

MEDFORD ENGINEERING & SURVEY

LAND SURVEYORS

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Property Location: 39 Woodside Lane, Arlington

The following is an explanation of the revised calculated existing and proposed usable open space areas for 39 Woodside Lane.

After going back to the site and performing a detailed topo survey of the area between the existing dwelling and the street line at Woodside Lane, we determined that we could not find any area that is at least 20' in all directions with a slope of under 8%, giving a net usable open space area of 0 s.f. and a usable open space % of 0.

I was then asked to use the revised floor plans, showing an additional garage on the right front corner of the addition and connect the existing driveway to the new garage. To do this, I needed to add a retaining wall along the left side of the new edge of driveway, from the new garage to the street line of Woodside Lane. The resulting change in elevations from the top of the wall to the left property line, would yield a net slope of 5.5% and a usable open space area of 1,190 s.f. and a usable open space % of 35.2%.

The wall will need to be designed by a Structural Engineer and approved by the Town of Arlington Engineering Department.

Sincerely,



Richard J. Mede Jr. P.L.S.
Medford Engineering and Survey

is utilized for loading or unloading.

5.3.22. Gross Floor Area

- A. For the purposes of this bylaw, the following areas of buildings are to be included in the calculation of Gross Floor Area:
- (1) Elevator shafts and stairwells on each floor;
 - (2) Attic areas with headroom, measured from subfloor to the bottom of the roof structure, of seven feet, except as excluded in (4) below;
 - (3) Interior mezzanines;
 - (4) Penthouses;
 - (5) Basement areas except as excluded in (2) below;
 - (6) Cellars in residential uses;
 - (7) All-weather habitable porches and balconies; and
 - (8) Parking garages except as excluded in (1) below.
- B. For the purposes of this bylaw, the follow areas of buildings are to be excluded from the calculation of Gross Floor Area:
- (1) Areas used for accessory parking, or off-street loading purposes;
 - (2) Basement areas devoted exclusively to mechanical uses accessory to the operation of the building;
 - (3) Open or lattice enclosed exterior fire escapes;
 - (4) Attic and other areas used for elevator machinery or mechanical equipment accessory to the operation of the building; and
 - (5) Unenclosed porches, balconies, and decks.
- C. For the purposes of this bylaw, the district dimensional requirements for Usable Open Space and Landscaped Open Space are calculated based on Gross Floor Area.