

**PROGRESS PRINT  
ISSUED FOR REVIEW**  
OCTOBER 18, 2021

PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:  
2-14 MEDFORD STREET, LLC  
455 MASSACHUSETTS AVE, STE 1  
ARLINGTON, MA 02474

PROJECT:  
455-457  
MASSACHUSETTS AVE  
ARLINGTON, MA 02476

PROJECT NO. 2729-03 DATE: 8/20/2021

SCALE: 1" = 40' DWG. NAME: C2729-03

DESIGNED BY: JG/ARM CHECKED BY: ARM/BDJ

PREPARED BY:

**ALLEN & MAJOR  
ASSOCIATES, INC.**  
civil engineering • land surveying  
environmental consulting • landscape architecture  
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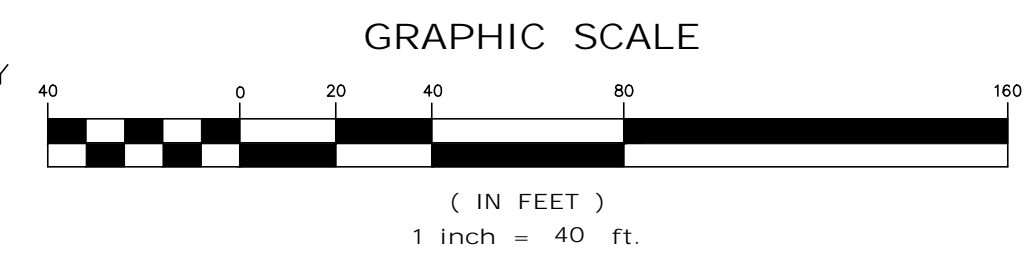
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DRAWING TITLE: **CONTEXT PLAN** SHEET No. **FIG-1**

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**NOTES**

1. WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR. ALL SITE ITEMS SHALL BE LAID OUT AND AS BUILT BY A LICENSED LAND SURVEYOR.
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**SHARED PARKING SUMMARY TABLE**

"MIXED-USE" SHALL BE THE SUM OF USES COMPUTED SEPARATELY	REQUIRED PARKING
*FOR MIXED-USE DEVELOPMENT, THE FIRST 3,000 SQUARE FEET OF NON-RESIDENTIAL SPACE IS EXEMPT FROM THE PARKING REQUIREMENTS OF SECTION 6.1 IN THE ARLINGTON ZONING BYLAW SERVICE: 5,377 S.F.	-
1 PER 300 S.F. → 1 x (5,377-3,000)/300 = 7.9	7.9
BUSINESS: 1,255 S.F.	2.5
1 PER 500 S.F. → 1 x 1,255/500 = 2.5	
OTHER RETAIL: 1,951 S.F.	6.5
1 PER 300 S.F. → 1 x 1,951/300 = 6.5	
ONE-BEDROOM APARTMENT UNIT (APARTMENT: 13 UNITS)	15.0
1.15 PER UNIT → 1.15 x 13 = 15.0	
TOTAL REQUIRED PARKING BASED ON INDIVIDUAL USES:	31.9
TOTAL PARKING PROVIDED:	16*

ADA SPACES REQUIRED:  
(1-25) TOTAL PARKING SPACES PROVIDED, 1 SHALL BE THE MINIMUM ADA PARKING PROVIDED, 1 SPACES BEING VAN ACCESSIBLE.

PROVIDED 1 SPACES, 1 BEING VAN ACCESSIBLE.

PARKING TABLE NOTES:  
1. SECTION 6.1.10, C. FOR A MIXED-USE DEVELOPMENT THE FIRST 3,000 SF OF NON-RESIDENTIAL SPACE IS EXEMPT FROM THE PARKING REQUIREMENTS OF THIS SECTION 6.1.  
2. SECTION 6.1.11, STANDARD PARKING STALLS SHALL BE 8.5'X18', AND DRIVE AISLE WIDTH SHALL BE 24' FOR TWO-WAY TRAFFIC.

\* RELIEF REQUESTED FROM THE ARB FOR THE REQUIRED NUMBER OF PARKING STALLS AND THE DRIVE AISLE REDUCED FROM 24' TO 20'.

**BICYCLE PARKING SUMMARY TABLE**

SHORT TERM BICYCLE PARKING (EXTERIOR)				LONG TERM BICYCLE PARKING (INTERIOR)			
USE	CALCULATION	MIN. REQUIRED	TOTAL PROPOSED	USE	CALCULATION	MIN. REQUIRED	TOTAL PROPOSED
APARTMENT BUILDING	0.1 PER UNIT	1.3	2	APARTMENT BUILDING	1.5 PER UNIT	19.5	20
	13 X 0.1 = 1.3 REQUIRED				13 X 1.5 = 19.5 REQUIRED		
OTHER RETAIL OR SERVICE	0.6 PER 1,000 SF	4.4	5	OTHER RETAIL OR SERVICE	0.1 PER 1,000 SF	0.7	3
	$\frac{(1255)}{(1000)} \times 0.6 = 4.4$ REQUIRED				$\frac{(1255)}{(1000)} \times 0.1 = 0.7$ REQUIRED		
BUSINESS	0.5 PER 1,000 SF	0.6	1	BUSINESS	0.3 PER 1,000 SF	0.4	3
	$\frac{(1255)}{(1000)} \times 0.5 = 0.6$ REQUIRED				$\frac{(1255)}{(1000)} \times 0.3 = 0.4$ REQUIRED		
TOTAL		6.3	8	TOTAL		20.6	26

BICYCLE PARKING TABLE NOTES:  
1. REQUIRED NUMBER OF SPACES ARE FROM BICYCLE PARKING GUIDELINES, APPENDIX A BIKE PARKING BY-LAW.

**LEGEND**

PROP. PROPERTY LINE	---
SIGN	⊕
BOLLARD	•
BUILDING	▭
BUILDING ARCHITECTURE	▭ (with texture)
BUILDING INTERIOR WALLS	▭ (with dashed lines)
CURB	— —
PARKING STRIPING	▭ (with diagonal lines)
HEAVY DUTY CONCRETE	▭ (with cross-hatch)
SIDEWALK	▭ (with brick pattern)
ADA ACCESSIBLE RAMP	▭ (with ramp symbol)
PERMEABLE PAVERS	▭ (with brick pattern)
SAW-CUT LINE	--- ---
PARKING COUNT	Ⓣ
COMPACT PARKING STALL	Ⓢ

**ZONING SUMMARY TABLE**  
B3-VILLAGE BUSINESS (MIXED-USE <=20,000SF)

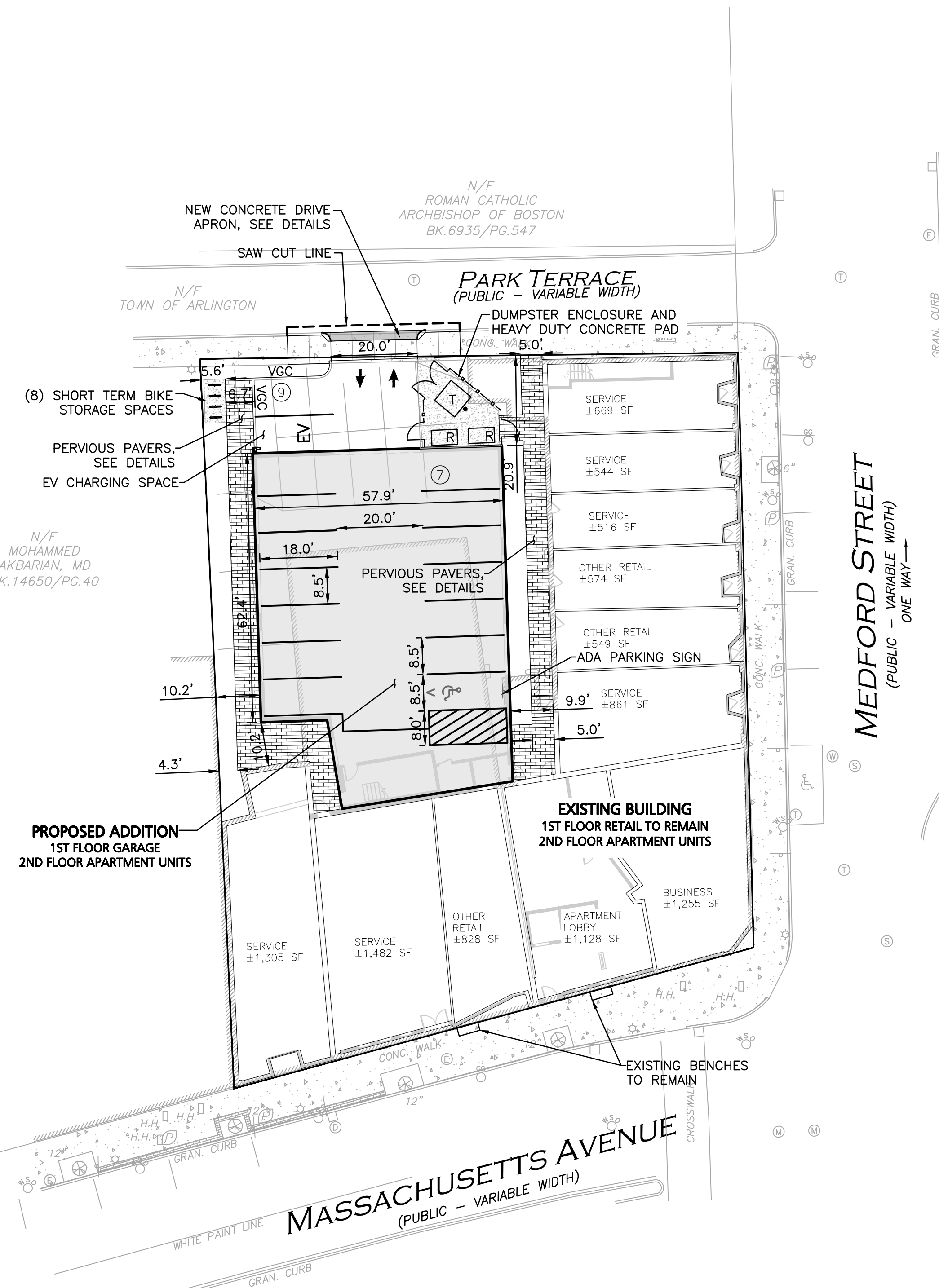
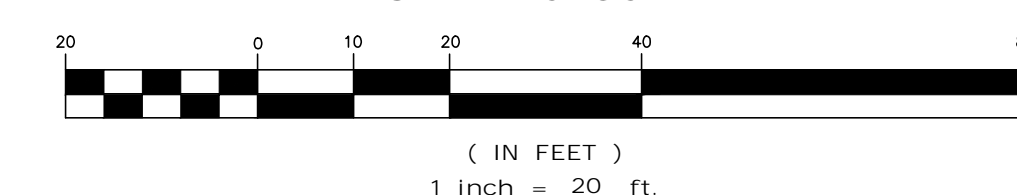
ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	N/A	18,929± SF	18,929± SF
MINIMUM LOT AREA PER UNIT	N/A	N/A	N/A
MINIMUM FRONTAGE	50 FT	124.8± FT MASS. AVE	124.8± FT MASS. AVE
MINIMUM FRONT YARD SETBACK	0 FT	0 FT	0 FT
MINIMUM SIDE YARD SETBACK	0 FT	0 FT	0 FT
MINIMUM REAR YARD SETBACK	(H+L)/6 (1)	0.6 FT	0.6 FT
LANDSCAPED OPEN SPACE	10% (2)	0%	24.1%
USABLE OPEN SPACE	20% (2)	0%	0%
MAXIMUM HEIGHT	60 FT	<35 FT	<35 FT
MAXIMUM HEIGHT STORIES	5	2	2
FLOOR AREA RATIO	1.50	0.98	1.50(3)

ZONING TABLE NOTES:  
1. THE REAR SETBACK (H+L)/6, FOR THE NEW ADDITION IS APPROXIMATELY 15.5 FT. (36+57)/6 = 15.5 FT. THE PROPOSED ADDITION HAS BEEN SITUATED OUTSIDE OF THIS SETBACK. THE EXISTING FOUNDATION IS SITUATED 0.6 FT FROM THE REAR PROPERTY LINE. THIS FOUNDATION IS TO BE MAINTAINED.  
2. SECTION 5.3.21, SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS, D. FOR MIXED USES AND ANY PERMITTED RESIDENTIAL USE NOT SPECIFICALLY IDENTIFIED IN THE TABLES IN SECTION 5.5.2, THE MINIMUM OPEN SPACE REQUIREMENTS (COMPUTED FROM THE RESIDENTIAL FLOOR AREA ONLY) SHALL BE 10% LANDSCAPED AND 20% USABLE IN THE B1, B2, B2A, B3, AND B4 DISTRICTS, AND 15 PERCENT USABLE IN THE B5 DISTRICT.  
3. PROPOSED BUILDING GROSS SQUARE FEET = 28,373 GSF. THE EXISTING LOT AREA IS 18,929 SQUARE FEET. THE FAR = 28,373 GSF / 18,929 SF = 1.50

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**GRAPHIC SCALE**



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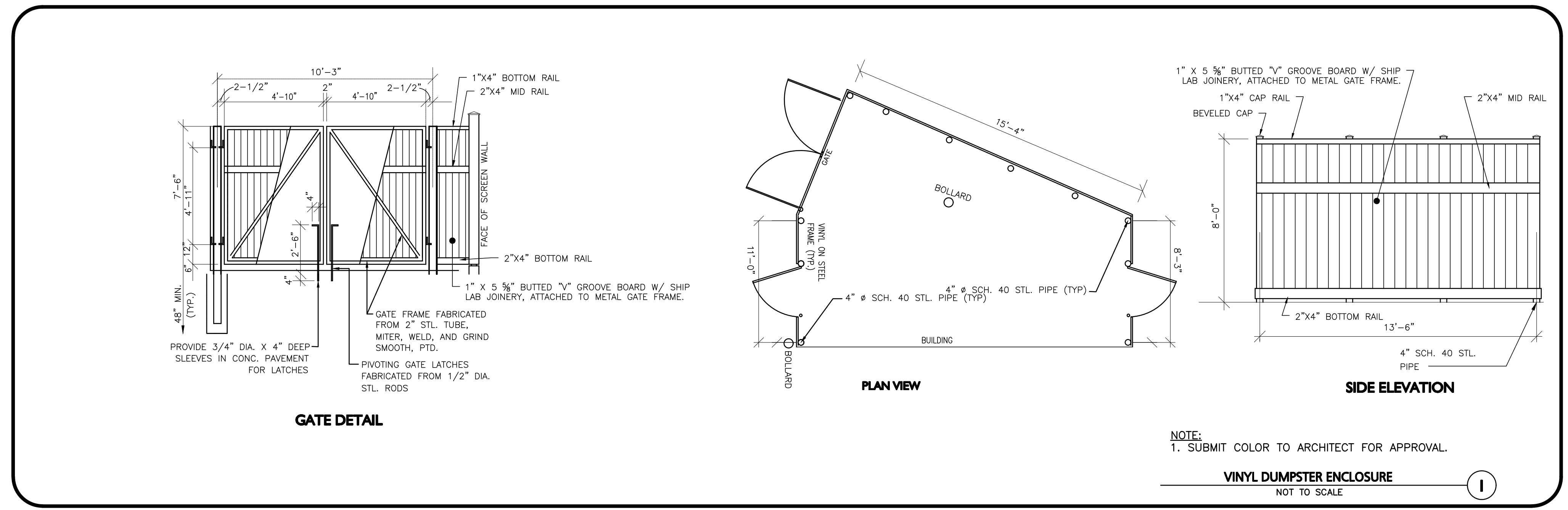
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DRAWING TITLE: SHEET No.

LAYOUT & MATERIALS PLAN C-102

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DRAWING TITLE: <b>DETAILS</b>	SHEET No. <b>C-503</b>
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