



1 SITE PLAN
1.3 1/16"=1'-0"

SITE PLAN COMPILED FROM ARLINGTON GIS MAP AND SITE MEASUREMENTS.

2-21-22

1.3

RENOVATIONS TO 39 TUFTS STREET, ARLINGTON MA
INFORMATION REQUEST

flh ARCHITECTS

15 HIGH STREET, WINCHESTER, MA 617-803-4919

LEVEL	EXISTING	PROPOSED	NOTES
BASEMENT	950	1059	
1ST FLOOR	1259	1259	
2ND FLOOR	1219	1219	
ATTIC	228	631	
TOTAL	3716	4234	

BASEMENT MECHANICAL: UNIT A: 100 SQFT, UNIT B 100 SQFT
EXISTING SUNROOM FOUNDATION REPLACED WITH FULL CONCRETE FOUNDATION (CRUAL SPACE) AND FOOTING.

AREA TOTALS

(SQFT)

LANDSCAPE OPEN SPACE
10% REQUIRED
EXISTING REQUIRED: 311 SQFT
EXISTING: 988 SQFT
PROPOSED REQUIRED: 423 SQFT
PROPOSED: 988 SQFT
(PROPOSED DOES NOT INCREASE EXISTING FOOTPRINT)

USEABLE OPEN SPACE
30% REQUIRED
EXISTING REQUIRED: 1115 SQFT
EXISTING: 854 SQFT
PROPOSED REQUIRED: 1210 SQFT
PROPOSED: 854 SQFT

ZONING
THE EXISTING STRUCTURE IS PRE-EXISTING NON-CONFORMING TO FRONT YARD SETBACK AND USEABLE OPEN SPACE. THE LOT IS NON-CONFORMING TO FRONTAGE AND MINIMUM LOT AREA.

8.1.3. NONCONFORMING SINGLE-FAMILY OR TWO-FAMILY DWELLINGS
A. ALTERATION, RECONSTRUCTION, EXTENSION, OR STRUCTURAL
CHANGE TO A SINGLE OR TWO-FAMILY
RESIDENTIAL STRUCTURE THAT IS COMPLETELY WITHIN THE EXISTING
FOUNDATION WALLS DOES NOT
INCREASE THE NONCONFORMING NATURE OF SAID STRUCTURE.

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