

ZONING DATA PER §5.5.2 - TABLES OF DIMENSIONAL AND DENSITY REGULATIONS					
	ZONING DISTRICT - B2 (MIXED-USE <= 20,000 SQ. FT.)	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
A	MINIMUM LOT SIZE (S.F.)	----	±3,776	NO CHANGE	CONFORMS
B	MIN. FRONTAGE (FT)	50	40	NO CHANGE	EXISTING NON-CONF.
C	FLOOR AREA RATIO MAX. (FAR)	1.5 (3.0)	1.27	1.59	CONFORMS
D	LOT COVERAGE MAX. (%) 1,600 SF / 3,776 SF = 42	35	42	NO CHANGE	EXISTING NON-CONF.
E	MINIMUM LOT AREA PER DWELLING UNIT (S.F.)	NA	--	--	NA
F	MIN. FRONT YARD (FT) MASS AVE.	----	2.3	NO CHANGE	CONFORMS
G	MIN. FRONT YARD (FT) LEE TERR.	----	5.2	NO CHANGE	CONFORMS
	MIN. SIDE YARD - LEFT	----	2.8	NO CHANGE	CONFORMS
H	MIN. REAR YARD (FT)	10+(L/10) = 15	36.9	NO CHANGE	CONFORMS
I	MAX. HEIGHT (STORIES / FT)	4 / 50	3 / 38.25	4 / 37.75	CONFORMS
J	OPEN SPACE: MIN. LANDSCAPED AREA (%)	10	5	7.5	EXISTING NON-CONF. (IMPROVED)
K	OPEN SPACE: MIN. USABLE AREA (%)	20	NONE	0	
§6.1. 4	MIN. NO. OF PARKING SPACES	5	6	NO CHANGE	CONFORMS

<u>PARKING CALCULATION:</u>			
EXISTING SPACES PROVIDED:			6
PARKING REQUIRED:			
BUSINESS USE: 1/500 GSF	4,800 SF		
Mixed-Use development parking exemption per Section 6.1.10.C	-3,000 SF		
	TOTAL	1,800 SF	= 4
NEW RESIDENTIAL USE: 1 DU/1.5			= 1.5
	TOTAL SPACES REQUIRED		= 6
<u>BICYCLE PARKING CALCULATION:</u>			
EXISTING SPACES PROVIDED:			0
PARKING REQUIRED:			
LONG-TERM:			
OFFICE/BUSINESS USE: 0.3/1,000 GSF		=	1.5
NEW RESIDENTIAL USE: 1.5/1 DU		=	1.5
	TOTAL SPACES REQUIRED	=	3
SHORT-TERM:			
OFFICE/BUSINESS USE: 0.5/1,000 GSF		=	2.5
NEW RESIDENTIAL USE: 0.1/1 DU		=	0.1
	TOTAL SPACES REQUIRED	=	3

Life Safety:
Recommend Automatic Sprinkler System:

- Increased Travel Distance
- Allows Uses above Grade Plane

PROJECT ASSUMPTIONS:

Zoning:

Mixed-Use <= 20,000SF:

- Increased FAR
- -3,000SF Parking Calculation Deduction
- Requires Special Permit
- 4 Stories
- 4th Story Step-back
- Existing Parking

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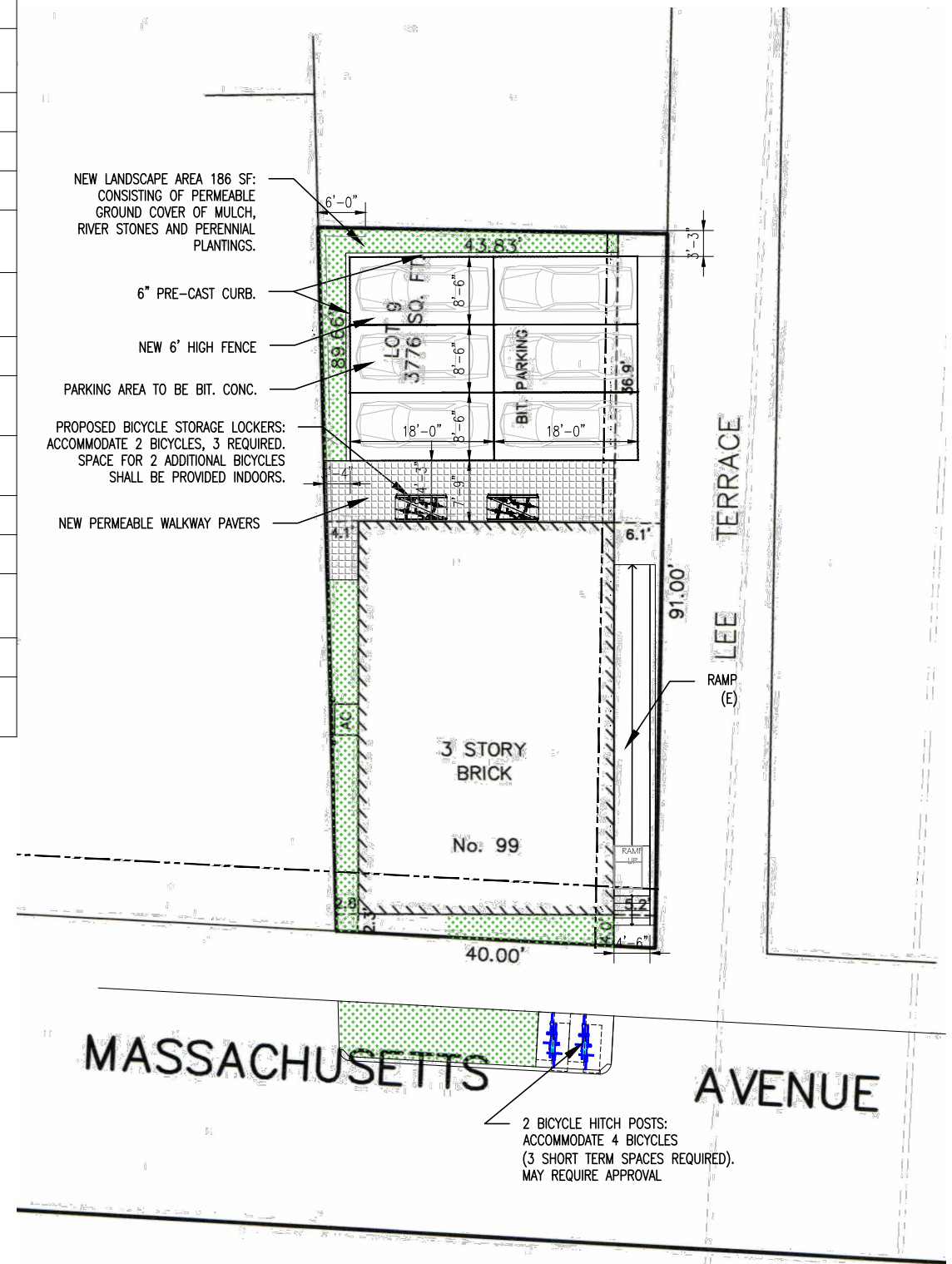
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99 MASS AVE., ARLINGTON, MA IS CURRENTLY A PROFESSIONAL OFFICE BUILDING; PRIMARILY BUSINESS USE "B". IT CONTAINS APPROXIMATELY 4,800 GROSS SQUARE FEET ON THREE LEVELS, WITH TWO LEVELS ABOVE THE GRADE PLANE AND ONE LEVEL ONE-HALF STORY BELOW. THE BUILDING IS NOT CURRENTLY SPRINKLERED.

WORK INCLUDES CONSTRUCTION OF A DWELLING UNIT IN THE CURRENT ATTIC LEVEL. THIS WORK SHALL INCLUDE EXTENDING THE STAIRS TO THE THIRD FLOOR, NEW PARTITIONS, NEW BATHROOM AND EXTENDING SYSTEMS TO THE THIRD LEVEL. WORK WILL INCLUDE BUILDING A FOURTH LEVEL AND BALCONY.



ZONING SITE DIAGRAM
1" = 20'

SITE DIAGRAM BASED ON SURVEY BY:
AGH ENGINEERING , STOUGHTON, MA
FEB. 3 2016

99 Mass Ave
Arlington, MA

Zoning Information

Revisions:		
#	Description	date

[illegible]

Project #	21041
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Scale: as noted

Date:	Oct. 31, 2022
	Dec. 2, 2022
	Mar. 6, 2023

Drawing # Mar. 21, 2023

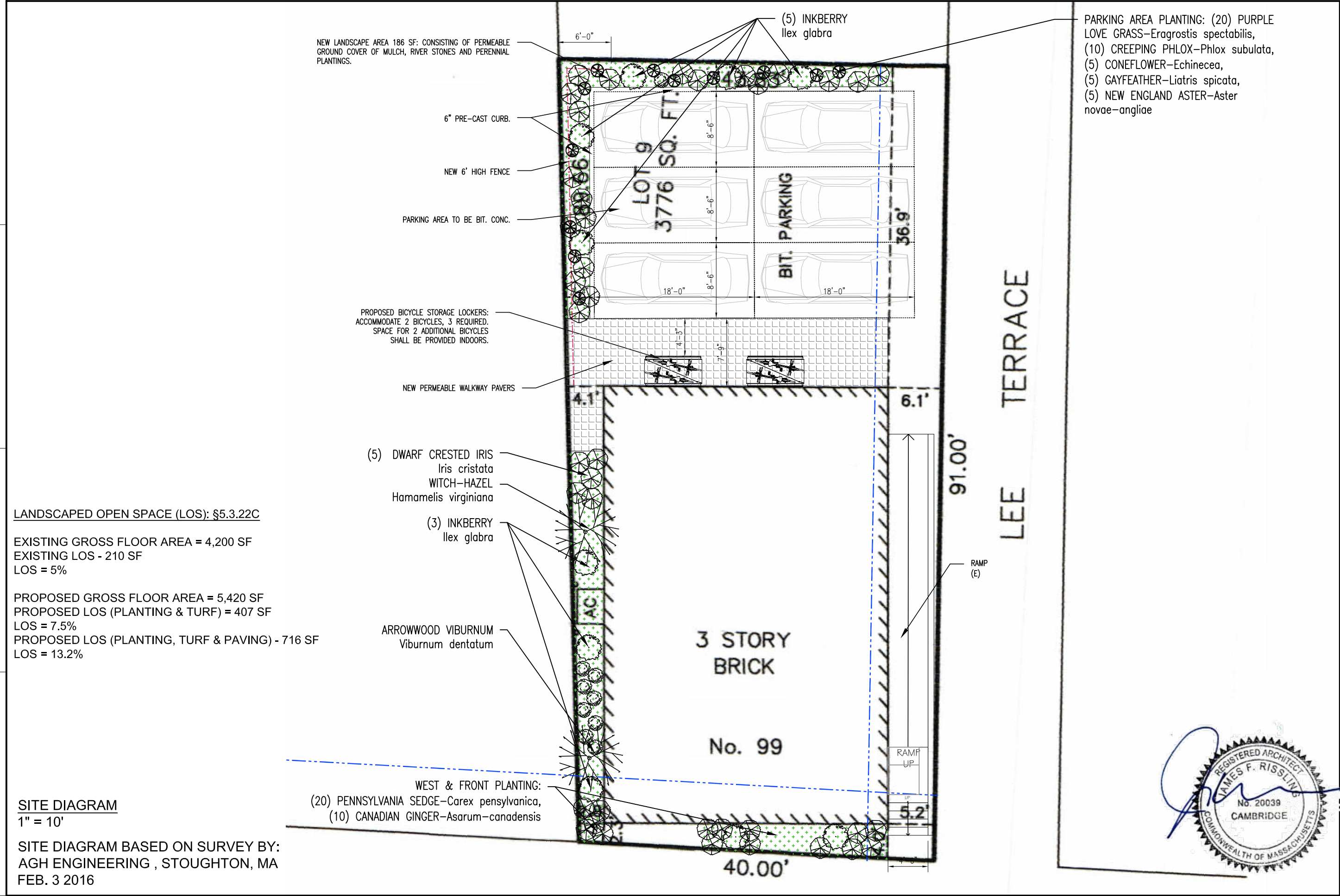
Z0.1

A

B

C

D



LR Designs
INC.

DESIGNER, ARCHITECT, DEVELOPMENT ADVISORS

64 ALLSTON STREET, SUITE 2

CAMBRIDGE, MA 02139

617.588.2115

LRDESIGNINC.COM

Project Title:

99 Mass Ave
Arlington, MA

Drawing Title:

Site Diagram

Revisions:

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Project #

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Scale:

as noted

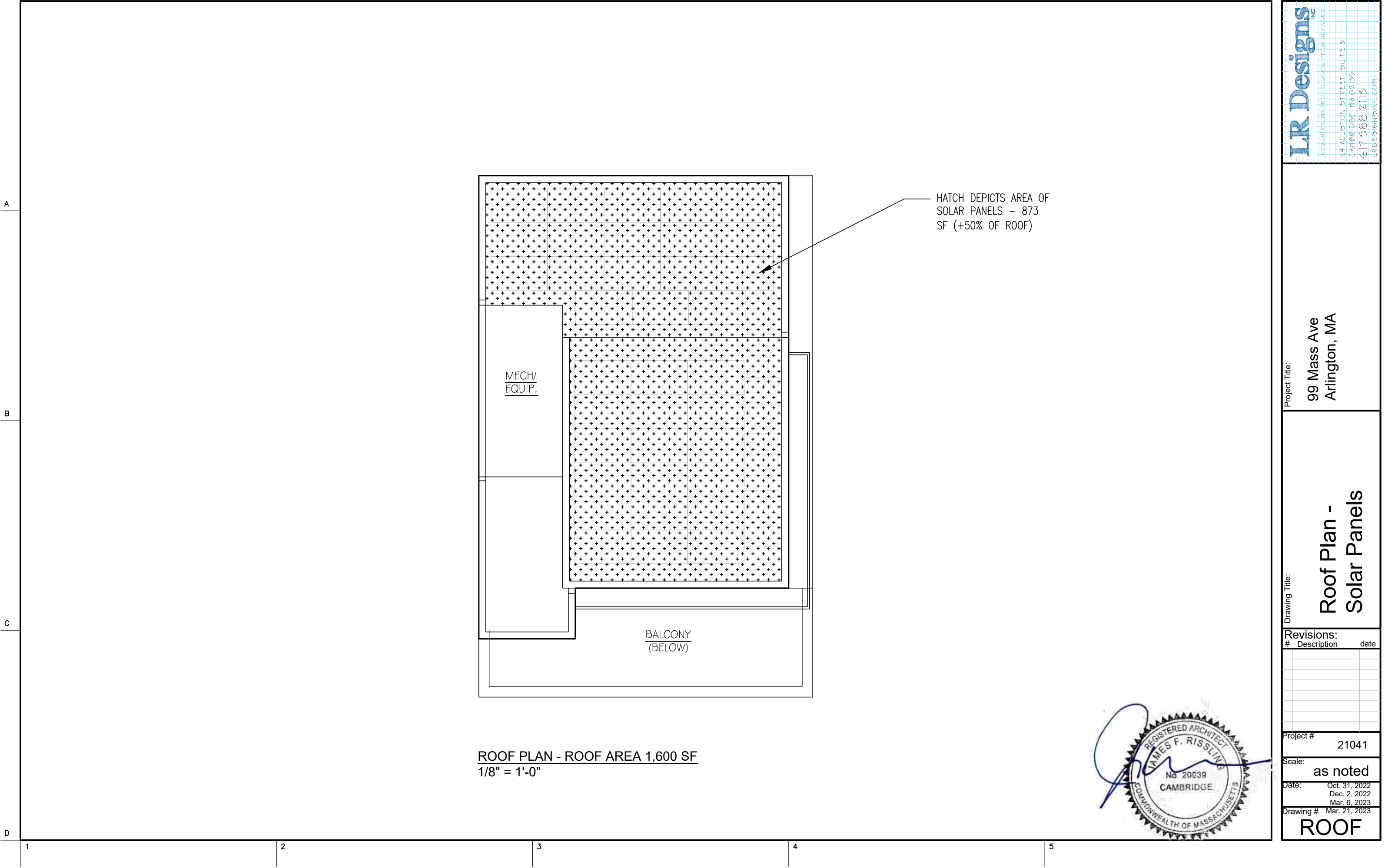
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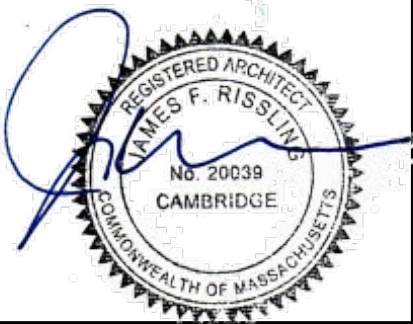
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Z0.2



ROOF PLAN - ROOF AREA 1,600 SF
1/8" = 1'-0"



DESIGNERS, ARCHITECTS, DEVELOPERS, ADVISORS
64 ALLSTON STREET, SUITE 2
CAMBRIDGE, MA 02159
617.588.2115
LRDESIGNINC.COM

Project Title:

99 Mass Ave
Arlington, MA

Drawing Title:

Roof Plan -
Solar Panels

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ROOF