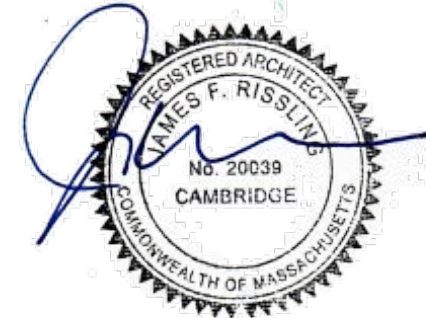
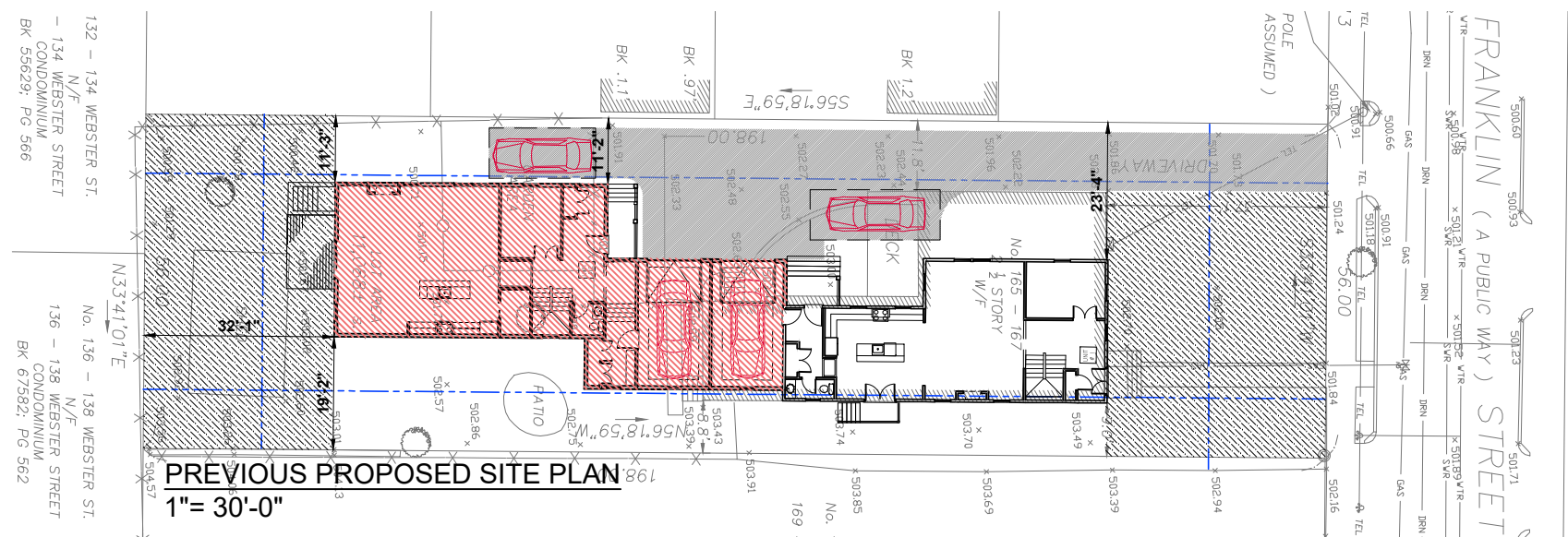
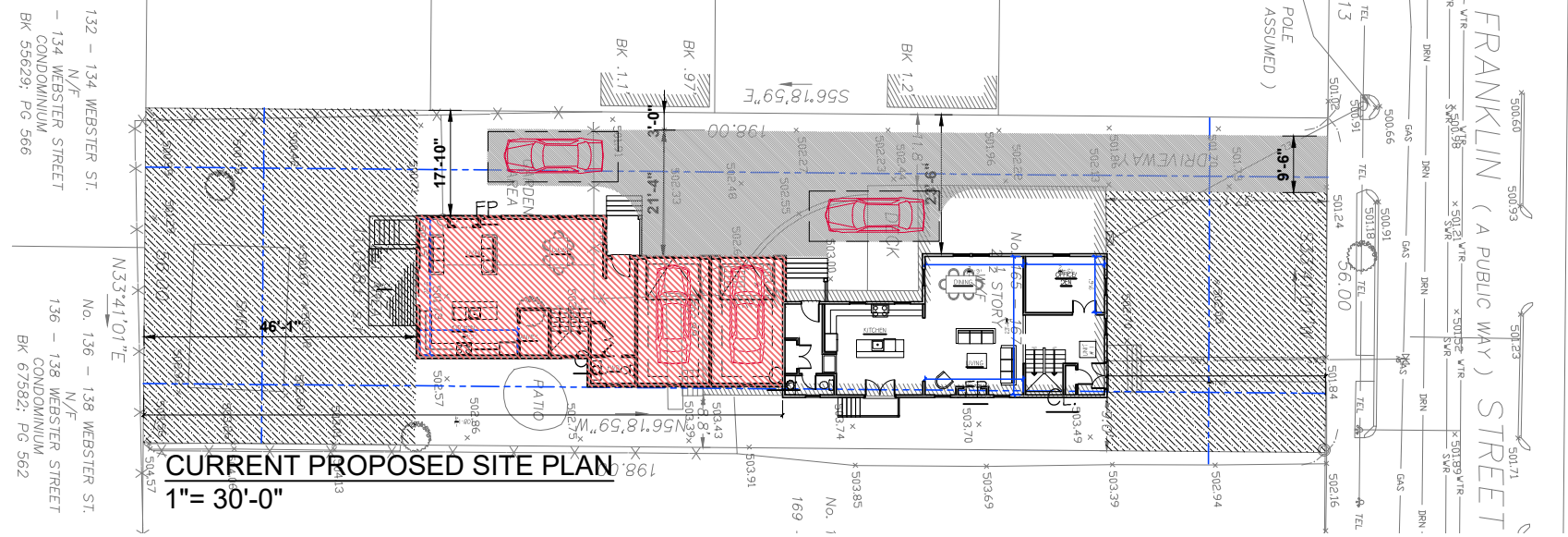


ZONING DATA PER §6.00 - TABLE OF DIMENSIONAL AND DENSITY REGULATIONS: ARLINGTON, MA

|        | ZONING DISTRICT - R2  | ALLOWED/REQUIRED | EXISTING      | PREVIOUS PROPOSED | CURRENT PROPOSED    | COMPLIANCE                                      |
|--------|---|------------------|---------------|-------------------|---------------------|---|
| A      | MINIMUM LOT SIZE (S.F.)   | 6,000            | ±11,088       | NO CHANGE         | NO CHANGE           | CONFORMS  |
| B      | MIN. FRONTAGE (FT)  | 60               | 56            | NO CHANGE         | NO CHANGE           | EXISTING NON-CONF.                              |
| C      | FLOOR AREA RATIO MAX. (FAR)   | NA               | --            | --                | --                  | NA  |
| D      | LOT COVERAGE MAX. (%)<br>(PROPOSED 2,975 SF / 11,088 SF = 23.5)                 | 35               | 19%           | 28.5%             | 2603/ 11088 = 23.5% | CONFORMS  |
| E      | MINIMUM LOT AREA PER DWELLING UNIT (S.F.)                                       | NA               | --            | --                | --                  | NA  |
| F      | MIN. FRONT YARD (FT)  | 20               | 37.1          | NO CHANGE         | NO CHANGE           | CONFORMS  |
| G      | MIN. SIDE YARD - RIGHT  | 10               | 11.8          | 11'- 3"           | 17'-9 3/4"          | CONFORMS  |
|        | MIN. SIDE YARD - LEFT   | 10               | 8.8           | NO CHANGE         | NO CHANGE           | EXISTING NON-CONF.<br>(EXISTING STRUCTURE ONLY) |
| H      | MIN. REAR YARD (FT)   | 20               | 94.5          | 32'-1"            | 46'-1"              | CONFORMS  |
| I      | MAX. HEIGHT (STORIES / FT)  | 2 1/2 / 35       | 2 1/2 / 32.25 | 2 1/2 / 32.88     | 2 1/2 / 32.25       | CONFORMS  |
| J      | OPEN SPACE: MIN. LANDSCAPED AREA (%)<br>(PROPOSED 4,512 SF / 7,077 GSF = 63.75) | 10               | 250           | 80                | 63.75               | CONFORMS  |
| K      | OPEN SPACE: MIN. USABLE AREA (%)<br>(PROPOSED 4,241 SF / 7,077 GSF = 60)        | 30               | 201           | 45                | 60                  | CONFORMS  |
| §6.1.4 | MIN. NO. OF PARKING SPACES  | 2                | 4             | 4                 | 4                   | CONFORMS  |

BUILDING AREA CALCULATIONS (GROSS SQ. FT.) - ZONING

|                            | EXIST. AREA (ASSESSORS) | APPLICATION (TOTAL AREA) | PREVIOUSLY PROPOSED (TOTAL AREA) | CURRENT PROPOSED (TOTAL AREA) | CURRENT PROPOSED TOTAL ADDITION |
|----------------------------|-------------------------|--------------------------|----------------------------------|-------------------------------|---------------------------------|
| BASEMENT (CELLAR)          | 1,159                   | 1,964                    | 2,355                            | 1,927                         |                                 |
| 1ST FLOOR                  | 1,661                   | 2,474                    | 2,490                            | 2,603                         |                                 |
| 2ND FLOOR                  | 1,183                   | 2,567                    | 2,371                            | 2,603                         |                                 |
| ATTIC (SURVEYED)           | 99                      | 558                      | 452                              | 493                           |                                 |
| GARAGE (ACCESSORY PARKING) | 0                       | 606                      | 548                              | 549                           |                                 |
| TOTAL GROSS FLOOR AREA     | 4102                    | 7,563                    | 7,668                            | 7,077                         | 2,975                           |
| TOTAL GROSS AREA           | 4102                    | 8,169                    | 8,216                            | 7,626                         |                                 |



Drawing Title:

Revisions:

| # | Description | date |
|---|-------------|------|
|   |             |      |
|   |             |      |

Project # 23057

Scale: 1/8" = 1'-0"

Date: 07MAR24  
12MAR24

Drawing # **Z0.1**