

**PARKING SUMMARY TABLE**

USE	CALCULATION	MIN. REQUIRED	TOTAL PROPOSED
APARTMENT BUILDING	1.0 SPACES PER EFFICIENCY UNIT	2.0	0
	2 X 1.0 = 2.0		
	1.15 SPACES PER 1 BED UNIT	26.5	21
	23 X 1.15 = 32.2		
	1.5 SPACES PER 2 BED UNIT		
5 X 2 = 10.0	10.0	5	
GENERAL RETAIL/RESTAURANT	1 PER 300 SF	6.2	0
	1,851 SF (1ST 3,000 SF IS EXEMPT)		
<b>TOTAL</b>		<b>44.7</b>	<b>26*</b>

ADA SPACES REQUIRED: (26-50) TOTAL PARKING SPACES PROVIDED, 2 SHALL BE THE MINIMUM ADA PARKING PROVIDED, 1 SPACES BEING VAN ACCESSIBLE.

PROVIDED 2 SPACES, 1 BEING VAN ACCESSIBLE.

**PARKING TABLE NOTES:**

- 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.
- 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. ALSO ARB SPECIAL PERMIT IS REQUEST FOR UP TO 20% COMPACT PARKING SPACES.

**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	3.0	3	APARTMENT BUILDING	1.5 PER UNIT	45.0	48
	30 X 0.1 = 3.0 REQUIRED				30 X 1.5 = 45.0 REQUIRED		
RETAIL SERVICE	0.6 PER 1,000 SF	2.8	3	RETAIL SERVICE	0.1 PER 1,000 SF	0.5	0
	4.7 X 0.6 = 3.0 REQUIRED				4.7 X 0.1 = 0.5 REQUIRED		
<b>TOTAL</b>		<b>5.8</b>	<b>6</b>	<b>TOTAL</b>		<b>45.5</b>	<b>48</b>

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

**LEGEND**

PROPERTY LINE	---
SIGN	—
BOLLARD	•
BUILDING	▬
BUILDING INTERIOR WALLS	▬
CURB	▬
PARKING STRIPING	▬
ROADWAY STRIPING	▬
SIDEWALK	▬
ADA ACCESSIBLE RAMP	▬
ADA DET. WARNING SURFACE	▬
CONCRETE PAVERS	▬
SNOW STORAGE	▬
SAW-CUT LINE	▬
PARKING COUNT	⑩
VINYL FENCE	▬

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

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	>20,000 SF	11,134± SF	11,134± SF
MINIMUM LOT AREA PER UNIT	600 SF	N/A	348± SF
MINIMUM FRONTAGE	50 FT	102.1± FT MASS AVE	102.1± FT MASS AVE
MINIMUM FRONT YARD SETBACK	0 FT	0 FT	0.6 FT
MINIMUM SIDE YARD SETBACK	0 FT	0.6 FT	7.5 FT
MINIMUM REAR YARD SETBACK	(H+L)/6	NO REAR	NO REAR
SCREENING BUFFER	7.5 FT (3)	0.6 FT	7.5 (3)
LANDSCAPED OPEN SPACE	10% (2)	0.9%	4.2%*
USABLE OPEN SPACE	20% (2)	0%	7.4%*
MAXIMUM HEIGHT	50 FT	20± FT	45± FT
MAXIMUM HEIGHT STORIES	5	1	4(1)
FLOOR AREA RATIO	2.8	0.9	2.7

**ZONING TABLE NOTES:**

- SECTION 5.3.17, FOR BUILDING MORE THAN 3 STORIES IN HEIGHT, AN ADDITIONAL 7.5 FT STEP-BACK SHALL BE PROVIDED BEGINNING AT THE THIRD STORY LEVEL OR 30 FT ABOVE GRADE, WHICHEVER IS LESS. THE UPPER STORY STEP-BACK SHALL BE PROVIDED ALONG ALL BUILDING ELEVATIONS WITH STREET FRONTAGE.
- 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.
- SECTION 5.3.21, SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS, B3 ABUTTING R5 15 FT MINIMUM BUFFER. A SOLID WALL OR WOODEN FENCE MAY BE SUBSTITUTED FOR ONE-HALF THE WIDTH OF THE LANDSCAPED BUFFER.
- TOTAL RESIDENTIAL FLOOR AREA (PROVIDED BY ARCHITECT): 19,065 S.F.
- TOTAL RETAIL FLOOR AREA (PROVIDED BY ARCHITECT): 4,851 S.F.
- GROSS FLOOR AREA (PROVIDED BY ARCHITECT): 30,104 S.F.

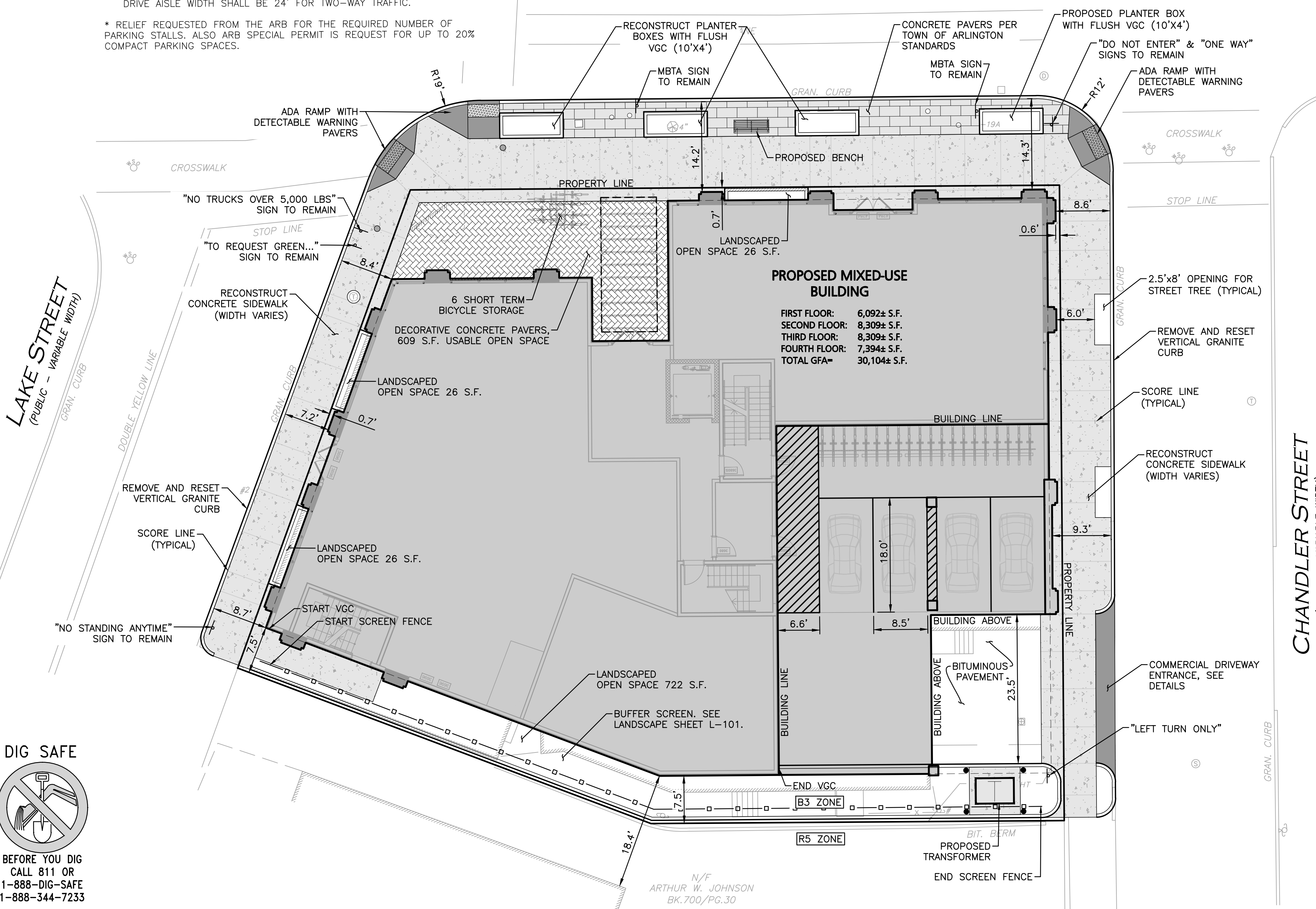
\* RELIEF REQUESTED FROM ARB.

**NOTES**

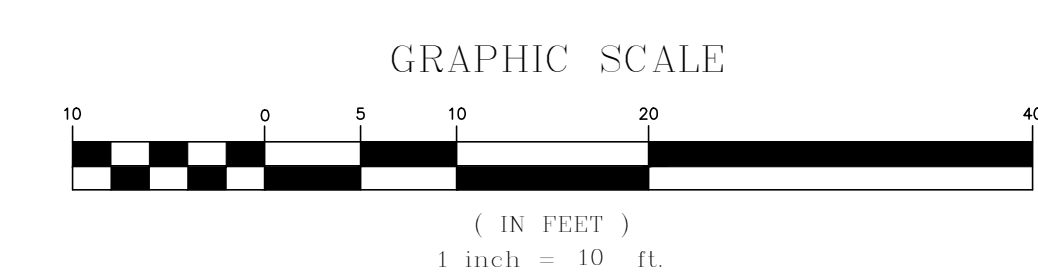
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**MASSACHUSETTS AVENUE**  
(PUBLIC - VARIABLE WIDTH)

DOUBLE YELLOW LINE



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PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	02-17-23	REVISION 1 PER ARB COMMENTS

APPLICANT/OWNER:  
**192-200 MASSACHUSETTS AVE, LLC**  
455 MASSACHUSETTS AVE, STE 1  
ARLINGTON, MA 02474

PROJECT:  
**190 & 192-200 MASSACHUSETTS AVE**  
ARLINGTON, MA 02476

PROJECT NO.	2729-02	DATE:	12-19-22
SCALE:	1" = 10'	DWG. NAME:	C2729-02
DESIGNED BY:	BDJ	CHECKED BY:	RPC

PREPARED BY:

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DRAWING TITLE: **LAYOUT & MATERIALS PLAN** SHEET No. **C-102**

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