

GENERAL NOTES AND VIGNETTE

SUBMITTAL TO ZBA FOR STORY

07.16.2023



① VIEW FROM SOUTH

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PROJECT

INFORMATION:

2 STORY ADDITION TO INCLUDE BASEMENT SPACE, MAIN FLOOR KITCHEN WITH DECK AND SECOND FLOOR PRIME BATHROOM/CLOSET.

EXISTING IS A 3 BEDROOM 1 BATH HOME AND PROPOSED IS A 3 BEDROOM, 2 1/2 BATH HOME.



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ARCHITECTURE PLANNING DESIGN

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A0

LASKO

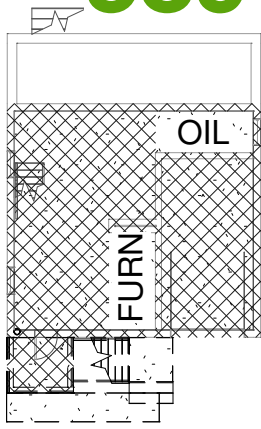
148 MT VERNON ST
ARLINGTON, MA 02476

ZONING DIAGRAMS

SUBMITTAL TO ZBA FOR STORY

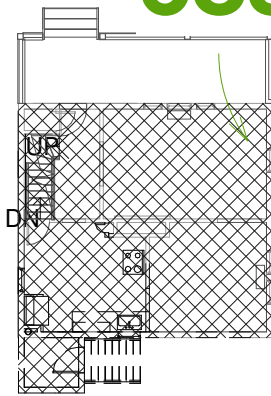
08.24.2023

GFA 589



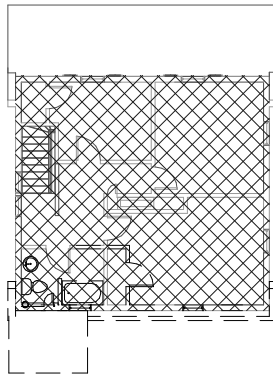
1 Basement GFA EXIST'G
1" = 20'-0"

685



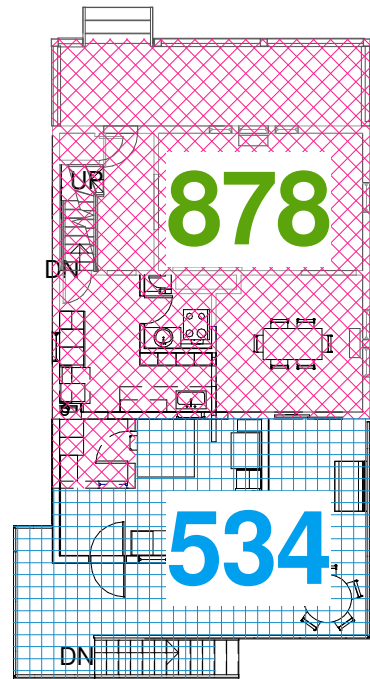
4 1st Floor GFA EXIST'G
1" = 20'-0"

648



7 2nd Floor GFA EXIST'G
1" = 20'-0"

LOT COVERAGE

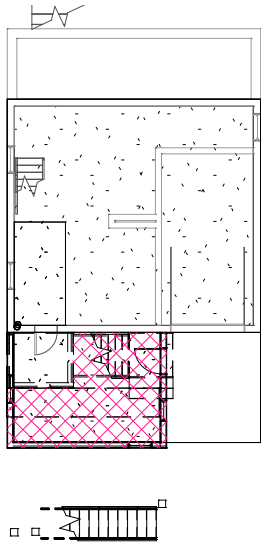


10 1st Floor LOT COVERAGE
1/16" = 1'-0"

4,964 X .35 = 1,737 SF
ALLOWABLE LOT
COVERAGE
1,412 SF PROPOSED
FOLLOWS THE CODE

OPEN SPACE

159



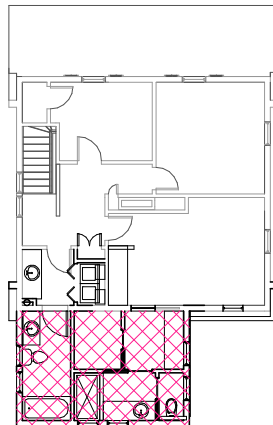
2 Basement GFA ADDIT'N
1" = 20'-0"

177



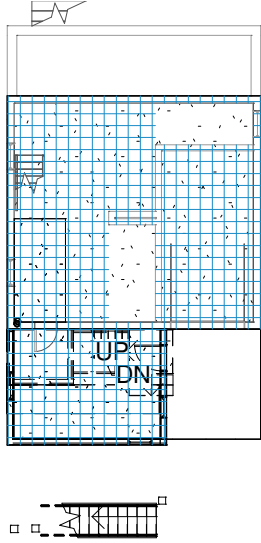
5 1st Floor GFA ADDIT'N
1" = 20'-0"

217



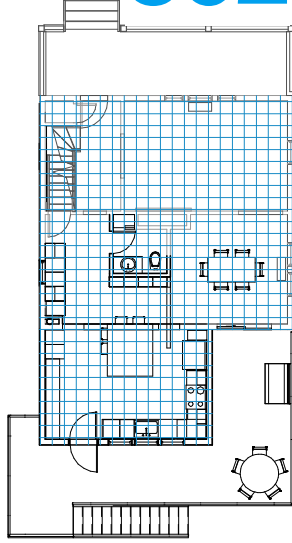
8 2nd Floor GFA ADDIT'N
1" = 20'-0"

748



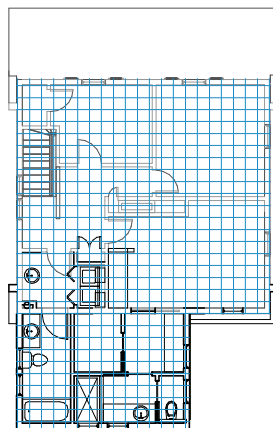
3 Basement GFA TOTAL
1" = 20'-0"

862



6 1st Floor GFA TOTAL
1" = 20'-0"

865



9 2nd Floor GFA TOTAL
1" = 20'-0"

1,922 SF TOTAL + 553 SF TOTAL NEW = 2,475 SF TOTAL

589 + 685 + 648 = 1,922 SF EXISTING GFA

1,922 x .5 = 961 SF 750 MAX ADDITION

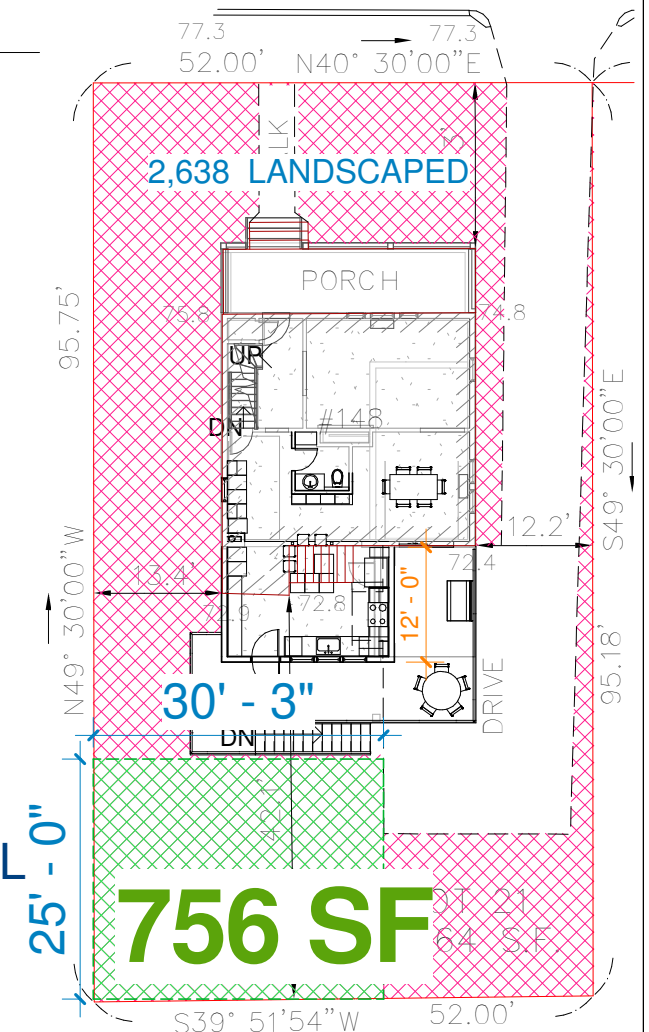
159 + 177 + 217 = 553 SF TOTAL ADDITION.

ALLOWABLE BY CODE.

BASEMENT AS A STORY

EXISTING BASEMENT IS A NON-CONFORMING STORY PER SURVEY.

THE ADDITION WILL NOT CREATE ANY NEW NON-CONFORMITIES.



11 OPEN SPACE PLAN
1" = 20'-0"

GFA TOTAL = 2,475 X .3 = 743 SF
USABLE OPEN SPACE REQUIRED.
756 SF PROPOSED.
FOLLOWS THE CODE



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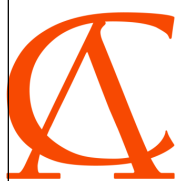
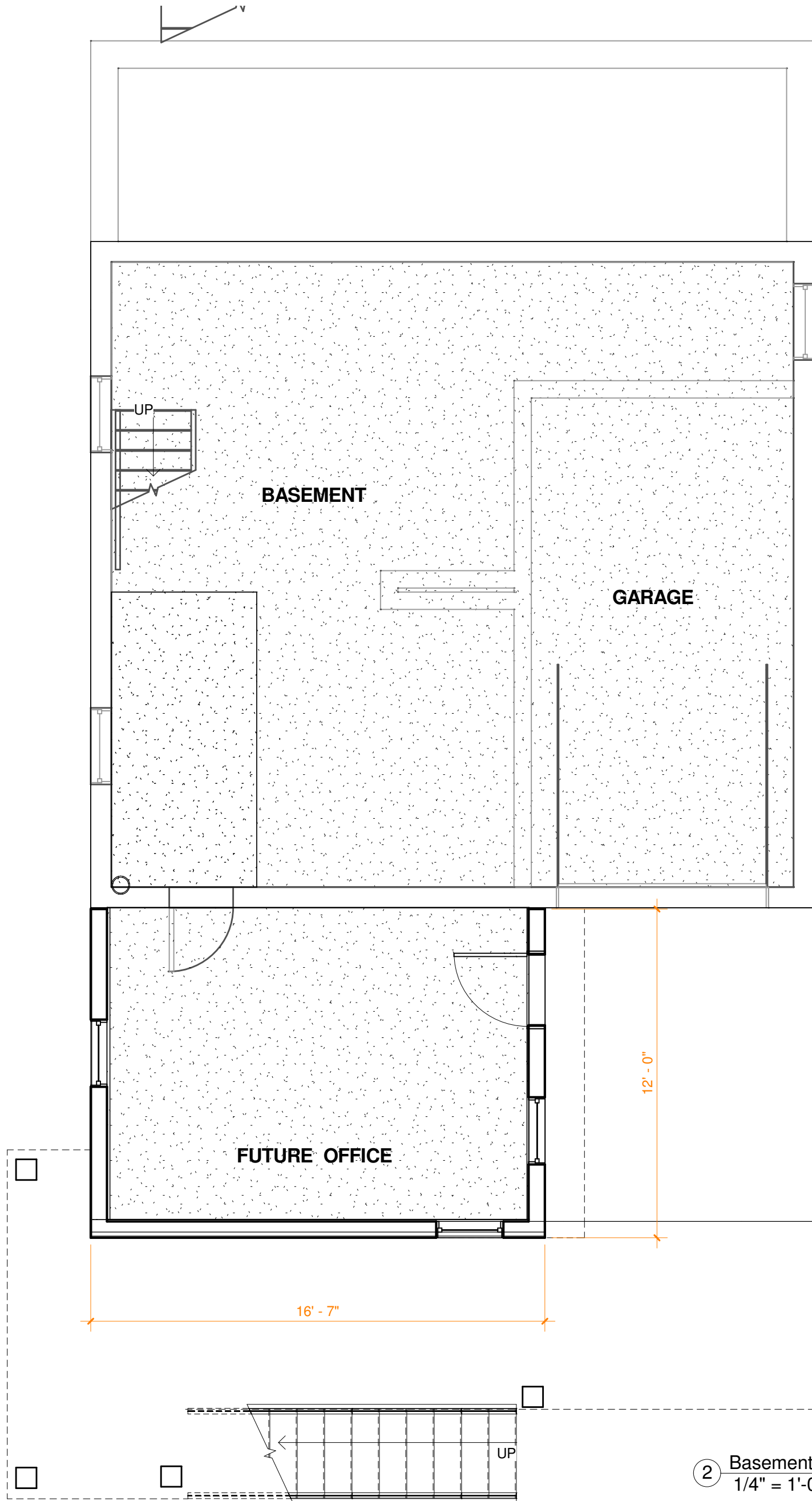
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BASEMENT FLOOR PLAN

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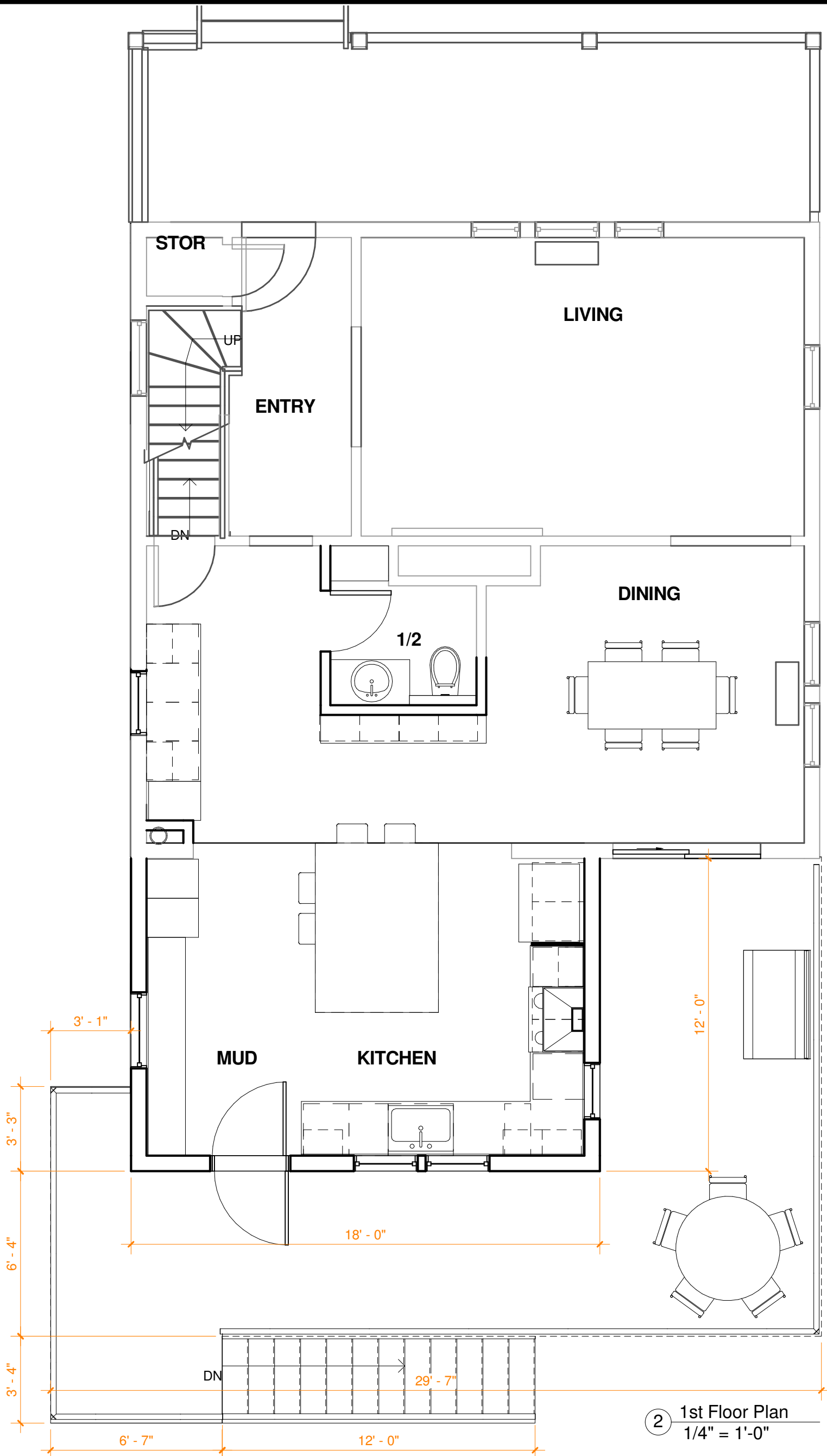
A1

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1ST FLOOR PLAN

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2 1st Floor Plan
1/4" = 1'-0"



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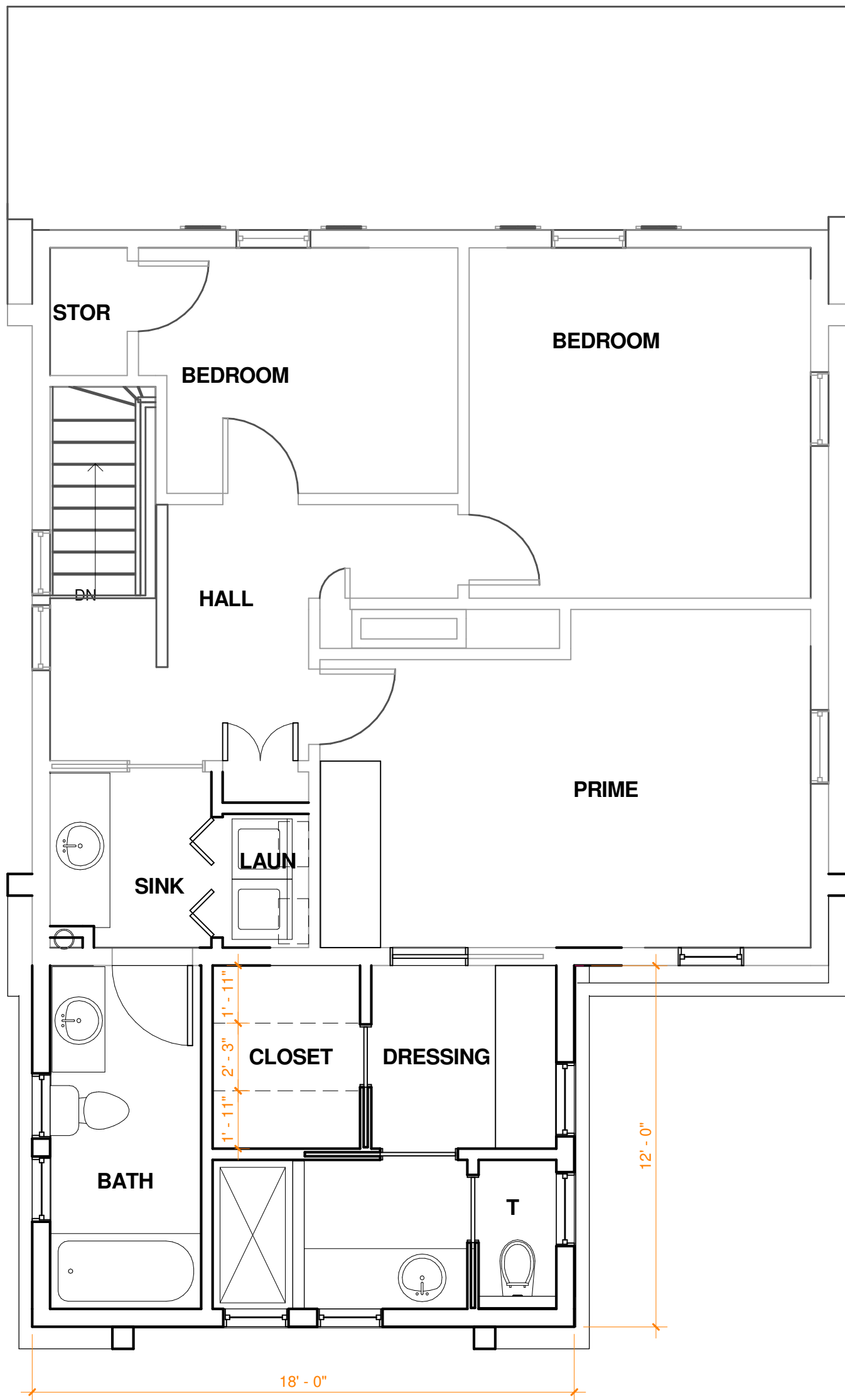
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2ND FLOOR PLAN

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1 2nd Floor Plan
1/4" = 1'-0"



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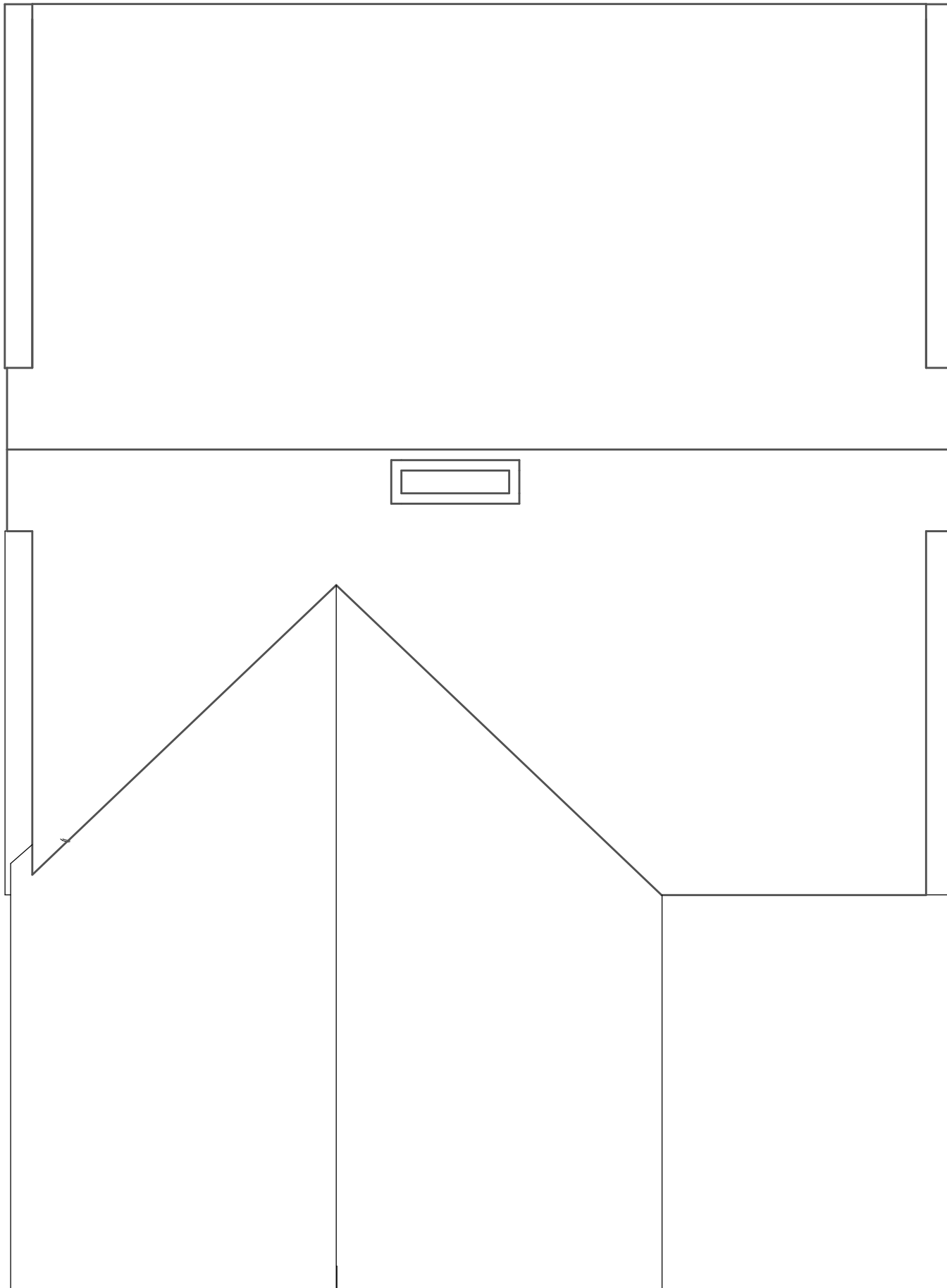
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ROOF PLAN

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① 3rd Floor
1/4" = 1'-0"



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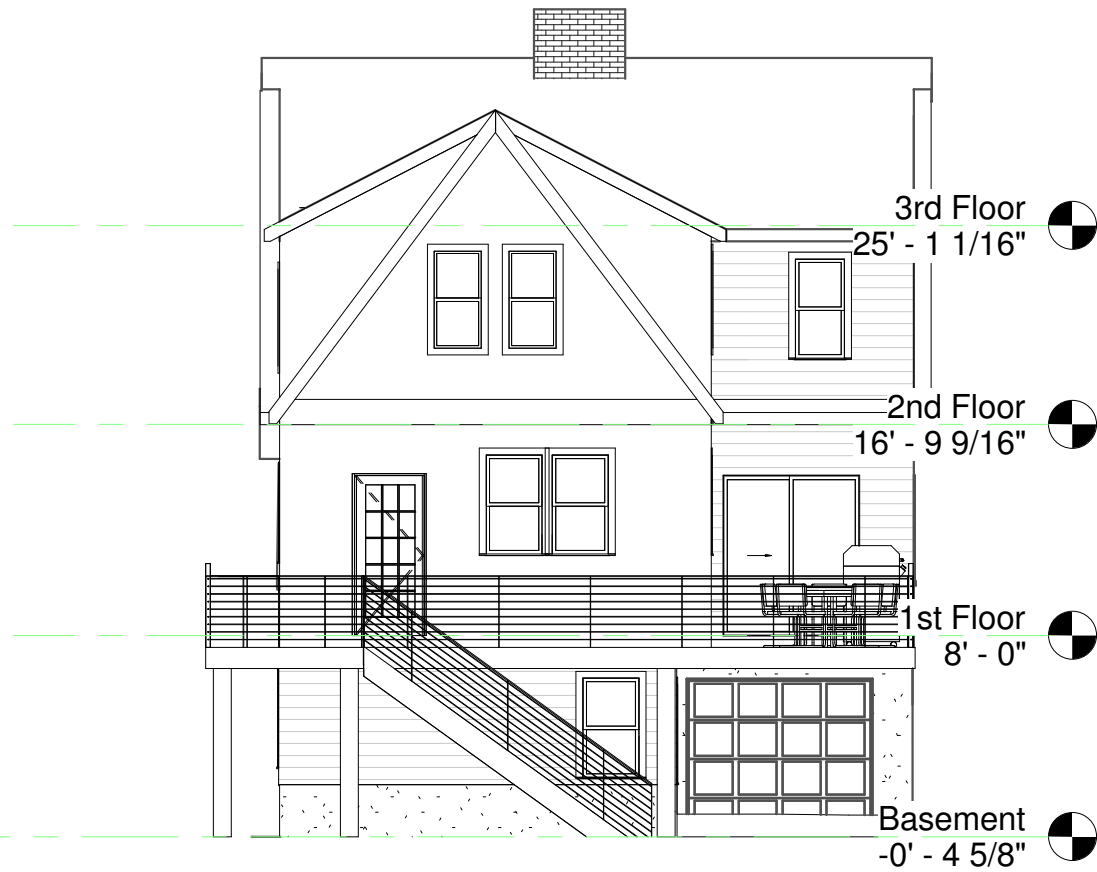
A4

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ELEVATIONS- SOUTH AND WEST

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① SOUTH ELEVATION PROPOSED
1/8" = 1'-0"



② WEST1 ELEVATION PROPOSED
1/8" = 1'-0"



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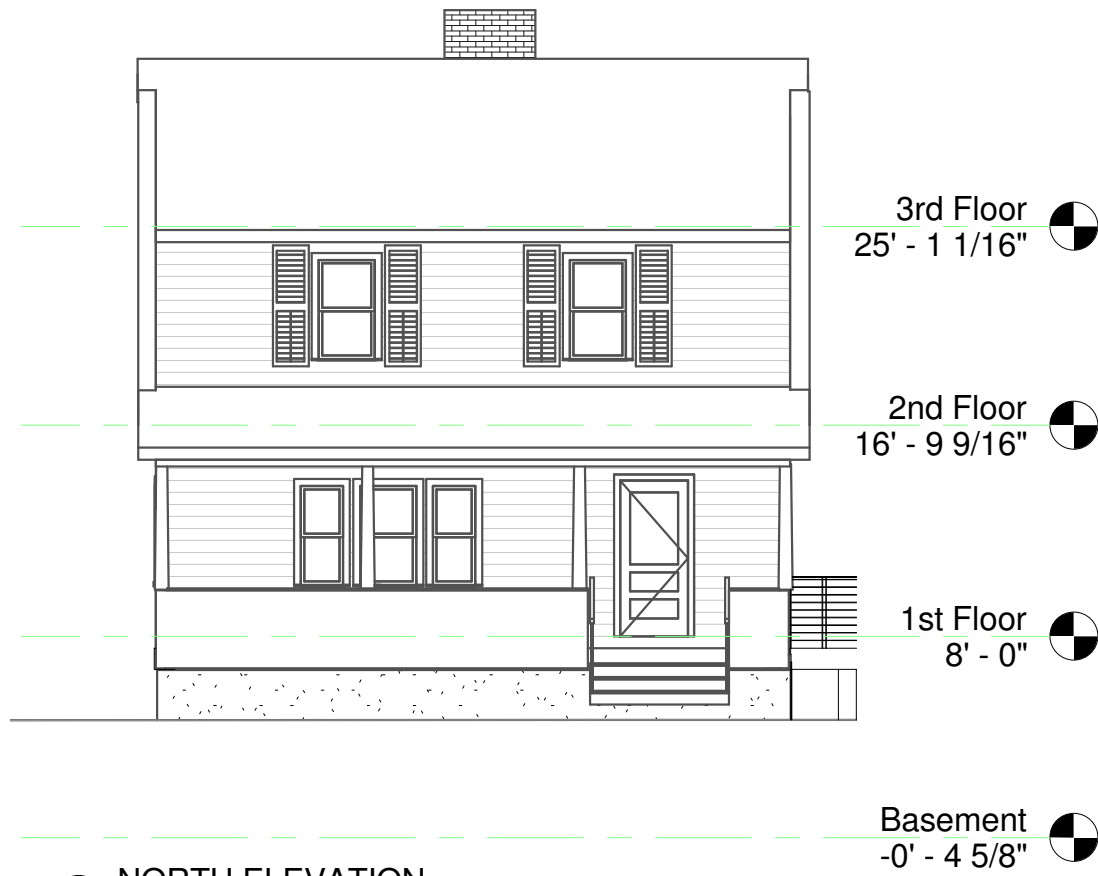
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ELEVATIONS- NORTH & EAST

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③ NORTH ELEVATION
1/8" = 1'-0"



④ EAST ELEVATION PROPOSED
1/8" = 1'-0"



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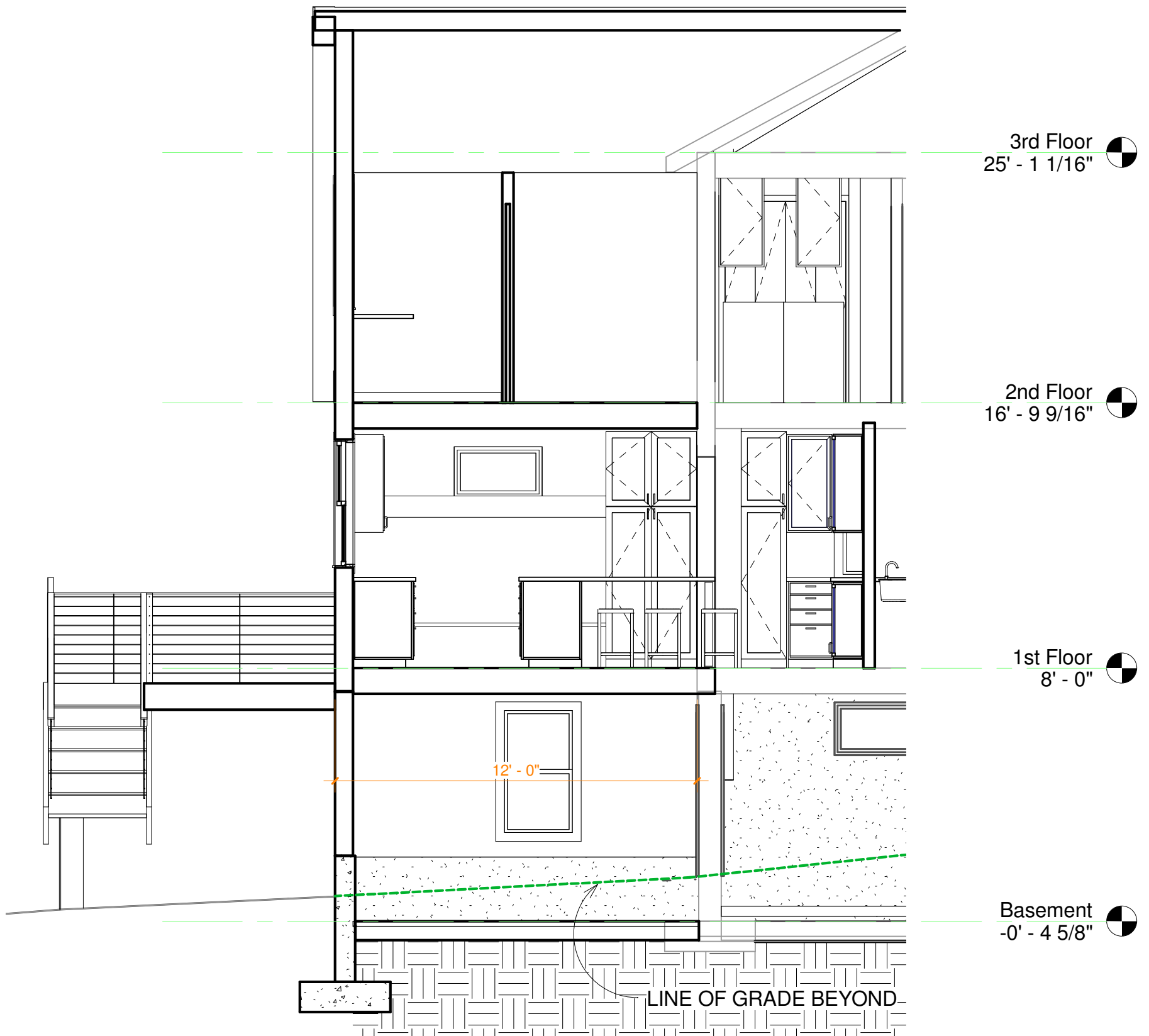
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SECTION

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① NORTH SOUTH SECTION
1/4" = 1'-0"



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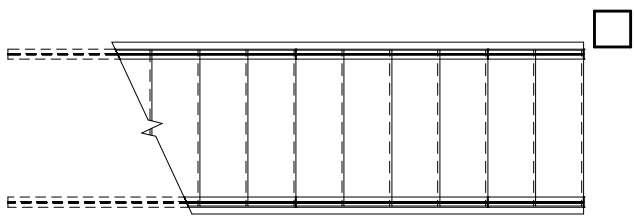
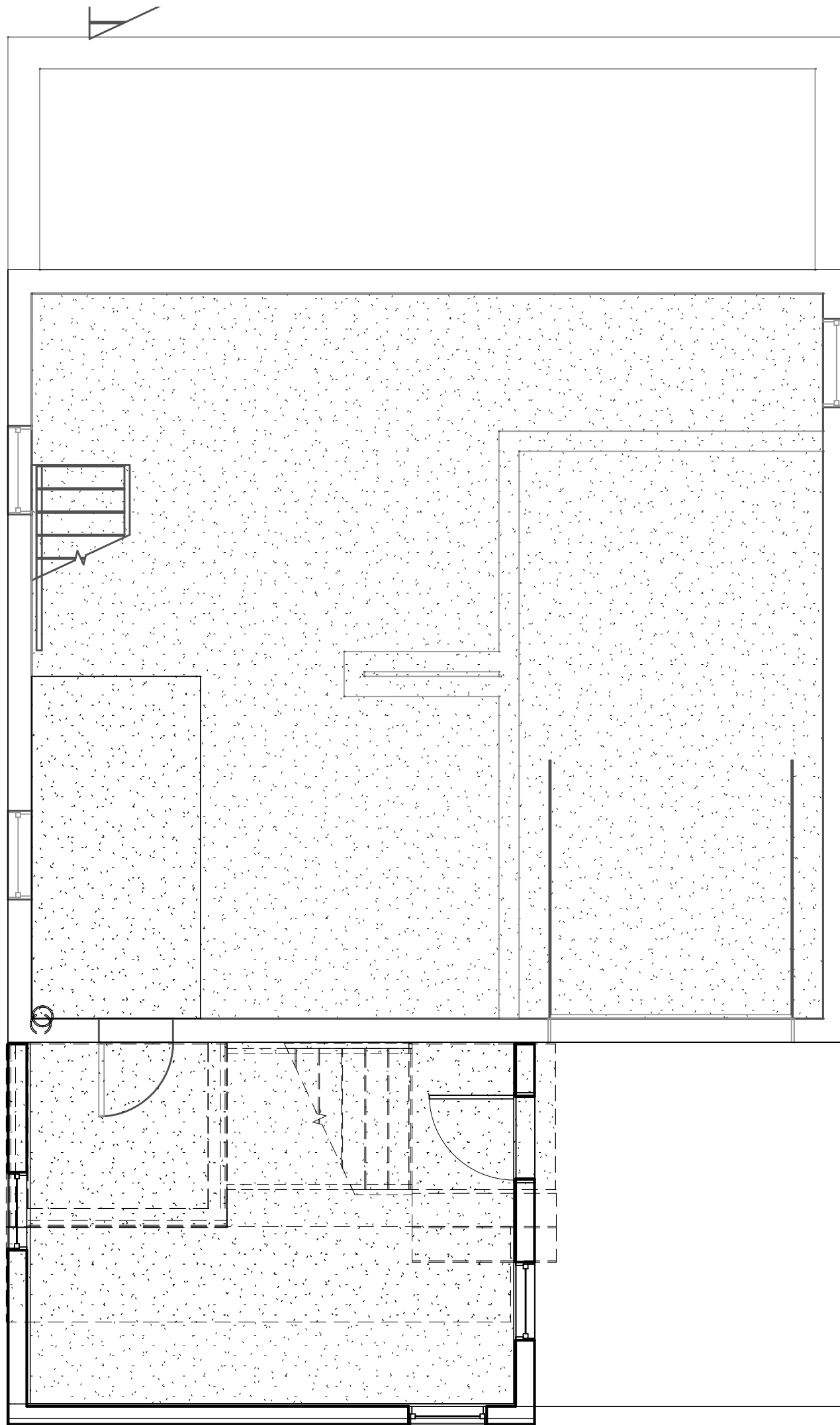
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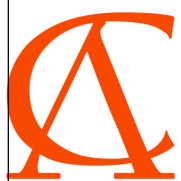
NEW OVER EXISTING BASEMENT PLAN

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1 BASEMENT NEW OVER EXISTING
1/4" = 1'-0"



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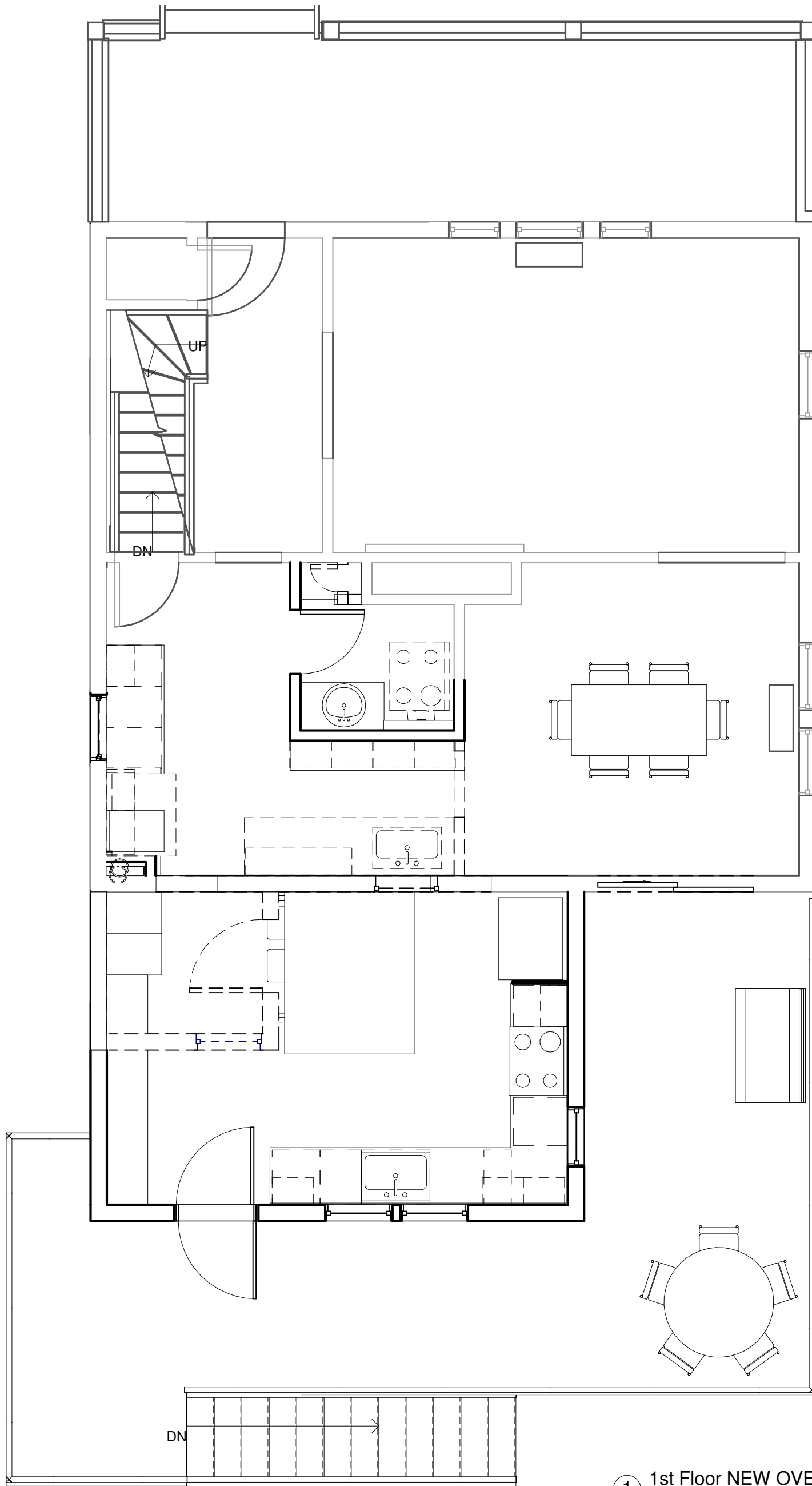
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NEW OVER EXISTING 1ST FLOOR PLAN

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① 1st Floor NEW OVER EXISTING
1/4" = 1'-0"



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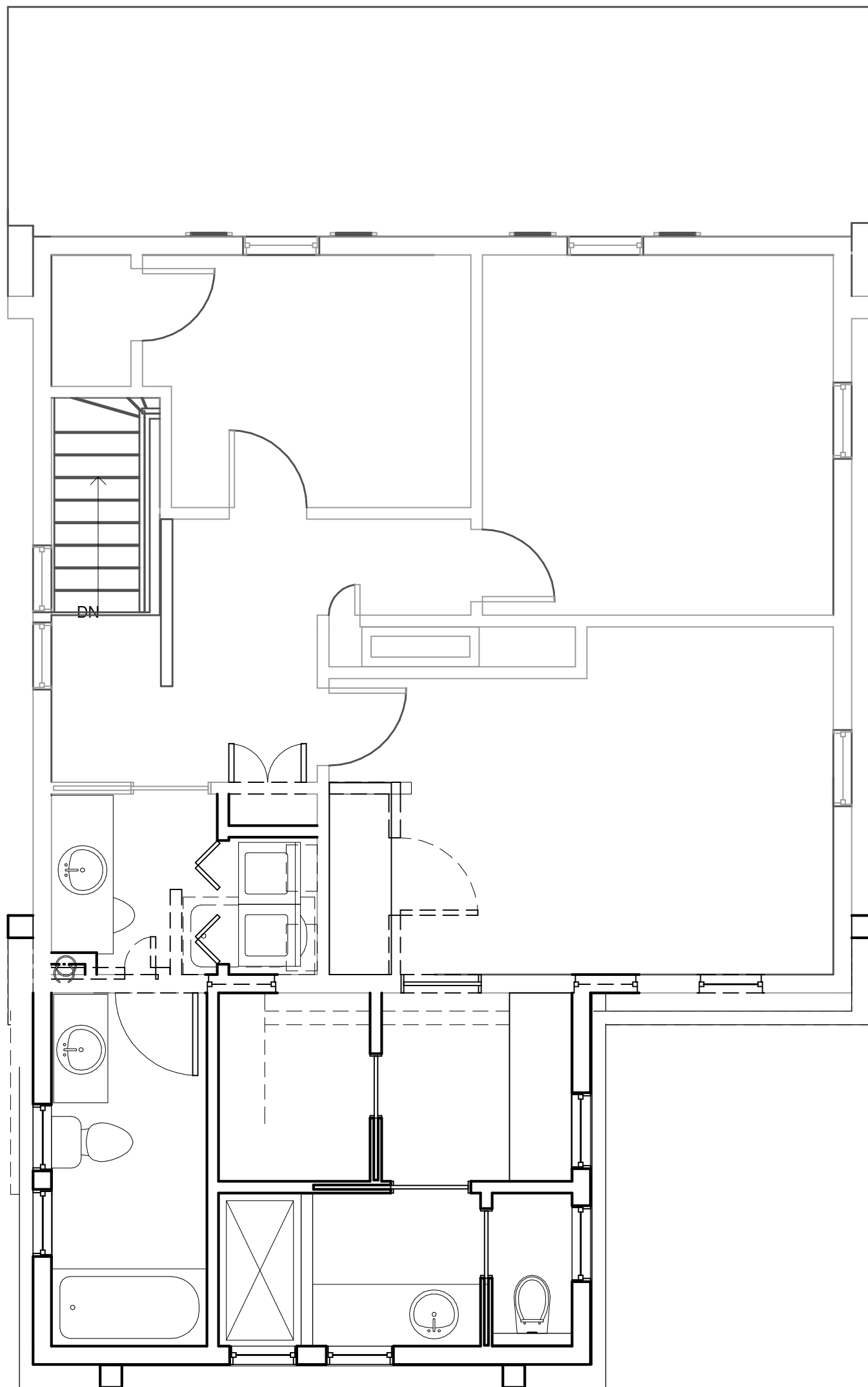
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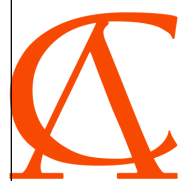
NEW OVER EXISTING 2ND FLOOR PLAN

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① 2nd Floor NEW OVER EXISTING
1/4" = 1'-0"



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ELEVATIONS ARE ASSUMED

OWNER OF RECORD
BRIAN LASKO & ALLISON LASKO
BOOK 72654 PAGE 65 M.S.R.D.

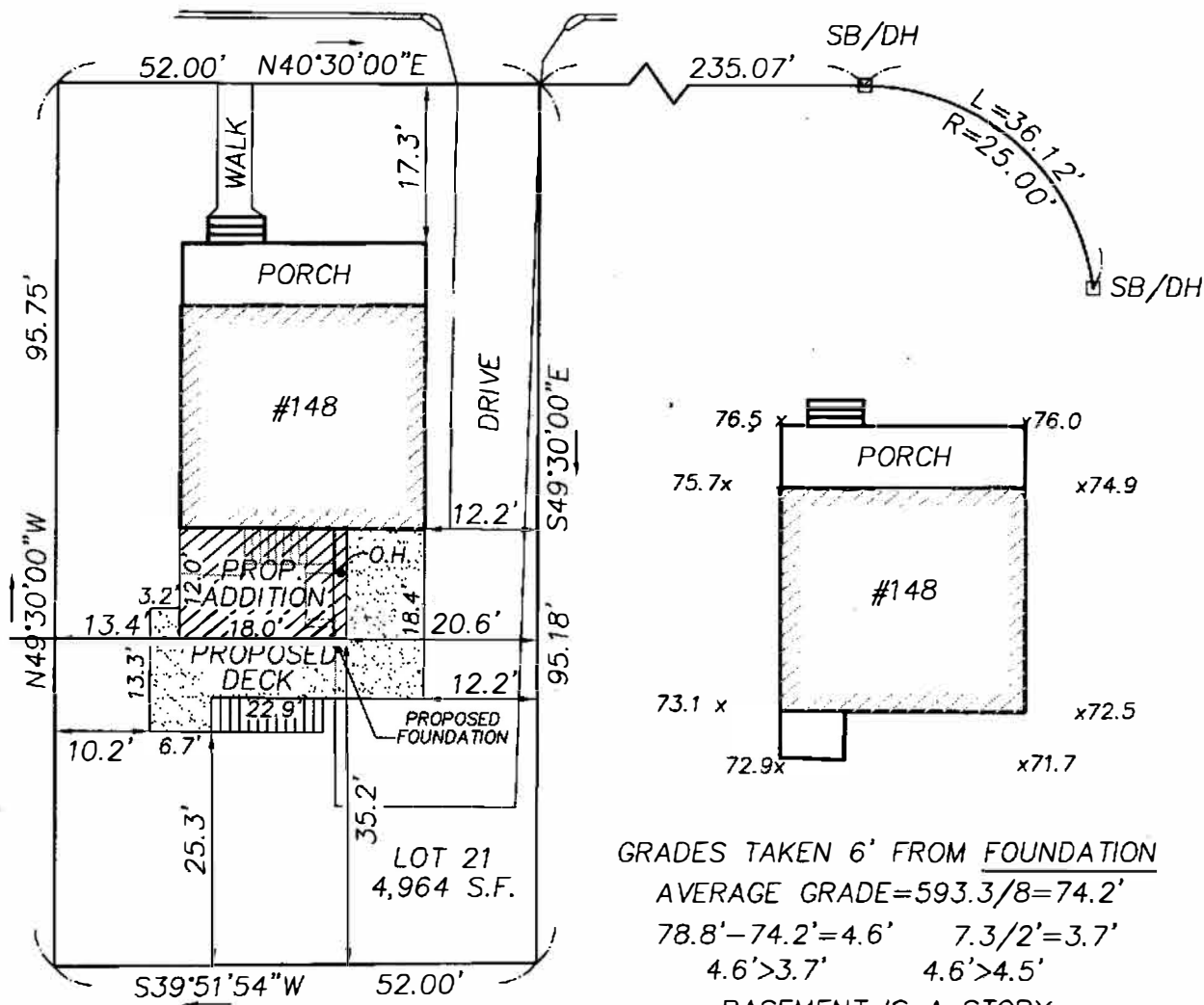
ZONING DISTRICT

TAX MAP 143 BLOCK 09 PARCEL 13
ZONING DISTRICT - R1

PLAN REFERENCES

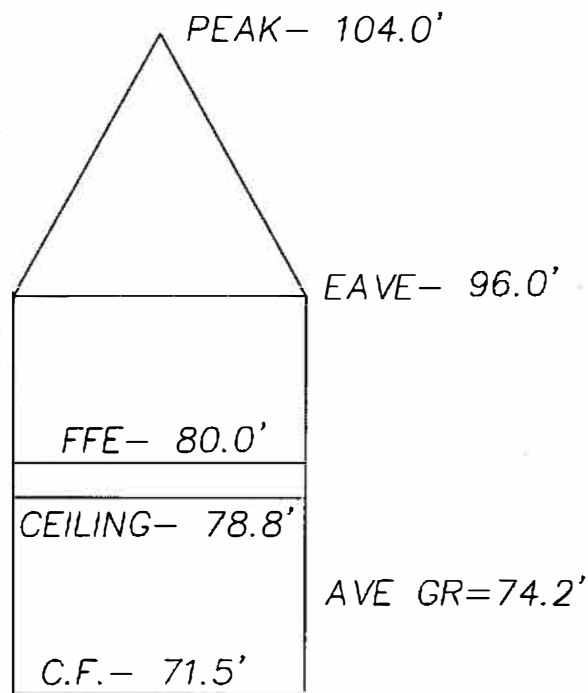
PLAN BOOK 383 PLAN 9

MOUNT VERNON STREET



I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY.

EDWARD J. FARRELL P.L.S. *[Signature]* 8-2-23
 COMMONWEALTH OF MASSACHUSETTS
 EDWARD J. FARRELL
 No. 34613
 REGISTERED PROFESSIONAL LAND SURVEYOR
 DATE



GRADES TAKEN 6' FROM FOUNDATION
 AVERAGE GRADE = $593.3/8 = 74.2'$
 $78.8' - 74.2' = 4.6'$ $7.3'/2' = 3.7'$
 $4.6' > 3.7'$ $4.6' > 4.5'$
 BASEMENT IS A STORY

PLOT PLAN
148 MOUNT VERNON STREET
ARLINGTON, MASS.
 SCALE: 1" = 20' AUGUST 2, 2023

Prepared By
EDWARD J. FARRELL
 PROFESSIONAL LAND SURVEYOR
 110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.
 (781)-933-9012

EXISTING HOUSE