

ZONE: R1

	REQUIRED	EXISTING	PROPOSED
FRONT YARD(WASH ST)	25	27.2	23.0
FRONT YARD (GAY)	25	26.8	15.5 PORCH/16.2 ADDITION
REAR YARD	20% LOT WIDTH (18.4)	17.1	15.3 ADDITION
SIDE YARD	10	22.3	22.3
MIN LANDSCAPE OPEN SPACE%	10%	65.0%	64.0%
MIN USABLE OPEN SPACE %	30%	42.5%	31.3%
MAX LOT COVERAGE %	35%	17.5%	21.7%
PARKING SPACES	1	1	1

NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: SHEA CRONIN & AMY FARRELL

TITLE REFERENCE: BK 62973 PG 330

PLAN REFERENCE: PLAN 1441 OF 1957

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR’S CERTIFICATION:

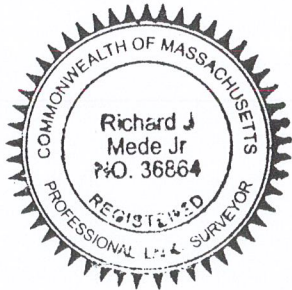
TO: VILLANDRY CONTRACTING

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

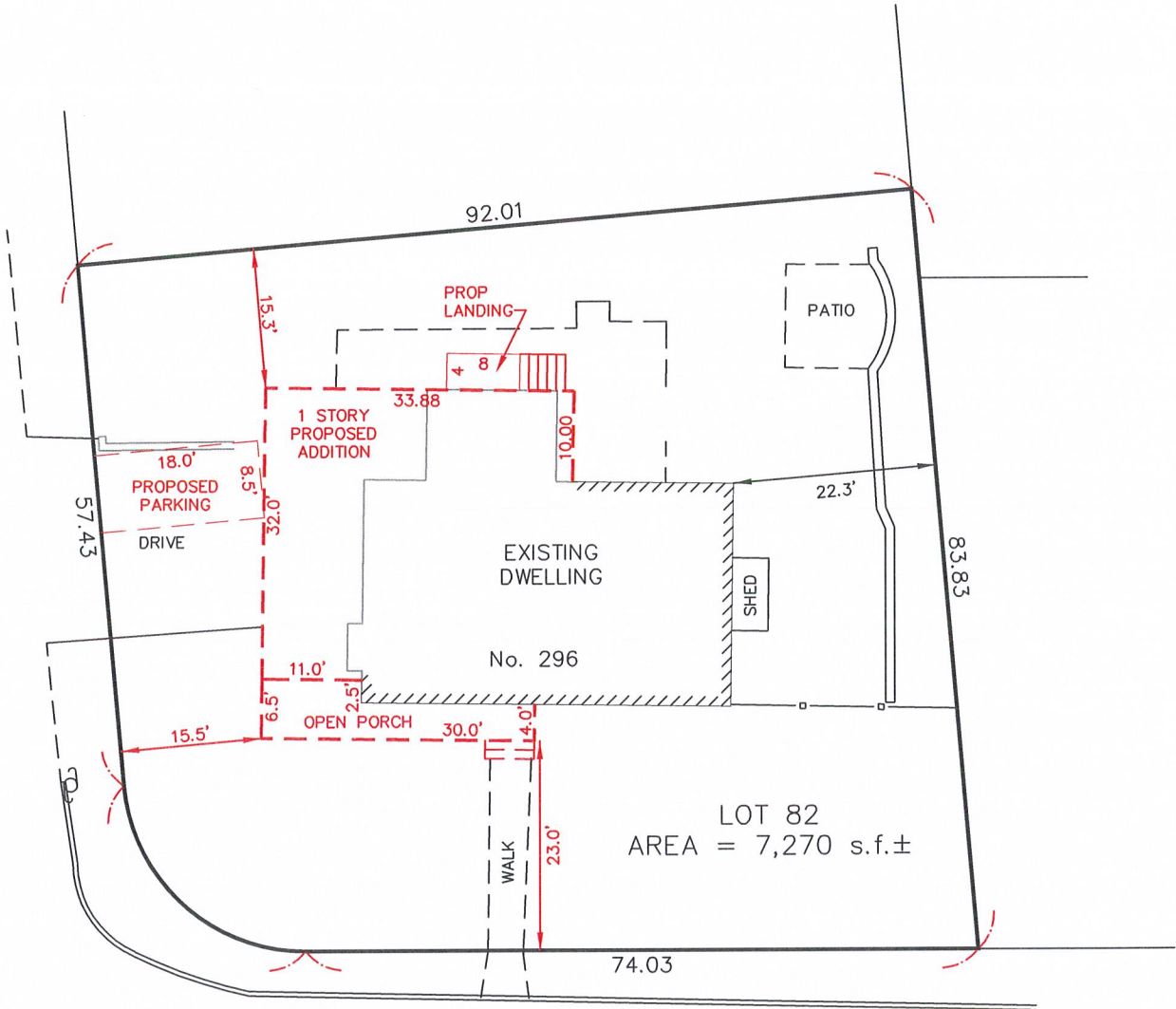
THE FIELD WORK WAS COMPLETED ON: NOVEMBER 30, 2023
DATE OF PLAN: DECEMBER 14, 2023
REVISION: JANUARY 19, 2024
REVISION: FEBRUARY 9, 2024


RICHARD J. MEDE, JR. P.L.S.

02/09/2024
DATE:



GAY STREET



WASHINGTON STREET

CERTIFIED PLOT PLAN
296 WASHINGTON ST
ARLINGTON, MA.
(MIDDLESEX COUNTY)

PREPARED BY:



**MEDFORD
ENGINEERING
& SURVEY**
ANGELO B. VENEZIANO ASSOCIATES
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PREPARED FOR:

VILLANDRY CONTRACTING

DRAWN	CHECKED	FILE No.
CAV	RJM	22149