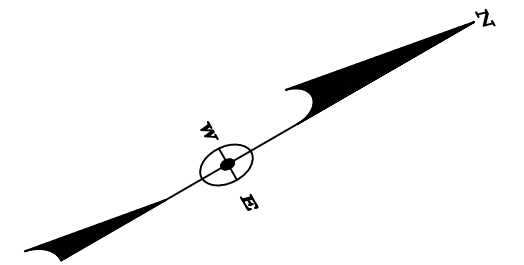
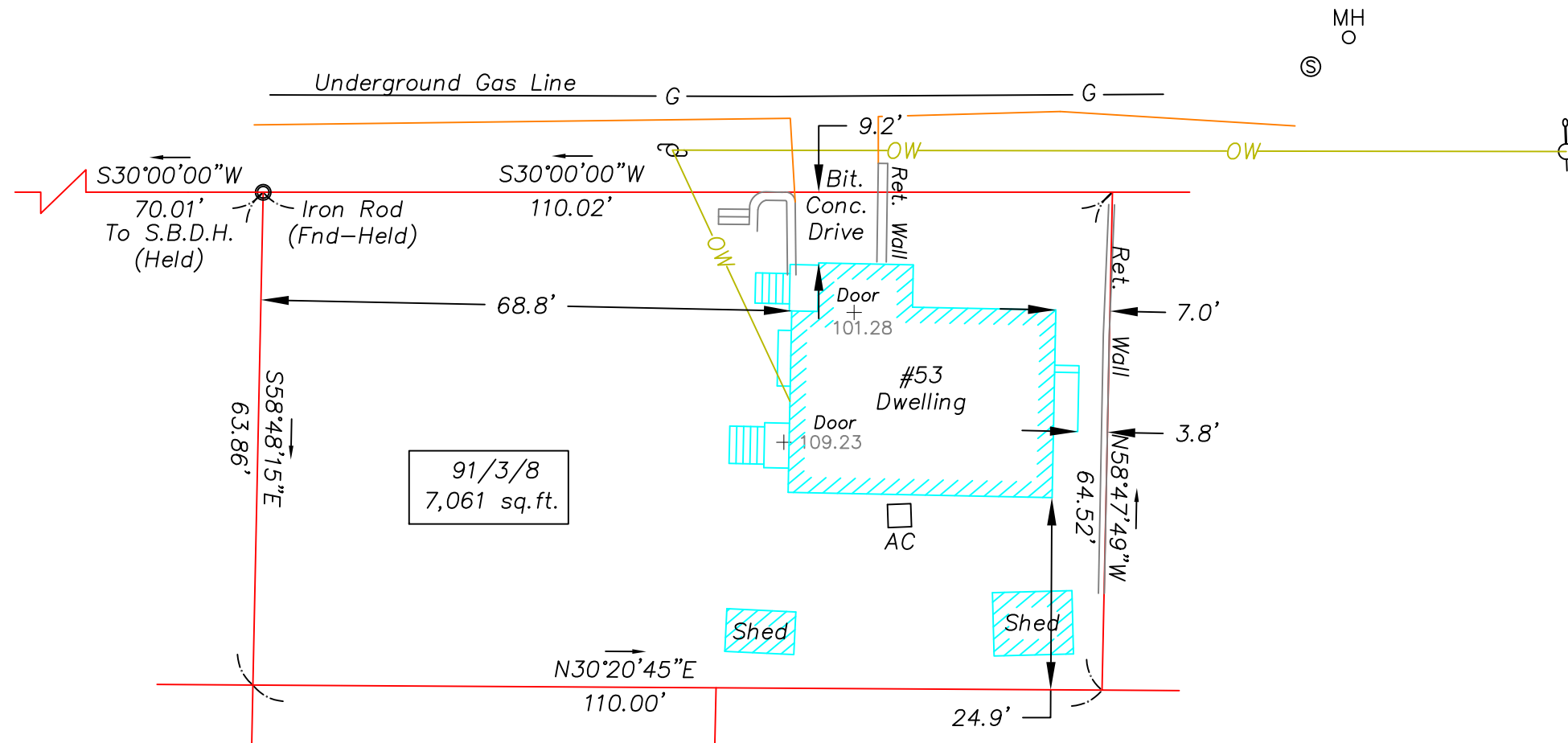


LANSDOWNE ROAD



PLOT PLAN
53 LANSDOWNE ROAD
ARLINGTON, MASSACHUSETTS

Prepared By
LeBlanc Survey Associates, Inc.
161 Holten Street
Danvers, MA 01923
(978) 774-6012

June 30, 2023 Scale: 1"=20'



ZONING DISTRICT - R1

REFERENCES:

- 1) Deed Book 69999 Page 544
- 2) Plan #138 Plan 15
- 3) Land Court Plan #39580A





Street Facade - Front



Rear Yard Setback



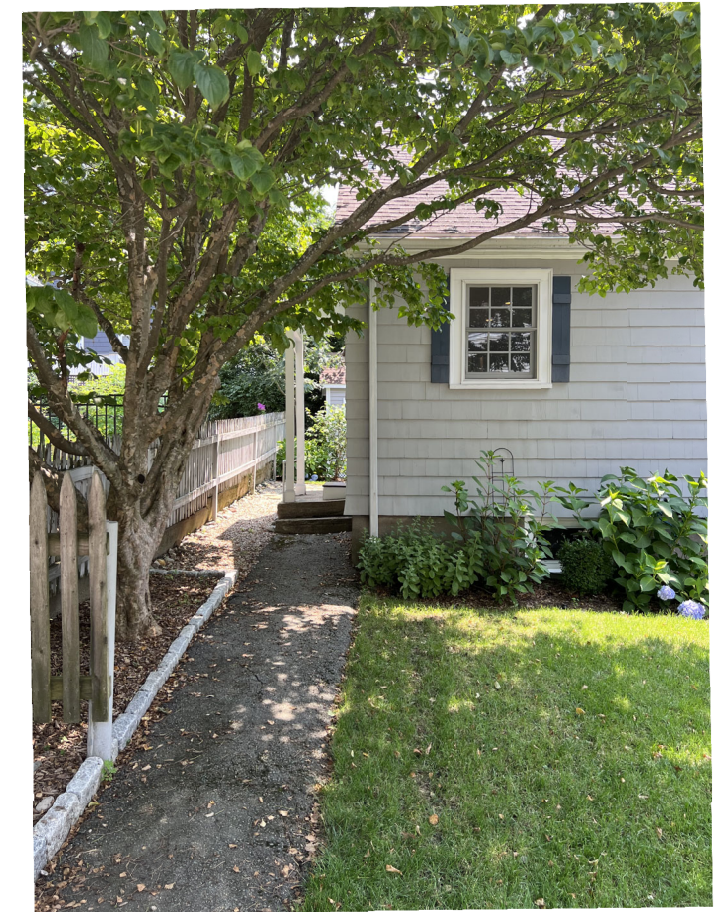
Left Side Yard Setback



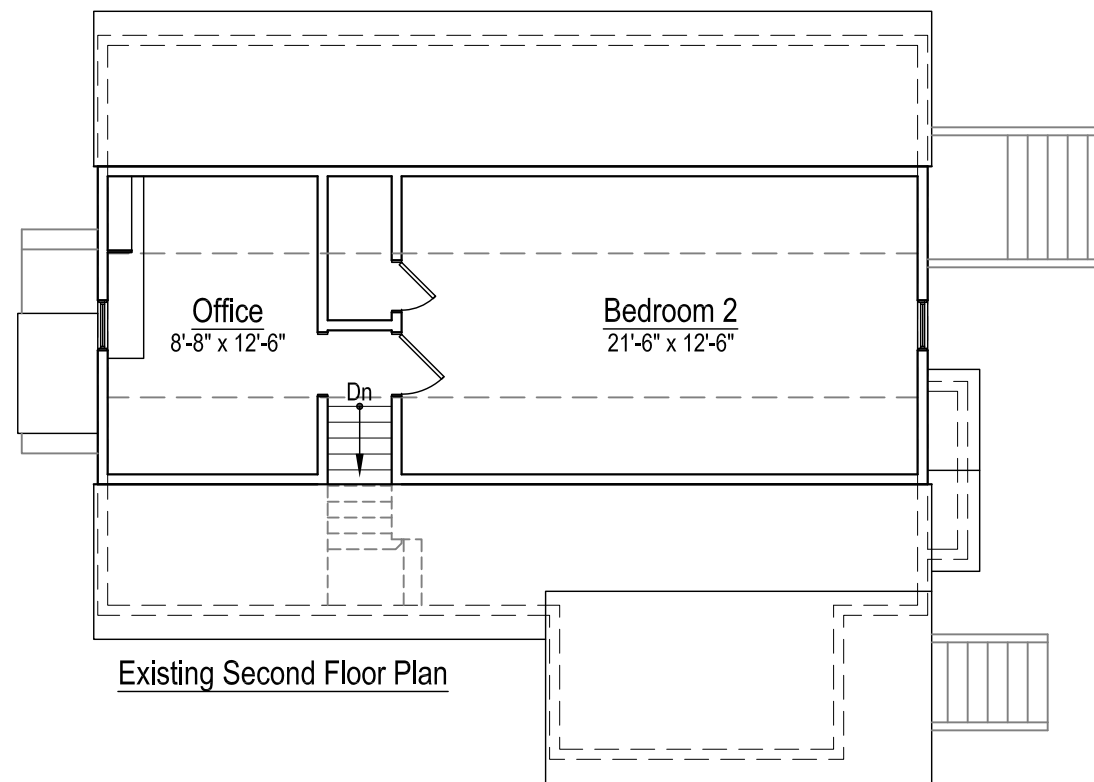
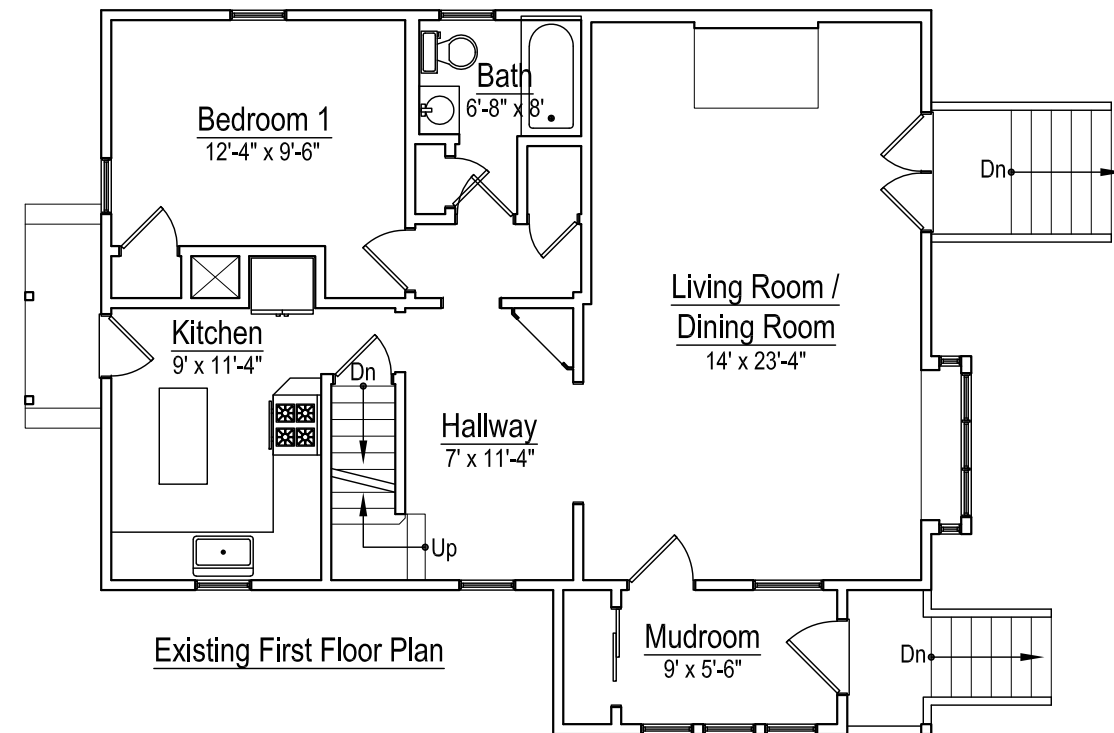
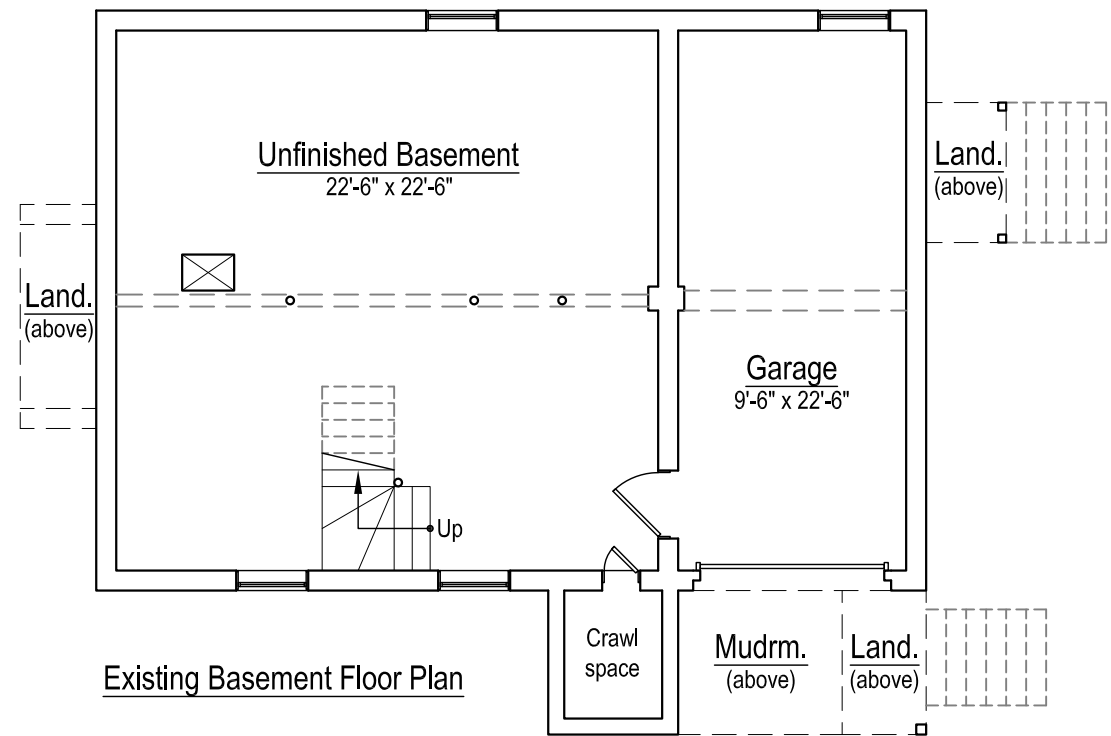
Right Side Facade



Rear Facade

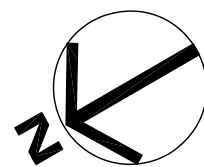


Left Side Yard Setback



Existing Floor Plans

Scale : 1/8" = 1'-0"



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June 30, 2023 Scale: 1"=20'



ZONING DISTRICT - R1

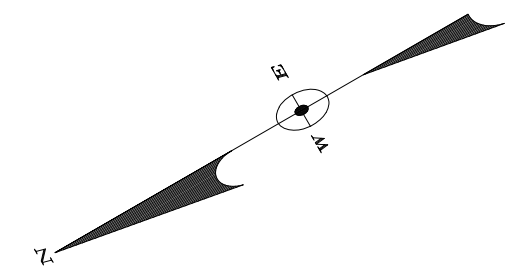
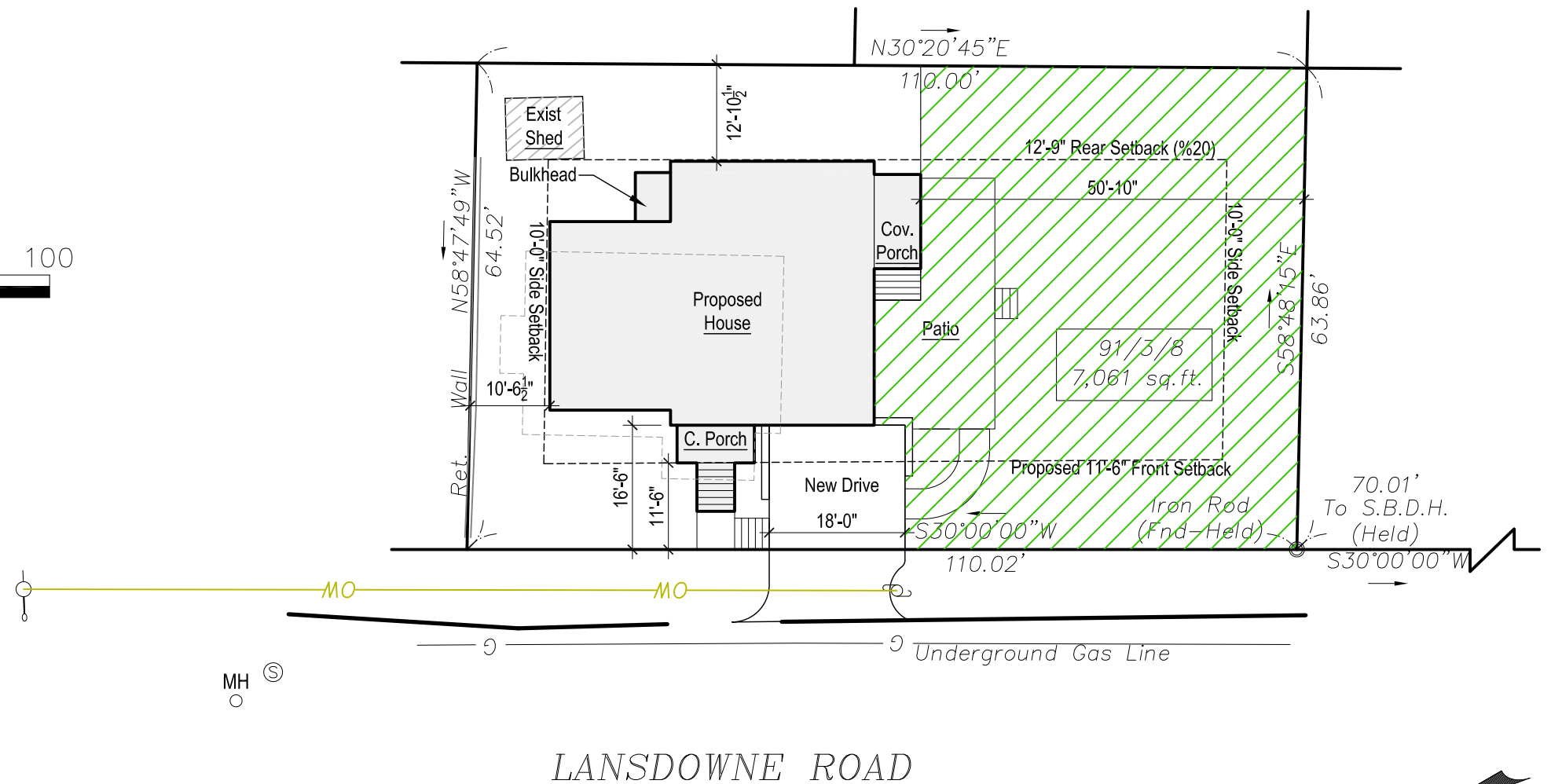
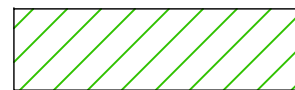
REFERENCES:

- 1) Deed Book 69999 Page 544
- 2) Plan #138 Plan 15
- 3) Land Court Plan #39580A

Lot size 7,061

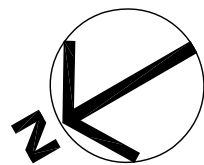
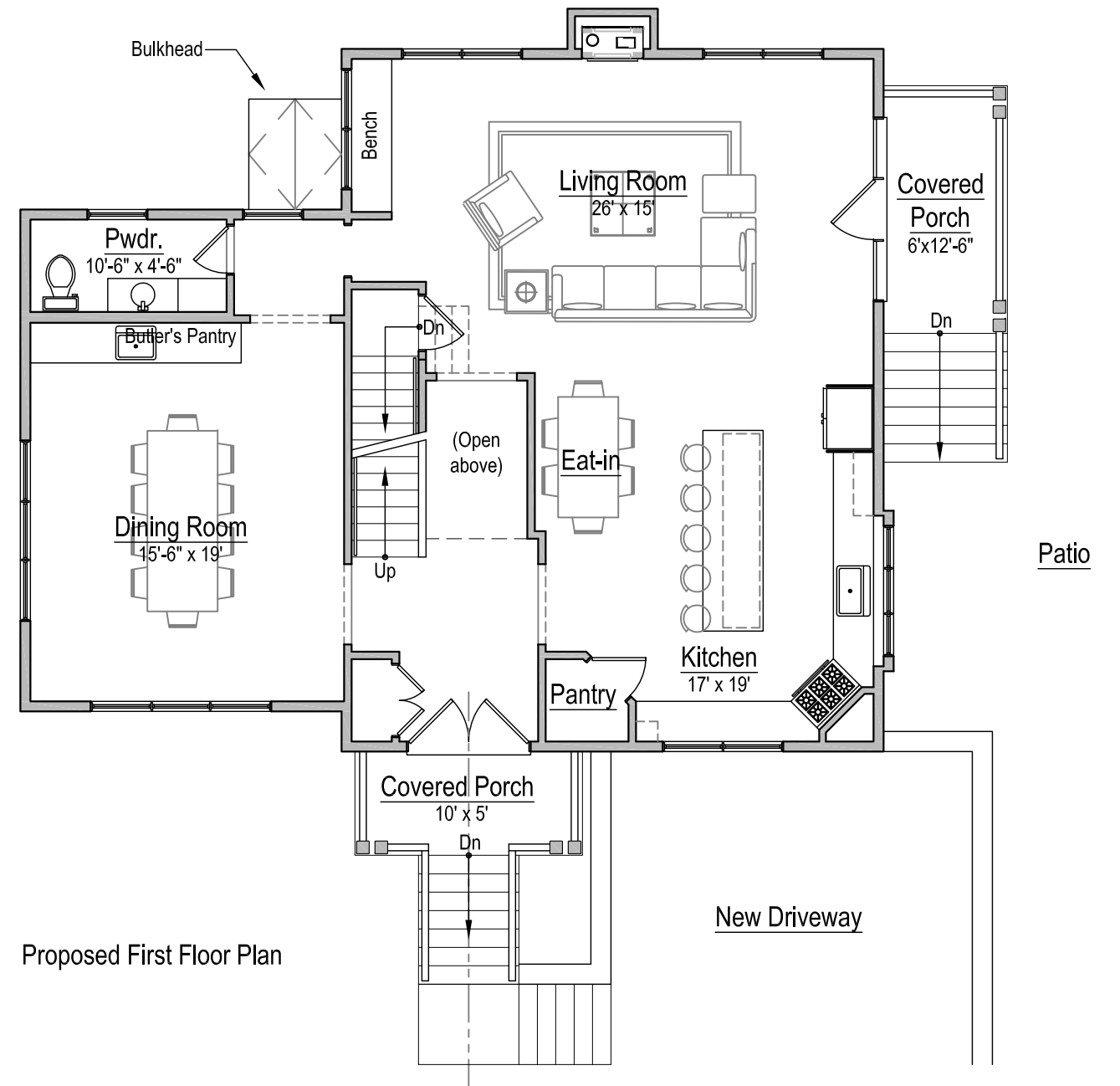
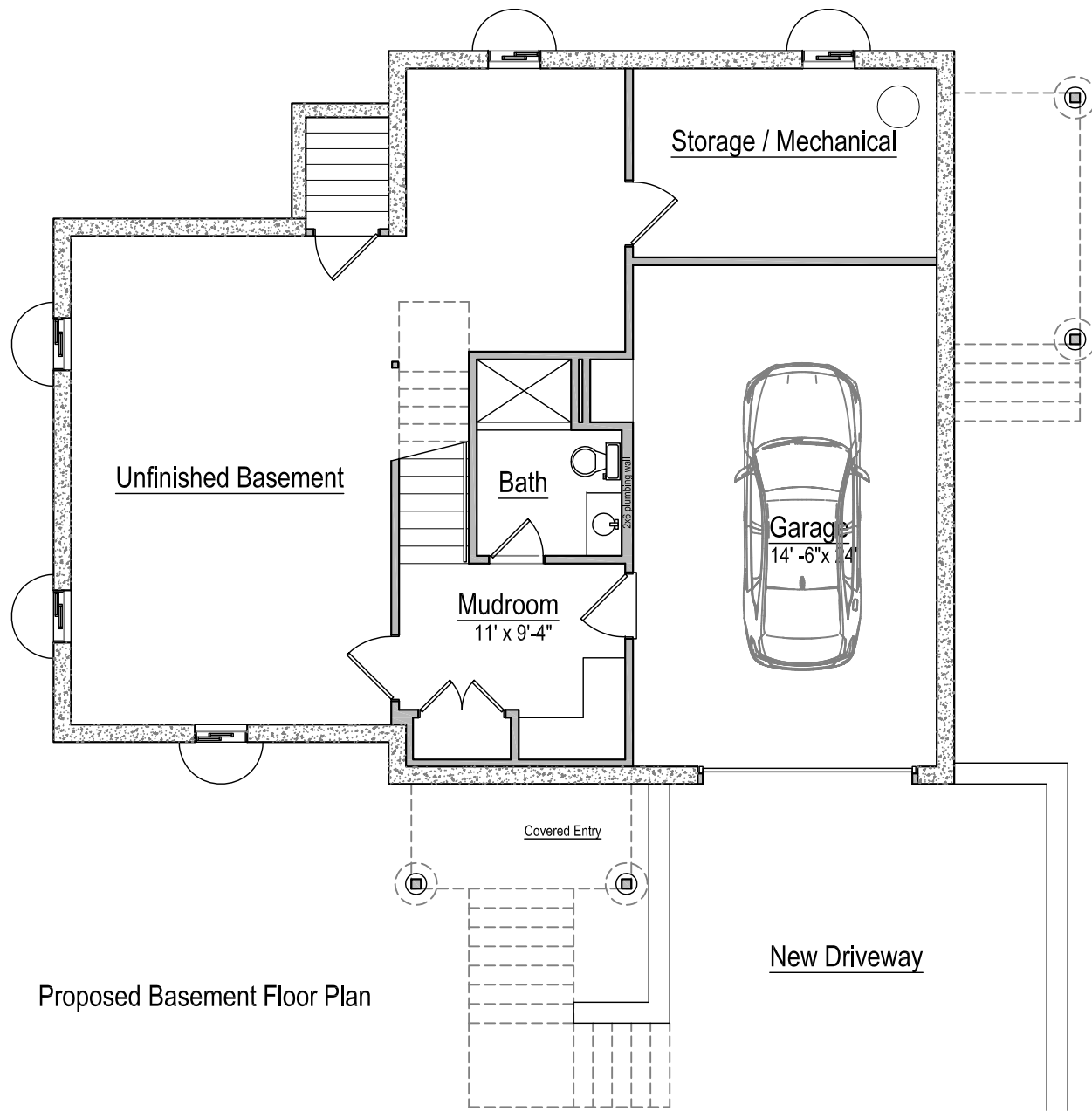
Open Space Landscape = 5,214 SF

Open Usable Space = 3,370 SF



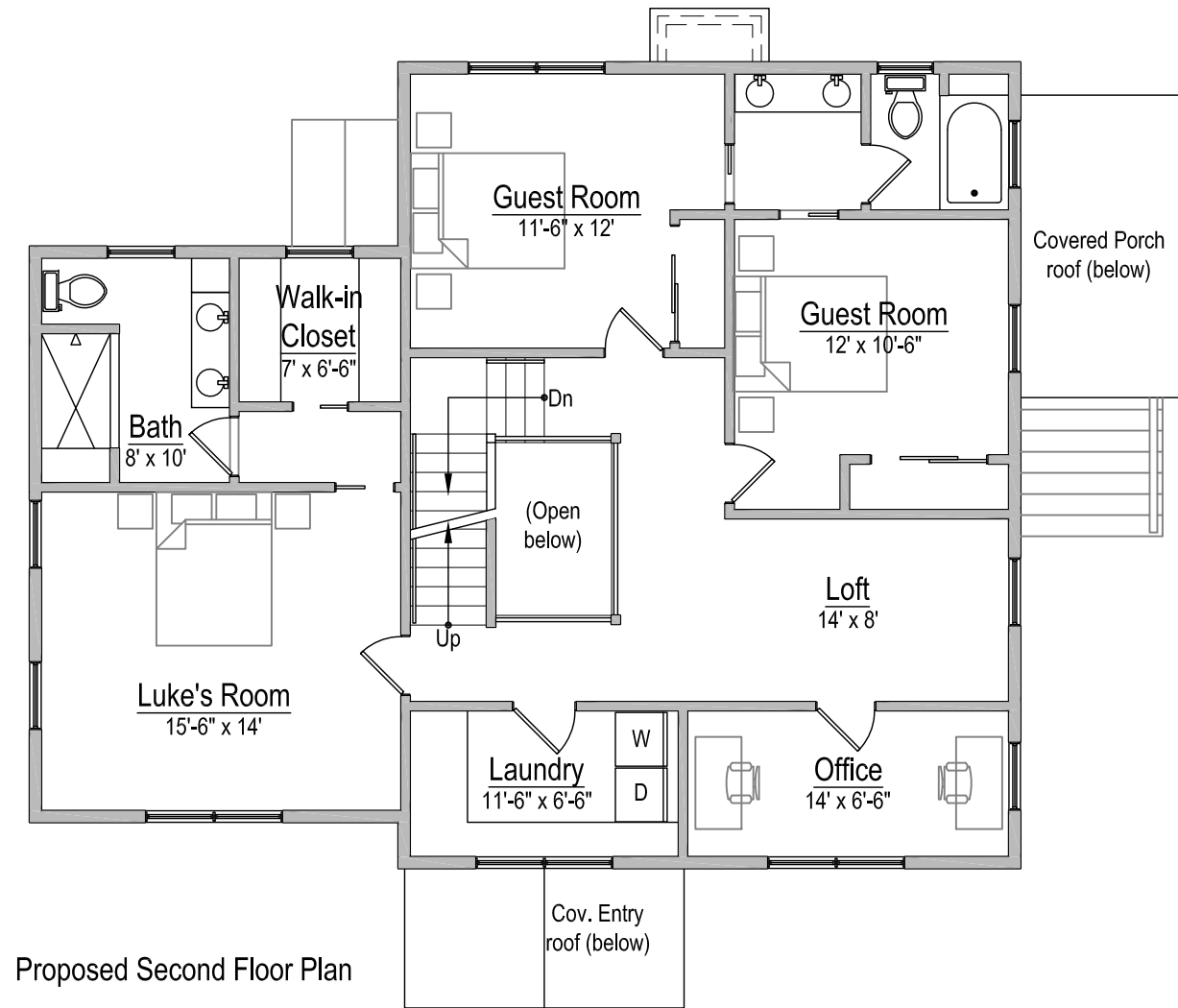
Square Footage Calculation

Basement :	= 1194 SF
First Floor :	= 1,345 SF
Second Floor :	= 1,345 SF
Third Floor :	= 655 SF
Total GFA	= 4,539 SF

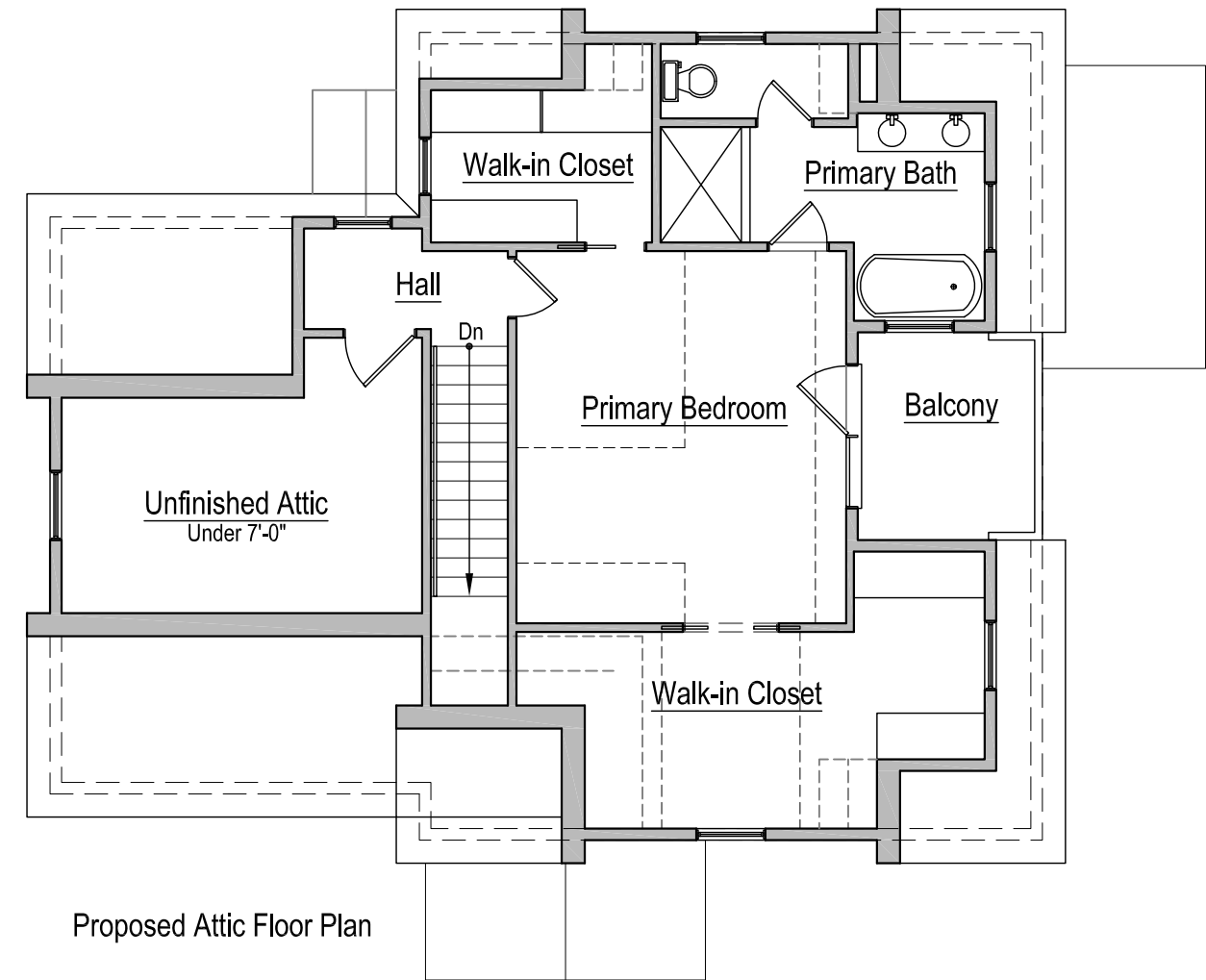


Square Footage Calculation

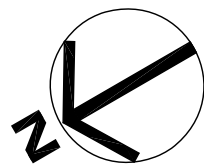
Basement :	= 1194 SF
First Floor :	= 1,345 SF
Second Floor :	= 1,345 SF
Third Floor :	= 655 SF
Total GFA	= 4,539 SF



Proposed Second Floor Plan

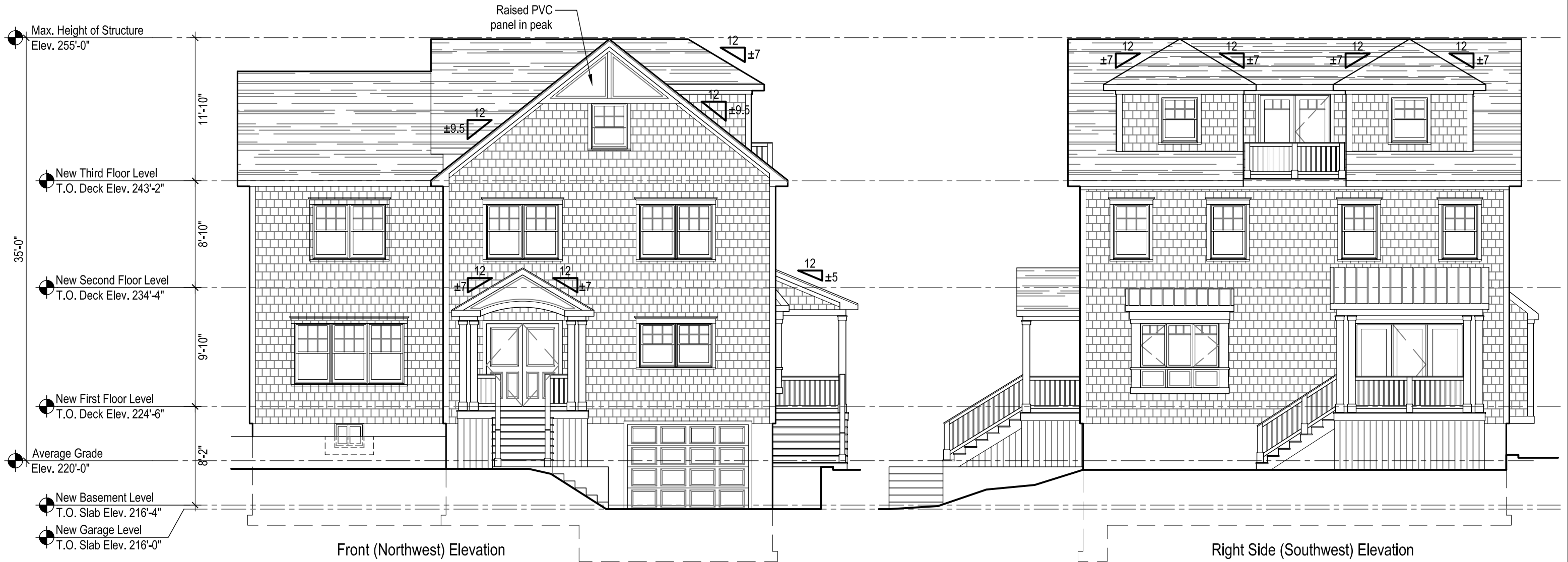


Proposed Attic Floor Plan



Exterior Elevation Materials

- Siding Vinyl Shingles
- Composite Trim - Roof Edges & Panel Details
- Asphalt Shingle Roof Main House
- Painted Metal Roof Accents for Lower Roofs
- Vinyl Clad Windows With Composite Window Casing & Applied Sill





Front Perspective - Street



Front Elevation Perspective - Street Facade



Right Side Perspective

Perspective Images