

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	685± 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%	10.6%
USABLE OPEN SPACE	20%	0.0%	20.0%
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.

PARKING SUMMARY TABLE

USE	CALCULATION	MIN. REQUIRED	TOTAL PROPOSED
APARTMENT BUILDING	1.15 SPACES PER 1 BED UNIT	25	23 ⁽³⁾
	21 X 1.15 = 24.15 REQUIRED		
OFFICE BUSINESS OR PROFESSIONAL	1 PER 500 SF	N/A	N/A
	1,750 SF (UNDER 3,000 SF PARKING N/A)		
		25	23 ⁽³⁾

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. A WAIVER IS REQUESTED FOR A REDUCTION IN WIDTH TO 22 FT.
- SECTION 8.2.4 INCENTIVE, A. THE APPLICANT SHALL HAVE THE OPTION TO REDUCE THE NUMBER OF SPACES REQUIRED IN SECTION 6.1.4 TABLE OF OFF-STREET PARKING REGULATIONS BY UP TO 10%.

LEGEND

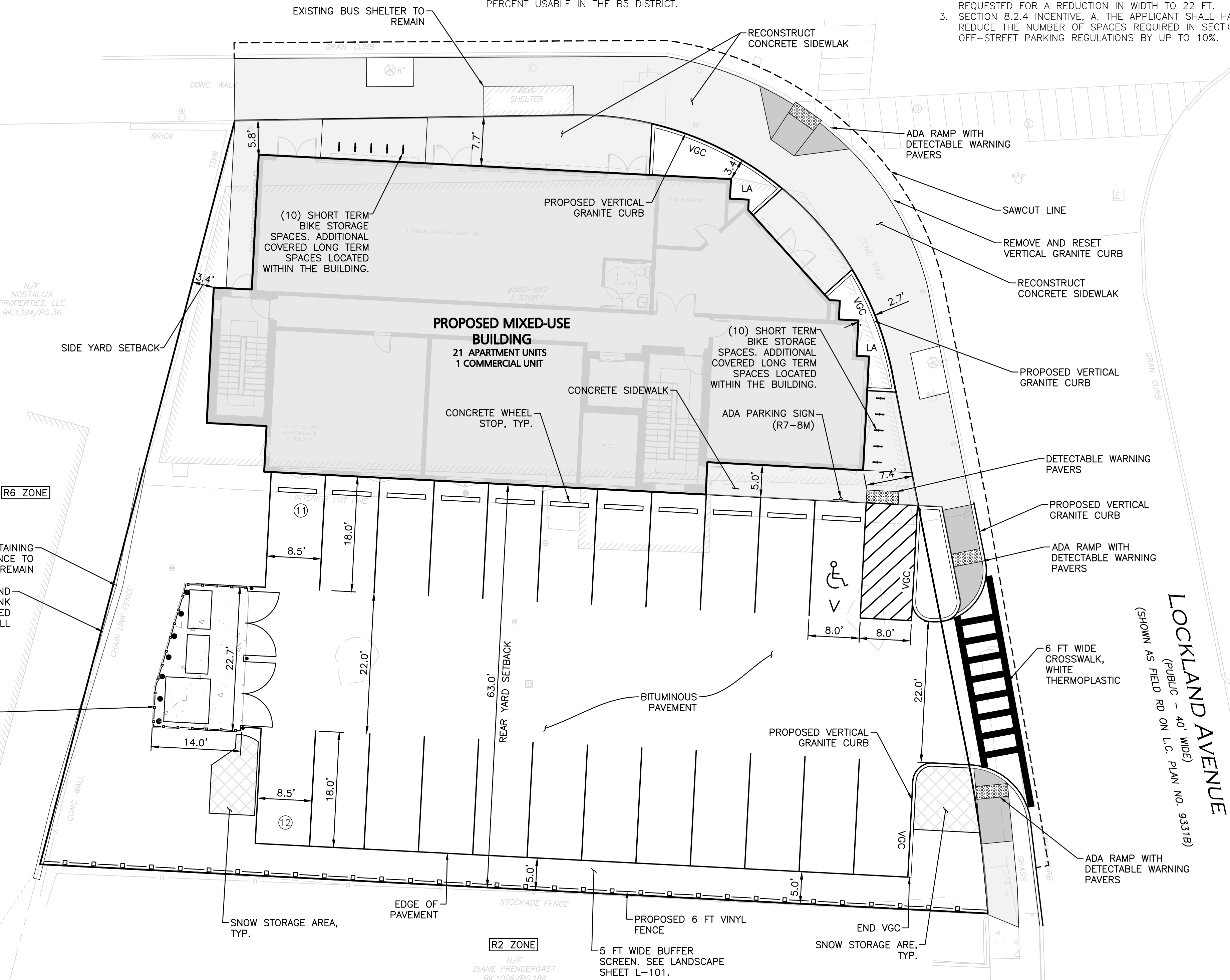
PROP. PROPERTY LINE	---
SIGN	+
BOLLARD	•
BUILDING	[Hatched Box]
BUILDING ARCHITECTURE	[Hatched Box]
BUILDING INTERIOR WALLS	[Hatched Box]
CURB	---
PARKING STRIPING	[Hatched Box]
ROADWAY STRIPING	[Hatched Box]
SIDEWALK	[Hatched Box]
ADA ACCESSIBLE RAMP	[Hatched Box]
ADA DET. WARNING SURFACE	[Hatched Box]
SNOW STORAGE	[Hatched Box]
SAW-CUT LINE	---
PARKING COUNT	10
VINYL FENCE	---

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.
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MASSACHUSETTS AVENUE

(PUBLIC - VARIABLE WIDTH)



ISSUED FOR REVIEW
7/15/2020

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:

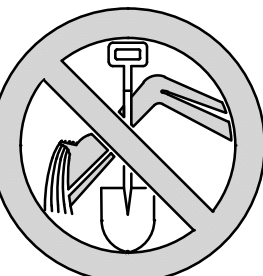
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DRAWING TITLE:	SHEET No.
LAYOUT & MATERIALS PLAN	C-102

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