-102

Copyright © 2020 Allen & Major Associates, Inc.  
All Rights Reserved

