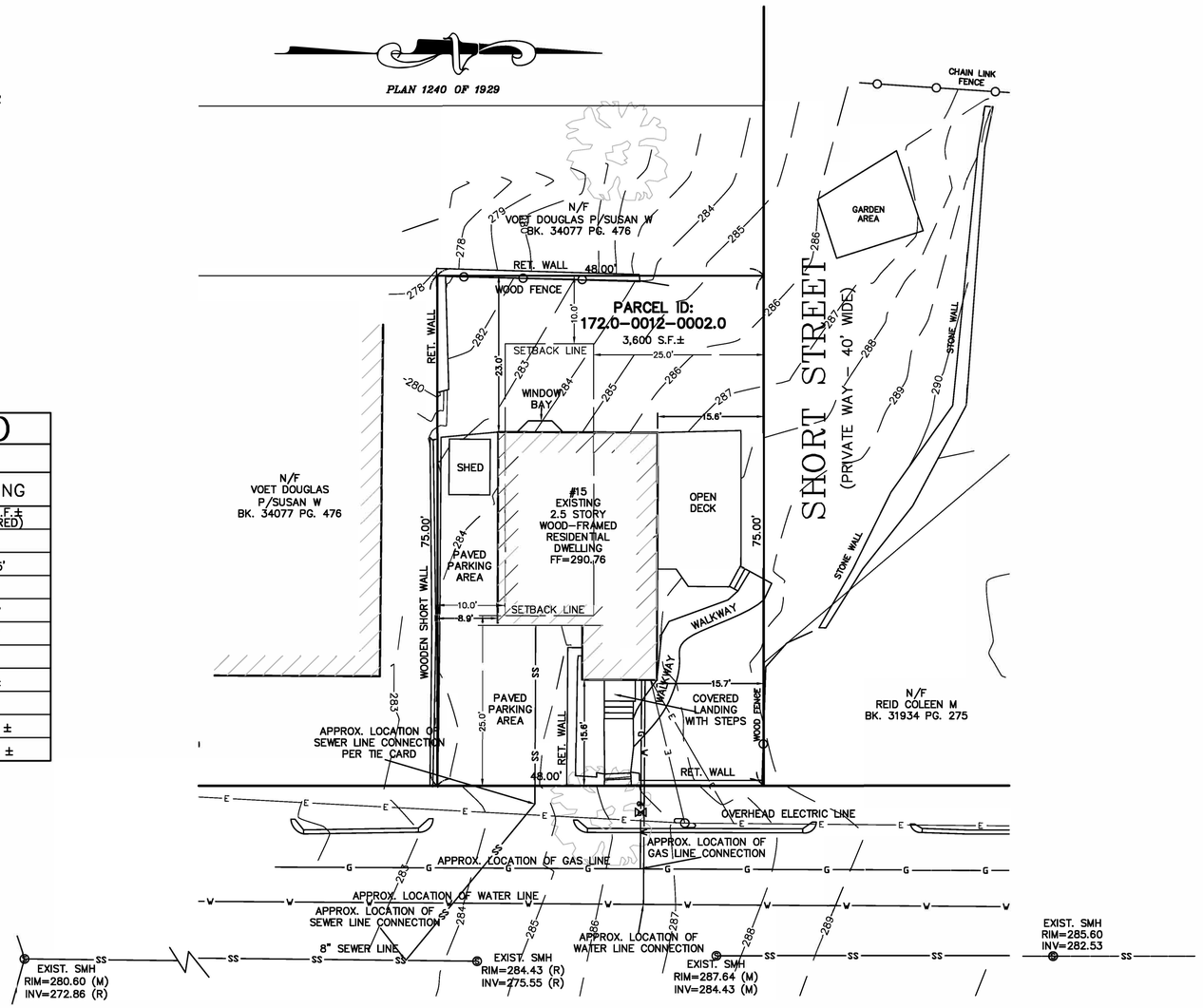



EXISTING PROFILE
NOT TO SCALE

## ZONING LEGEND

ZONING DISTRICT: R1

| | REQUIRED | EXISTING |
|---|---|---|
| MIN. AREA | 6,000 S.F | 3,600 S.F.± (MEASURED) |
| MIN. FRONTAGE | – | – |
| SHORT ST | 60' | 56.95' |
| WEST ST | 60' | 48' |
| MIN. YARD FRONT | 25' | 15.6' |
| SIDE | 10' | 8.9' |
| REAR | 20% LOT DEPTH | – |
| MAX. LOT COV. | 35% | 30% ± |
| MIN. USABLE O/S | 30% | – |
| MIN. LANDSCAPE O/S | 10% | 45.0% ± |
| MAX. BLDG. HEIGHT | 35' | 30.32' ± |




# WEST STREET
(PUBLIC WAY – 50' WIDE)

NOTE:
THE WATER, SEWER, AND GAS LINES SHOWN ON THIS PLAN ARE ON AN ASSUMED LOCATION OF EXISTING LINES BASED ON THE INSPECTION OF THE BASEMENT AND TIE CARDS.

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.

## EXISTING LEGEND

| | |
|---|---|
| SS | SEWER LINE |
| Ⓢ | SEWER MANHOLE |
| W | WATER LINE |
| G | GAS LINE |
| | UTILITY POLE |
| GV | GAS VALVE |
| E | OVERHEAD ELECTRIC SERVICE |
| WV | WATER VALVE |
| □ | CATCH BASIN |
| | FENCE |
| 205 | CONTOUR LINE (MJR) |
| 195 | CONTOUR LINE (MNR) |
| X | SPOT GRADE |
| Ⓓ | DRAIN MANHOLE |
| | HYDRANT |
| | TREE |

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 05/15/2024.

2. DEED REFERENCE: BOOK 71154, PAGE 135
PLAN REFERENCE 1: PLAN 1240 OF 1929
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0412E, IN COMMUNITY NUMBER: 250177, DATED 6/4/2010.

5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

8. THE ELEVATIONS SHOWN ARE BASED ON TOWN OF ARLINGTON DATUM.

GRAPHIC SCALE
10 0 5 10 20 40
( IN FEET )
1 inch = 10 ft.

PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
COPYRIGHT (C) 2023 by PETER NOLAN & ASSOCIATES LLC
All Rights Reserved
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC SHALL RENDER IT INVALID AND UNUSABLE.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS, DEEDS AND CERTIFICATES OF TITLE.

COMMONWEALTH OF MASSACHUSETTS
PETER J. NOLAN
No. 49185
REGISTERED PROFESSIONAL LAND SURVEYOR

5/28/2024
PETER J. NOLAN, P.L.S — DATE

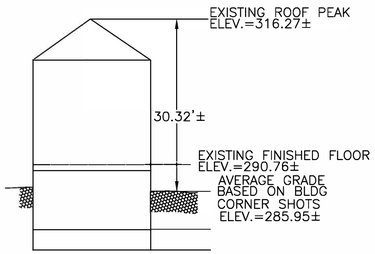
| | | | | |
|---|---|---|---|---|
| SCALE 1"=10' | | | | |
| DATE 5/28/2024 | REV | DATE | REVISION | BY |
| SHEET 1 | | | | |
| PLAN NO. 1 OF 1 | | | | |
| CLIENT: | | | | |
| DRAWN BY DK | | | | |
| CHKD BY PJN | | | | |
| APPD BY PJN | | | | |

15 WEST STREET
ARLINGTON
MASSACHUSETTS

EXISTING CONDITIONS

SHEET NO. 1

PETER NOLAN & ASSOCIATES LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
80 JEWETT STREET, SUITE 2 NEWTON, MA 02458
PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691
EMAIL: pnolan@pnasurveyors.com

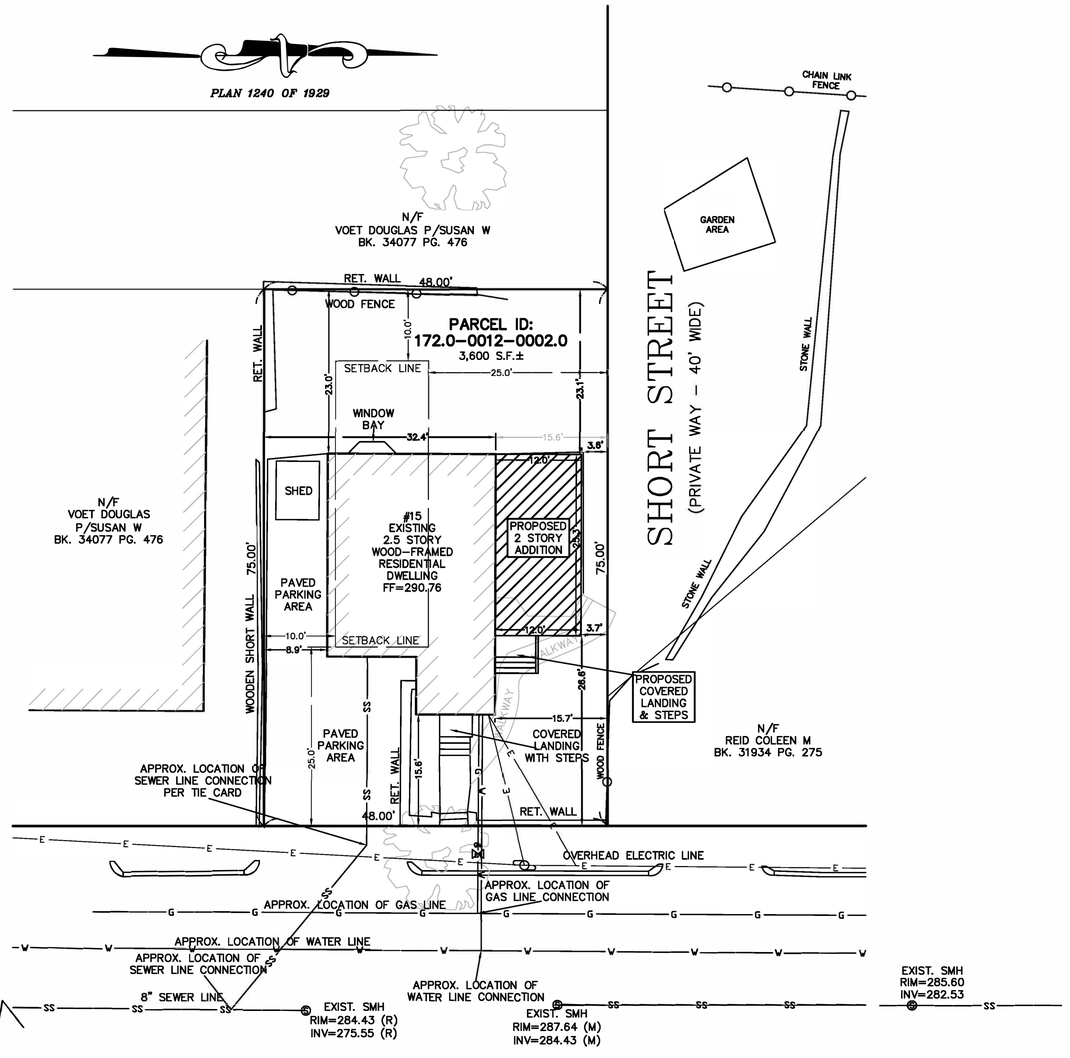



EXISTING PROFILE
NOT TO SCALE

## ZONING LEGEND

ZONING DISTRICT: R1

| | REQUIRED | PROPOSED |
|---|---|---|
| MIN. AREA | 6,000 S.F | 3,600 S.F.± (MEASURED) |
| MIN. FRONTAGE | – | – |
| SHORT ST | 60' | 56.95' |
| WEST ST | 60' | 48' |
| MIN. YARD FRONT | 25' | 26.6' |
| SIDE | 10' | 3.6' |
| REAR | 20% LOT DEPTH | 23.1' |
| MAX. LOT COV. | 35% | 30 ± |
| MIN. USABLE O/S | 30% | – |
| MIN. LANDSCAPE O/S | 10% | 44% ± |
| MAX. BLDG. HEIGHT | 35' | 30.32' ± |




WEST STREET
(PUBLIC WAY – 50' WIDE)

NOTE:
THE WATER, SEWER, AND GAS LINES SHOWN ON THIS PLAN ARE ON AN ASSUMED LOCATION OF EXISTING LINES BASED ON THE INSPECTION OF THE BASEMENT AND TIE CARDS.

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.

## EXISTING LEGEND

| | |
|---|---|
| SS | SEWER LINE |
| S | SEWER MANHOLE |
| W | WATER LINE |
| G | GAS LINE |
| | UTILITY POLE |
| GV | GAS VALVE |
| E | OVERHEAD ELECTRIC SERVICE |
| WV | WATER VALVE |
| | CATCH BASIN |
| | FENCE |
| 205 | CONTOUR LINE (MJR) |
| 195 | CONTOUR LINE (MNR) |
| X | SPOT GRADE |
| D | DRAIN MANHOLE |
| | HYDRANT |
| | TREE |

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 05/15/2024.

2. DEED REFERENCE: BOOK 71154, PAGE 135
PLAN REFERENCE 1: PLAN 1240 OF 1929
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0412E, IN COMMUNITY NUMBER: 250177, DATED 6/4/2010.

5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

8. THE ELEVATIONS SHOWN ARE BASED ON TOWN OF ARLINGTON DATUM.

GRAPHIC SCALE
10 0 5 10 20 40
( IN FEET )
1 inch = 10 ft.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS, DEEDS AND CERTIFICATES OF TITLE.

COMMONWEALTH OF MASSACHUSETTS
PETER J. NOLAN
No. 49185
REGISTERED PROFESSIONAL LAND SURVEYOR

5/28/2024
PETER J. NOLAN, P.L.S DATE

| | | | | |
|---|---|---|---|---|
| SCALE 1"=10' | | | | |
| DATE 6/24/2024 | REV | DATE | REVISION | BY |
| SHEET 1 | | | | |
| PLAN NO. 1 OF 1 | | | | |
| CLIENT: | | | | |
| DRAWN BY DK | | | | |
| CHKD BY PJN | | | | |
| APPD BY PJN | | | | |

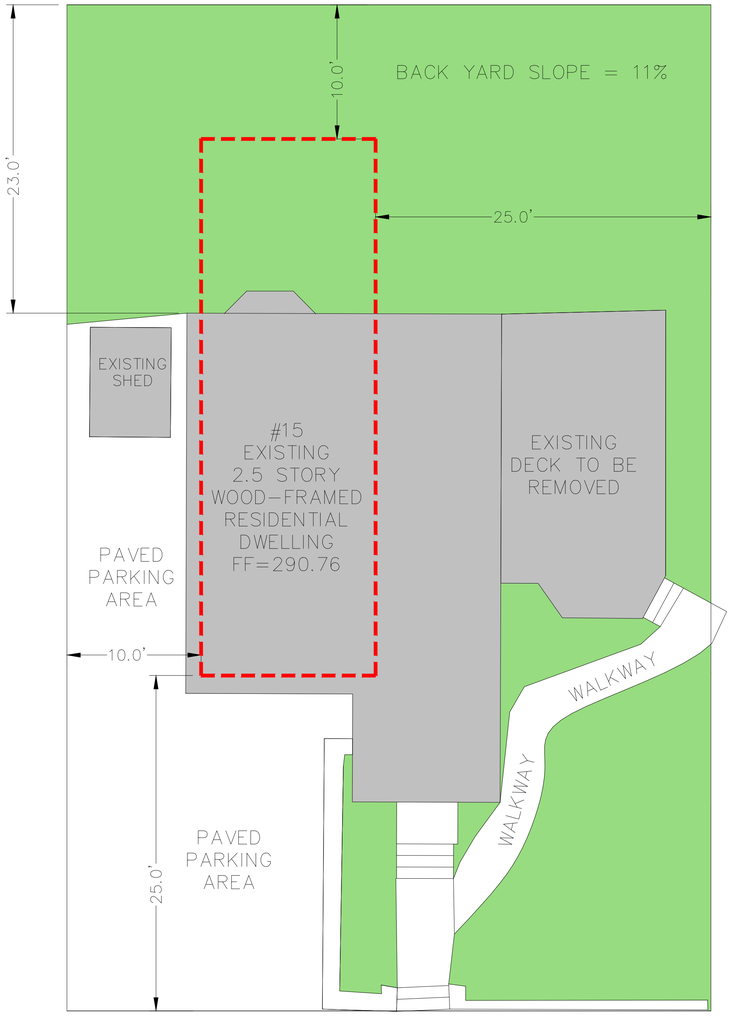
15 WEST STREET
ARLINGTON
MASSACHUSETTS

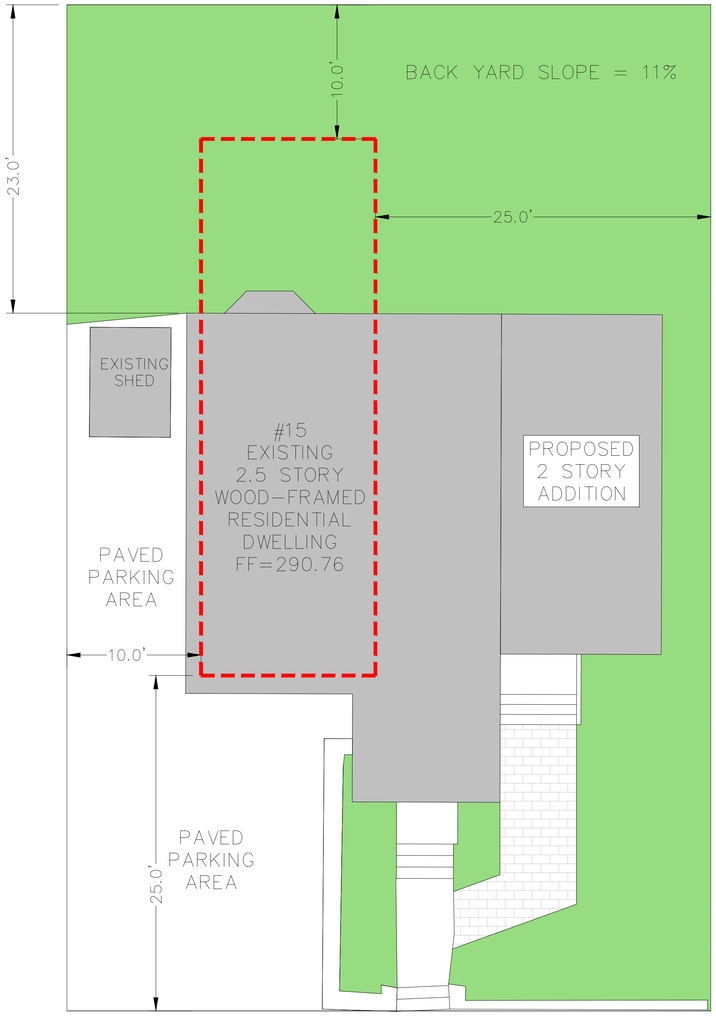
PROPOSED PLOT PLAN

SHEET NO. 1

PETER NOLAN & ASSOCIATES LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
80 JEWETT STREET, SUITE 2 NEWTON, MA 02458
PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691
EMAIL: pnolan@pnasurveyors.com

PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST
COPYRIGHT (C) 2023 by PETER NOLAN & ASSOCIATES LLC
All Rights Reserved
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC SHALL RENDER IT INVALID AND UNUSABLE.




EXISTING CONDITIONS

LOT COVERAGE = 1,070.0 SF / 3,600.0 SF LOT = .297 / CONFORMING

LANDSCAPING = 1,642.0 SF / 3,600.0 SF LOT = .45 / CONFORMING

USABLE OPEN SPACE WITH 25' X 25' MIN AND SLOPE LESS THAN 7%
0.0% / EXISTING NON-CONFORMING

PROPOSED CONDITIONS

LOT COVERAGE = 1,106.0 SF / 3,600.0 SF LOT = .307 / CONFORMING

LANDSCAPING = 1,580.0 SF / 3,600.0 SF LOT = .44 / CONFORMING

USABLE OPEN SPACE WITH 25' X 25' MIN AND SLOPE LESS THAN 7%
0.0% / EXISTING NON-CONFORMING

= REQUIRED SETBACKS
EXISTING NON-CONFORMING
NO CHANGE

| | REQUIRED | EXISTING | PROPOSED | CONFORMING |
|---|---|---|---|---|
| LOT COVERAGE | 35% MAX | 29% MAX | 30% | YES |
| USABLE OPEN SPACE | 30% MIN | 0% MIN | 0% | EXISTING NON-CONFORMING |
| LANDSCAPING | 10% MIN | 45% MIN | 44% | YES |

PROJECT:
NEW 2 STORY ADDITION
15 WEST STREET
ARLINGTON, MA

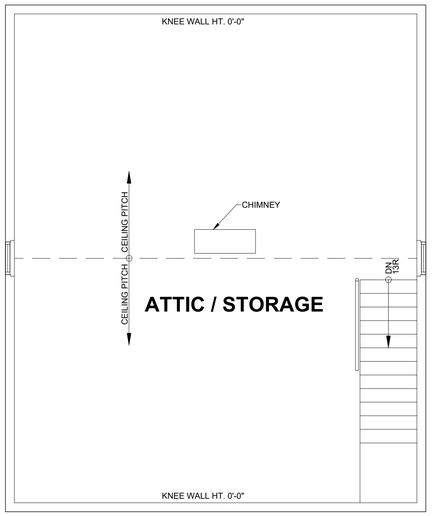
GCD ARCHITECTS
27 Hurlbut St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
www.glassmanchungdesign.com

REGISTERED ARCHITECT
ADAM J. GLASSMAN
No. 50170
CAMBRIDGE
MASS.
COMMONWEALTH OF MASSACHUSETTS

Drawing Title:

ZONING PLANS

Scale: 1/4" = 1'-0"
Drawing No. :
Job No.:
Date: 06/24/2024
L0.1



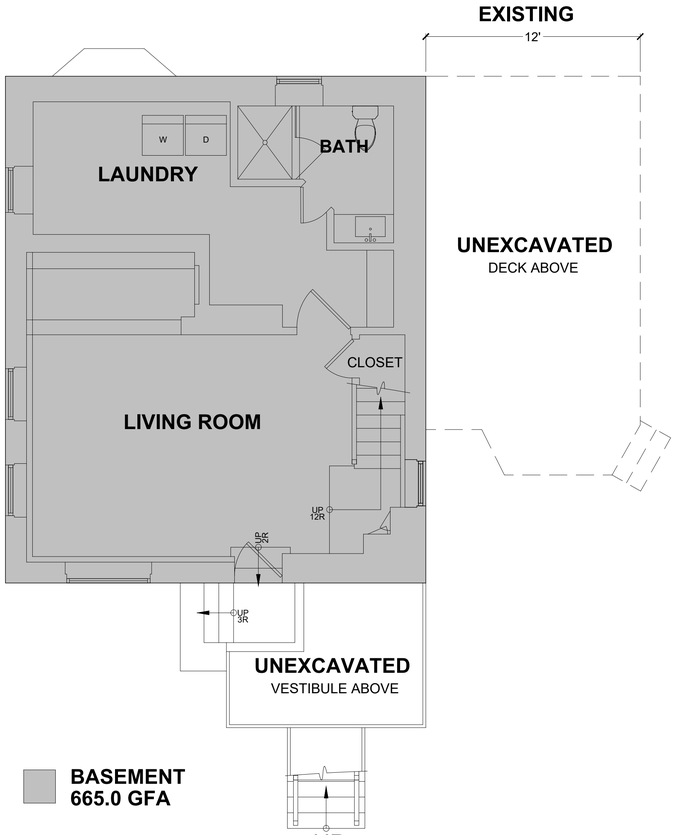

**ATTIC**
**0.0 GFA**

ATTIC PLAN
Ceiling Peak = 6'-11"

SCOPE OF WORK:

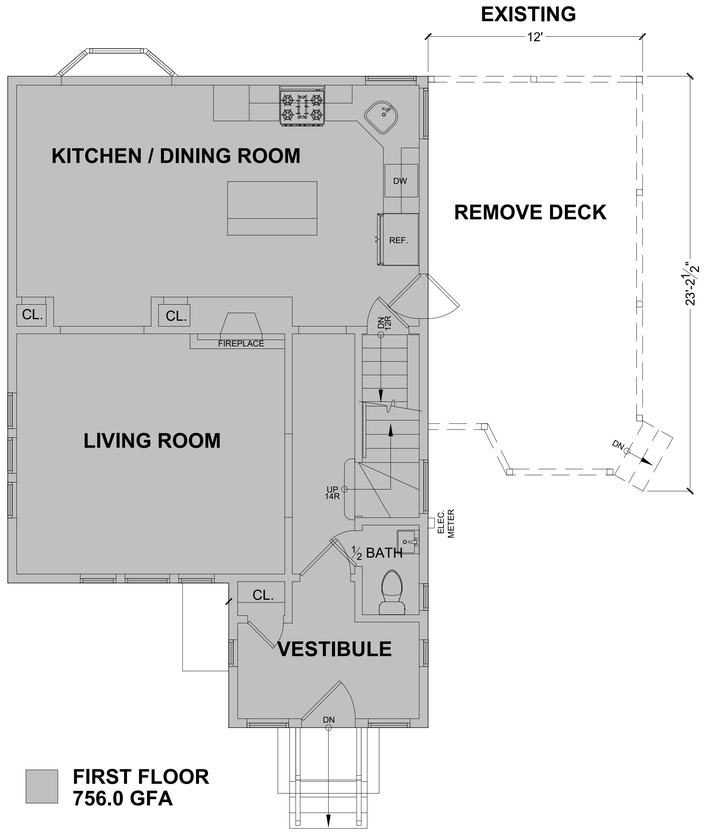
1. REMOVE EXISTING RIGHT SIDE DECK
2. CONSTRUCT NEW 2-STORY RIGHT SIDE ADDITION

**BASEMENT 665.0 GFA + FIRST FLOOR 756.0 GFA + SECOND FLOOR 756.0 GFA + ATTIC 0.0 GFA = 2,177.0 GFA / 3,600.00 SF LOT = .60 FAR EXISTING / CONFORMING**



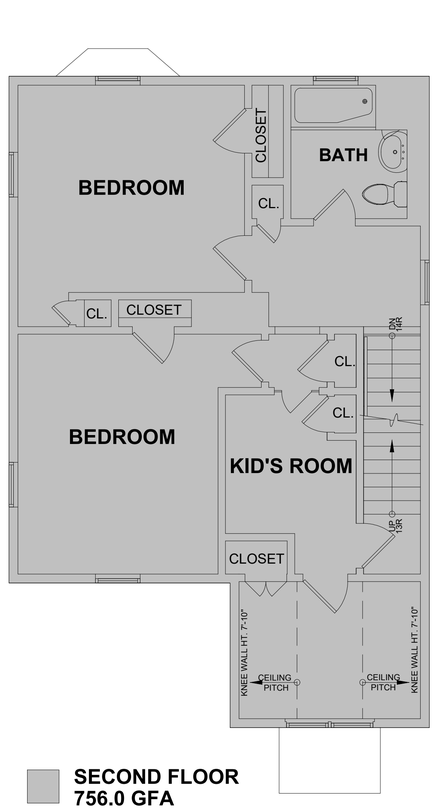

**BASEMENT**
**665.0 GFA**

BASEMENT PLAN
Ceiling Height = 7'-3"




**FIRST FLOOR**
**756.0 GFA**

FIRST FLOOR PLAN
Ceiling Height = 7'-11½"




**SECOND FLOOR**
**756.0 GFA**

SECOND FLOOR PLAN
Ceiling Height = 7'-8½"

PROJECT:
NEW 2 STORY ADDITION
15 WEST STREET
ARLINGTON, MA

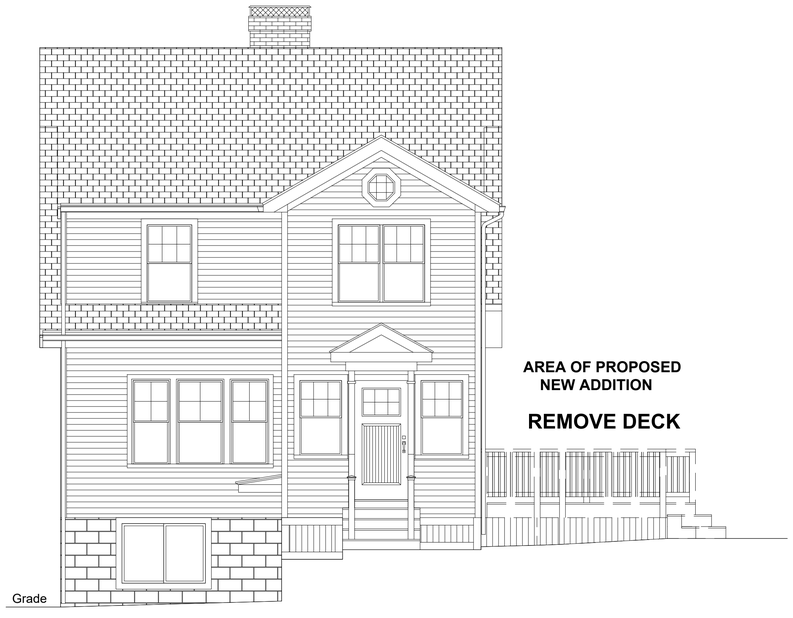
GCD ARCHITECTS
27 Hurlbut St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
www.glassmanchungdesign.com

REGISTERED ARCHITECT
ADAM J. GLASSMAN
No. 50179
CAMBRIDGE
MASS.
COMMONWEALTH OF MASSACHUSETTS

Drawing Title:

EXISTING PLANS
EXISTING FAR

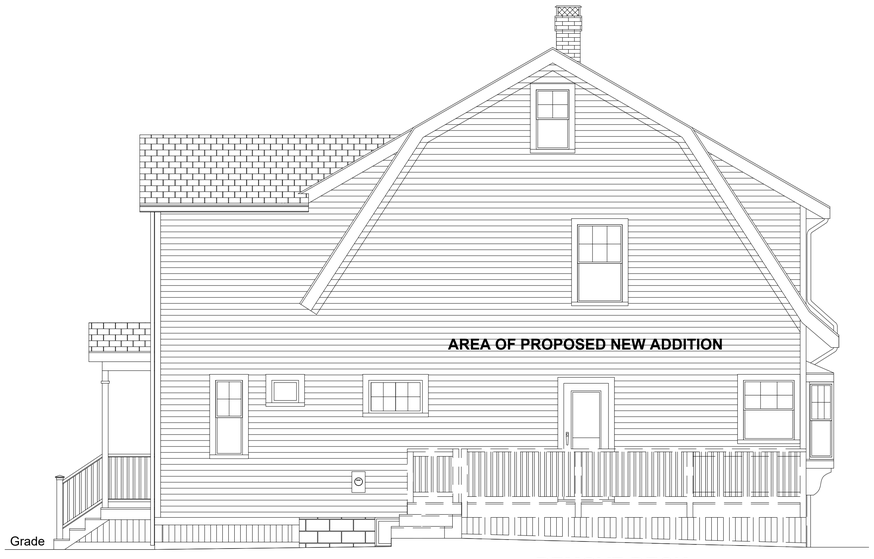
Scale: 3/8" = 1'-0"
Drawing No. :
Job No.:
Date: 06/24/2024
D1.1




FRONT ELEVATION EXISTING




REAR ELEVATION




RIGHT ELEVATION EXISTING




LEFT ELEVATION - NO CHANGE

PROJECT:
NEW 2 STORY ADDITION

15 WEST STREET
ARLINGTON, MA

GCD ARCHITECTS
27 Hurlbut St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
www.glassmanchungdesign.com

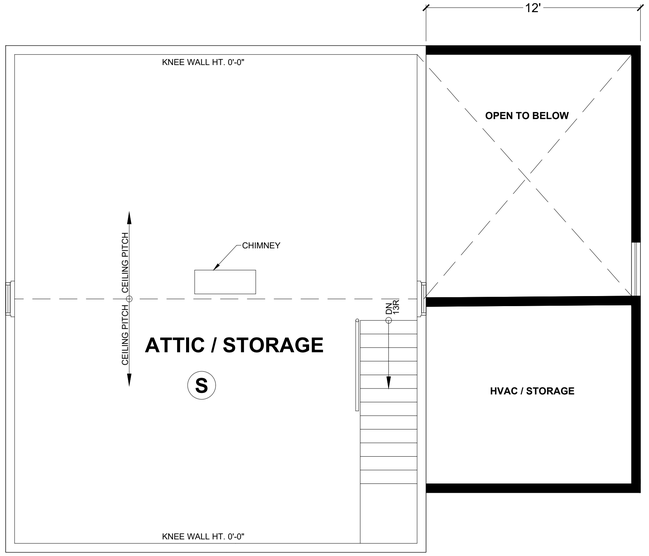
REGISTERED ARCHITECT
ADAM J. GLASSMAN
No. 50179
CAMBRIDGE
MASS.
COMMONWEALTH OF MASSACHUSETTS

Drawing Title:

EXISTING / DEMO
ELEVATIONS

Scale: 1/4" = 1'-0"
Drawing No. :
Job No.:
Date: 06/24/2024
D2.1

**PROPOSED ADDITION**




**ATTIC**
**0.0 GFA**

ATTIC PLAN
Ceiling Peak = 7'-4"

**BASEMENT** **FIRST FLOOR** **SECOND FLOOR** **ATTIC**
**665.0 GFA** + **1,060.0 GFA** + **1,060.0 GFA** + **0.0 GFA** = **2,785.0 GFA / 3,600.00 SF LOT = .77 FAR PROPOSED / CONFORMING**
**NO CHANGE** **304.0 SF INCREASE** **304.0 SF INCREASE** **NO CHANGE** **608.0 SF INCREASE**

## LIFE SAFETY DEVICE PLANS:

(S) = HARDWIRED SMOKE DETECTOR

(C) = COMBO SMOKE / CO2 DETECOR

## GENERAL NOTES:

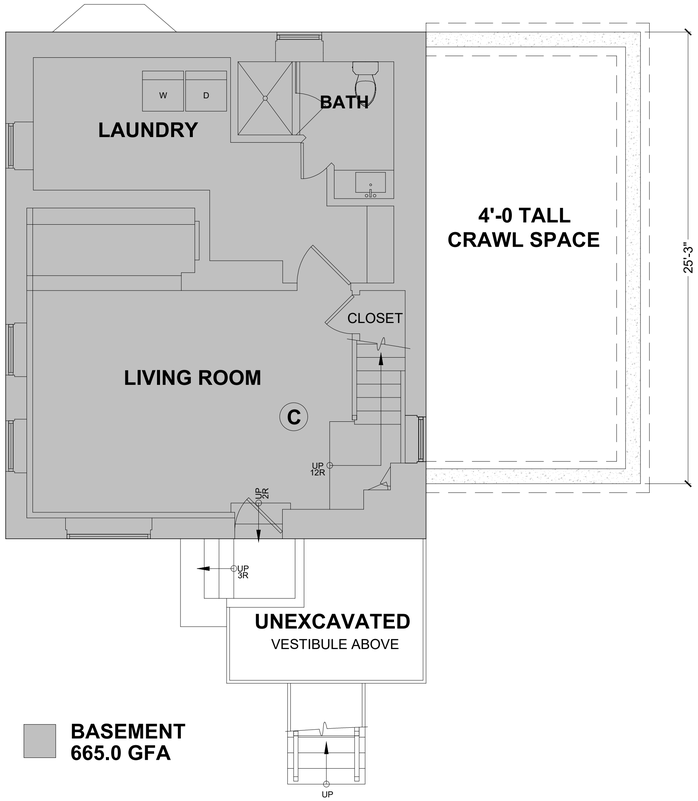
1. ALL NEW WINDOWS TO HAVE U.28 OR LESS
2. NEW MAIN BEDROOM TO HAVE LEGAL ESCAPE WINDOW
3. ALL WALL AND ROOF INSUALATION FOR NEW ADDITION TO BE CLOSED CELL SPRAY FOAM
4. ALL MEP TO BE PROVIDED ON A DESIGN BUILD BASIS BY THE GC

PROJECT:
NEW 2 STORY ADDITION
15 WEST STREET
ARLINGTON, MA


GCD ARCHITECTS
27 Hurlbut St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
www.glassmanchungdesign.com


REGISTERED ARCHITECT
ADAM J. GLASSMAN
No.50179
CAMBRIDGE
MASS.
COMMONWEALTH OF MASSACHUSETTS

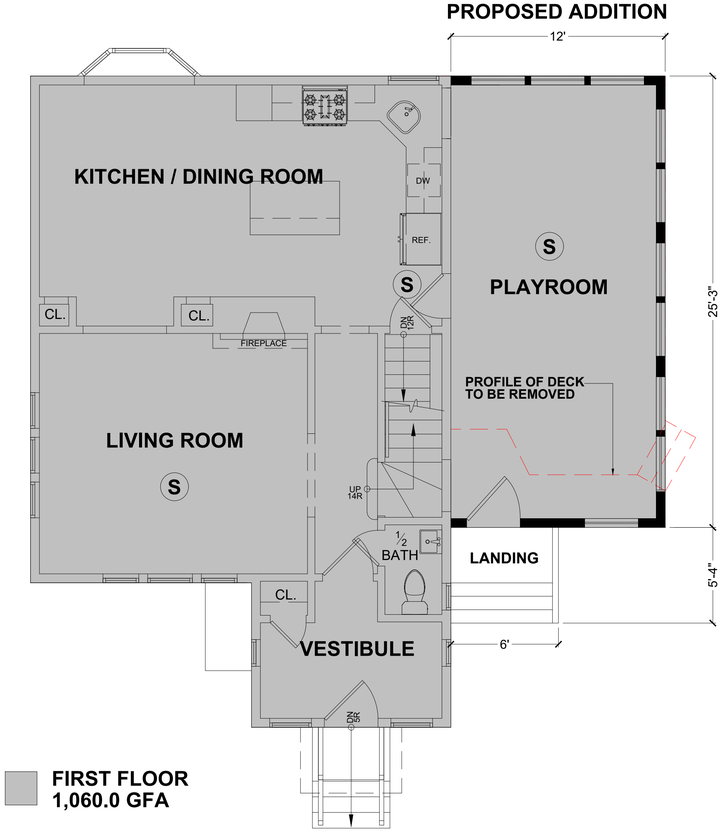
**PROPOSED ADDITION**




**BASEMENT**
**665.0 GFA**

BASEMENT PLAN
Ceiling Height = 7'-3"

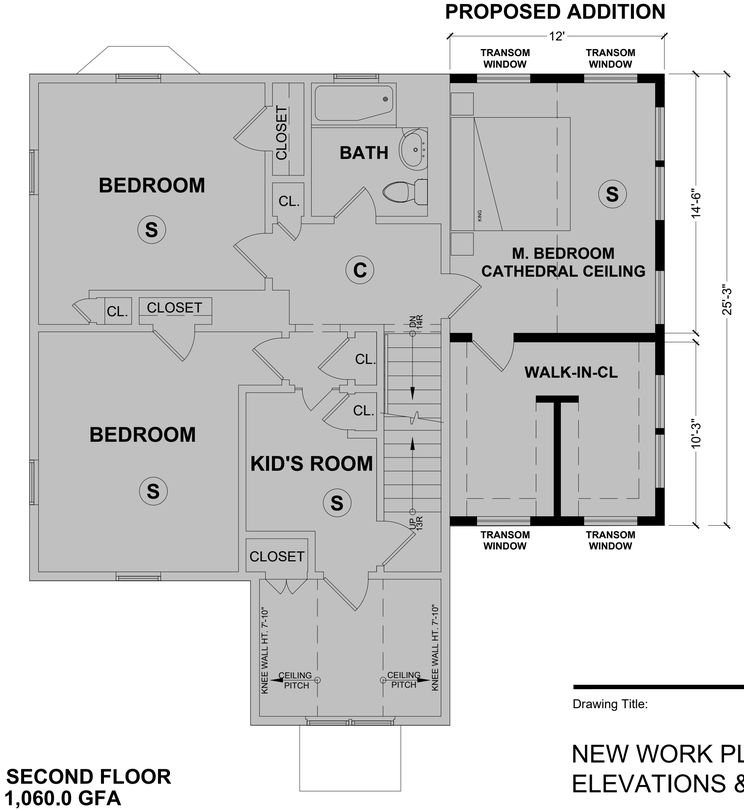
**PROPOSED ADDITION**




**FIRST FLOOR**
**1,060.0 GFA**

FIRST FLOOR PLAN PROPOSED
Ceiling Height = 7'-11½"

**PROPOSED ADDITION**




**SECOND FLOOR**
**1,060.0 GFA**

SECOND FLOOR PLAN PROPOSED
Ceiling Height = 7'-8½"

Drawing Title:

NEW WORK PLANS
ELEVATIONS & FAR

Scale: 1/4" = 1'-0"
Drawing No. :
Job No.:
Date: 06/24/2024

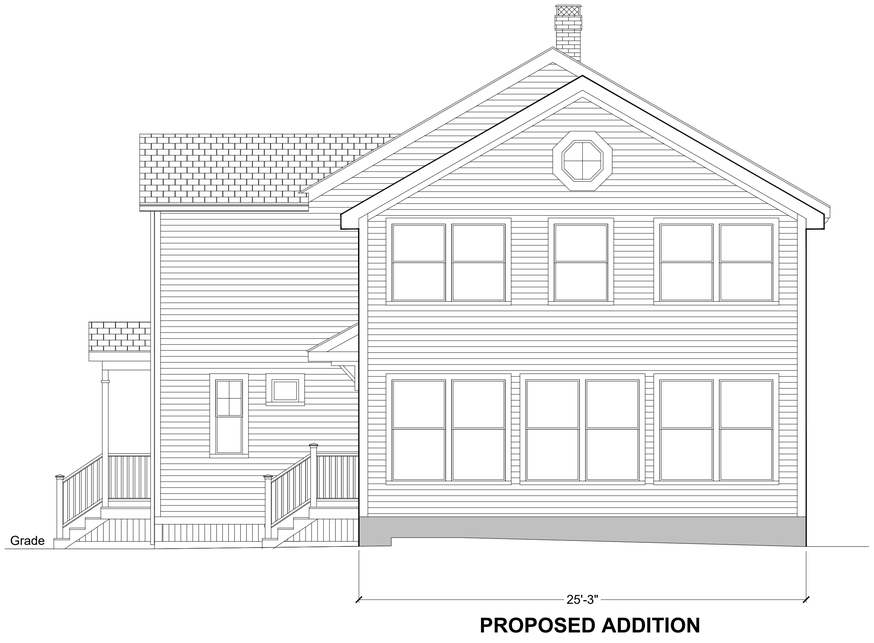
A1.1




FRONT ELEVATION PROPOSED




REAR ELEVATION PROPOSED




RIGHT ELEVATION PROPOSED




LEFT ELEVATION - NO CHANGE

PROJECT:
NEW 2 STORY ADDITION
15 WEST STREET
ARLINGTON, MA

GCD ARCHITECTS
27 Hurlbut St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
www.glassmanchungdesign.com

REGISTERED ARCHITECT
ADAM J. GLASSMAN
No. 50179
CAMBRIDGE
MASS.
COMMONWEALTH OF MASSACHUSETTS

Drawing Title:

PROPOSED
ELEVATIONS

Scale: 1/4" = 1'-0"
Drawing No. :
Job No.:
Date: 06/24/2024
A2.1