

N/F  
JOSHUA & CHRISTIE YOUNG  
#307 GRAY STREET  
149-3-9

OWNER OF RECORD  
JANET & ANDREW SPARKS  
70 ROBBINS ROAD  
ARLINGTON, MA

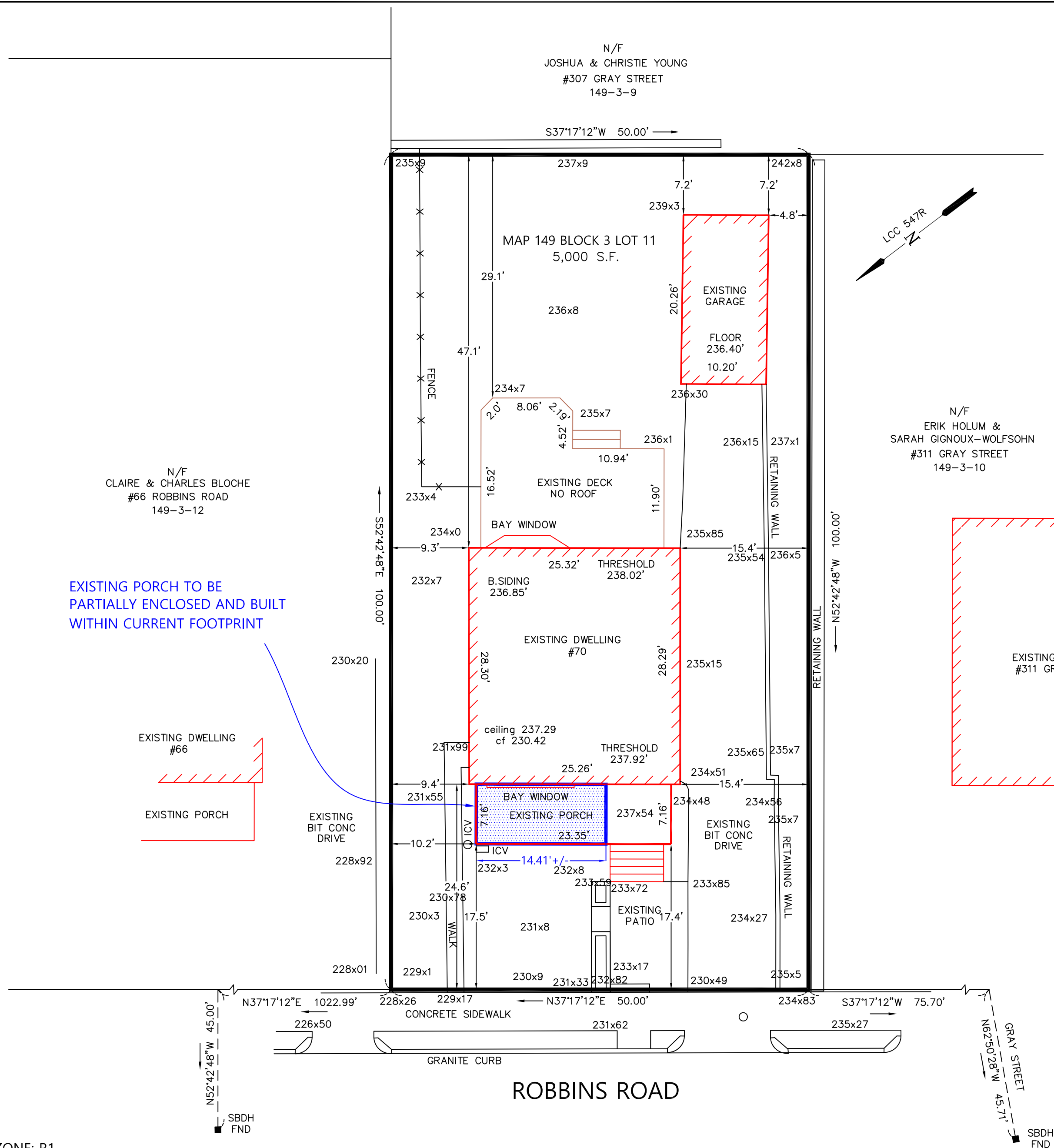
DEED REFERENCE  
CERTIFICATE OF TITLE 258811  
LAND COURT BK 1467 PG 140

PLAN REFERENCE  
LAND COURT PLAN 547H  
DATED JUNE 29, 1926

TOWN OF ARLINGTON  
ASSESSORS MAP 149  
BLOCK 3 LOT 11

N/F  
ERIK HOLM &  
SARAH GIGNOUX-WOLFSOHN  
#311 GRAY STREET  
149-3-10

EXISTING PORCH TO BE  
PARTIALLY ENCLOSED AND BUILT  
WITHIN CURRENT FOOTPRINT



ZONE: R1  
ZONING DIMENSIONAL REGULATIONS

REQUIRED:  
MINIMUM LOT AREA: 6,000 S.F.  
MINIMUM LOT FRONTAGE: 60.00'  
MINIMUM FRONT SETBACK: 25'  
MINIMUM SIDE SETBACK: 10'  
MINIMUM REAR SETBACK: 20'  
LANDSCAPED OPEN SPACE: 10% OF PROPOSED GFA  
= .1 X 2,511 S.F. = 251 S.F.  
USABLE OPEN SPACE: 30% OF PROPOSED GFA  
= .3 X 2,511 S.F. = 753 S.F.  
MAXIMUM LOT COVERAGE: 35% = 1,750 S.F.  
MAXIMUM HEIGHT: 35'  
MAXIMUM HEIGHT: 2.5 STORIES

EXISTING:  
LOT AREA: 5,000 S.F.  
LOT FRONTAGE: 50.00'  
FRONT SETBACK: 24.6' (PRINCIPAL BUILDING)  
FRONT SETBACK: 17.5' (PORCH)  
SIDE SETBACK: 9.3' (PRINCIPAL BUILDING)  
SIDE SETBACK: 10.2' (PORCH)  
REAR SETBACK: 29.1' (DECK)  
USABLE OPEN SPACE = 1,645 S.F. IN AREA BUT  
ALL OVER 8% SLOPE = 0%  
LOT COVERAGE: 1,101 S.F. = 22%  
HEIGHT: 30.88' - 2 1/2 STORIES  
IMPERVIOUS: 2,051 S.F.

PROPOSED ADDITION  
FRONT SETBACK: 24.6' (PRINCIPAL BUILDING)  
FRONT SETBACK: 17.5' (PORCH)  
SIDE SETBACK: 9.3' (PRINCIPAL BUILDING)  
SIDE SETBACK: 10.2' (PORCH)  
REAR SETBACK: 29.1' (DECK)  
USABLE OPEN SPACE = 1,645 S.F. IN AREA BUT  
ALL OVER 8% SLOPE = 0%  
LOT COVERAGE: 1,101 S.F. = 22%  
HEIGHT: 30.88' - 2 1/2 STORIES  
IMPERVIOUS: 2,051 S.F. 0 S.F. INCREASE

EXISTING IMPERVIOUS CALCULATION  
EXISTING HOUSE/PORCH 894 S.F.  
GARAGE 207 S.F.  
DRIVES 731 S.F.  
PATIO 120 S.F.  
WALK 62 S.F.  
RETAINING WALLS 37 S.F.  
TOTAL 2,051 S.F.

EXISTING GROSS FLOOR AREA CALCULATION  
CELLAR 716 S.F.  
FIRST FLOOR 883 S.F.  
SECOND FLOOR 716 S.F.  
ATTIC 196 S.F.  
TOTAL 2,511 S.F.

EXISTING LOT COVERAGE CALCULATION  
EXISTING DWELLING 894 S.F.  
EXISTING GARAGE 207 S.F.  
TOTAL 1,101 S.F. = 22%

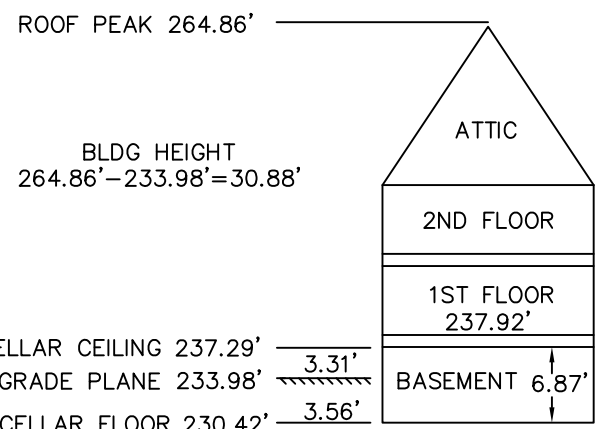
EXISTING BASEMENT CALCULATION  
AVERAGE GRADE 233.98'  
BASEMENT CEILING 237.29'  
AVERAGE GRADE TO BASEMENT CEILING = 3.31'  
BASEMENT CEILING IS LESS THAN 4.5' ABOVE  
AVERAGE GRADE SO IT IS NOT A STORY.

PROPOSED IMPERVIOUS CALCULATION  
EXISTING HOUSE/PORCH 894 S.F.  
GARAGE 207 S.F.  
DRIVES 731 S.F.  
PATIO 120 S.F.  
WALK 62 S.F.  
RETAINING WALLS 37 S.F.  
TOTAL 2,051 S.F.

PROPOSED GROSS FLOOR AREA CALCULATION  
CELLAR 716 S.F.  
FIRST FLOOR 883 S.F.  
SECOND FLOOR 716 S.F.  
ATTIC 196 S.F.  
TOTAL 2,511 S.F.

PROPOSED LOT COVERAGE CALCULATION  
PROPOSED DWELLING 894 S.F.  
EXISTING GARAGE 207 S.F.  
TOTAL 1,101 S.F. = 22%

BUILDING ELEVATIONS



LOT SLOPE  
1% + 13% / 2 = 7%  
AVERAGE GRADE PLANE  
231.55' + 234.51' + 235.85' + 234.0' / 4 = 233.98'



<p><b>PROPOSED ADDITION</b></p> <p>70 ROBBINS ROAD ASSESSORS MAP 149 BLOCK 3 LOT 11 ARLINGTON, MA PREPARED FOR <b>JANET &amp; ANDREW SPARKS</b> 70 ROBBINS ROAD ARLINGTON, MA</p>	<p><b>STEPHEN M. MELESCIUC</b> PROFESSIONAL LAND SURVEYOR #39049</p> <p>514 GAZEBO CIRCLE READING, MA 01867 (781) 844-7108</p> <p>SCALE: 1" = 10'      DATE: FEBRUARY 15, 2024</p>
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