



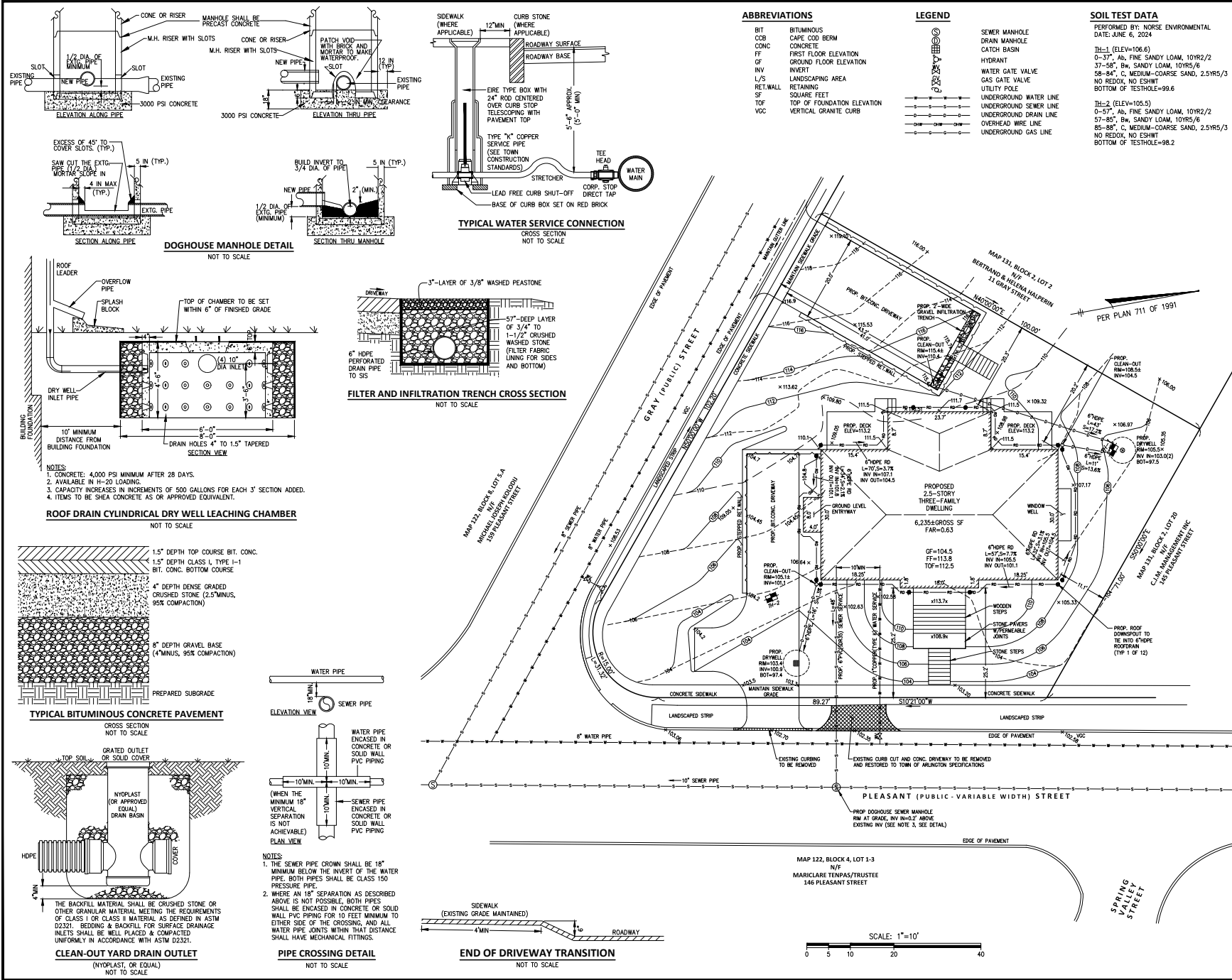
PROPOSED RESIDENCE
149 PLEASANT STREET
ARLINGTON MA



MARTHA
PENZENIK
ARCHITECTS
781 + 248 + 5791, MARTHA@PENZENIK.COM
ARLINGTON MASSACHUSETTS

NEIGHBORHOOD PLAN
NO SCALE JUNE 20TH 2024

NEW RESIDENCE
149 PLEASANT ST
ARLINGTON MA 02476



LOCUS
NOT TO SCALE

ASSESSORS
MAP 131, BLOCK 2, LOT 1.A

DEED REFERENCES
MIDDLESEX SOUTH REGISTRY OF DEEDS
1. BOOK 81610, PAGE 464 (DEED)
2. BOOK 6484, PAGE 301 (CORNER TAKING).

PROPERTY OWNER
STEPHEN DOHERTY / TRUSTEE
FTO REALTY TRUST
109 BLANCHARD RD
LAWRENCE, MA 01843

PLAN REFERENCES
MIDDLESEX SOUTH REGISTRY OF DEEDS
1. PLAN BOOK 113, PLAN 31.
2. PLAN 711 OF 1991.
3. PLAN 313 OF 1941.

GENERAL NOTES

- EXISTING CONDITIONS AND BOUNDARY LOCATION SHOWN HEREON FROM ARCHITECTURAL DRAWINGS BY MARTHA PENZENIK ARCHITECTS OF ARLINGTON, MA, DATED 12/15/2023. NO SURVEY HAS BEEN PERFORMED.
- NO PORTION OF THE PREMISES SHOWN HEREON IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON DEPARTMENT H.U.D. FEDERAL INSURANCE ADMINISTRATION MAPS, PER COMMUNITY PANEL 2507204HE, EFFECTIVE JUNE 4, 2010.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST. CALL DIG-SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION. CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO INSTALLATION OF SERVICE LINES AND SHALL ADJUST ACCORDINGLY.
- DEEP HOLE SOIL TESTING REQUIRED FOR DETERMINATION OF SEASONAL HIGH GROUNDWATER PRIOR TO CONSTRUCTION.
- REFER TO ARCHITECTURAL DRAWINGS PREPARED BY MARTHA PENZENIK ARCHITECTS FOR BUILDING DETAILS AND SPECIFICATIONS.
- CONTRACTOR TO REFER TO DRAWINGS PREPARED BY MARTHA PENZENIK ARCHITECTS FOR ALL LANDSCAPING AND PLANTING DETAILS.
- CONTRACTOR TO REFER TO ALL PERMITS AND CONDITIONS OF APPROVAL ISSUED BY ALL BOARDS BY THE TOWN OF ARLINGTON.

ZONING
DISTRICT: RESIDENCE 4 (R4)
(PLEASANT STREET HISTORIC DISTRICT)

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA (3-FAM)	7,500±SF	8,800±SF	9,800±SF
FRONTAGE (3-FAM)	70'	89.27'	89.27'
FRONT YARD	25'	26.9'	25.2'
SIDE YARD	10'	10.2'	11.1'
REAR YARD	20'	20.1'	20.2'
BDG. HEIGHT	35'(MAX)	N/A	33.5'
STORIES	2.5(MAX)	2	2.5
LOT COVER	35.00(MAX)	17.1%	19.1%
USABLE OPEN SPACE	30%	12.00*	13.60**
FAR	-	N/A	0.63

*PRE-EXISTING NONCONFORMING
**VARIANCE REQUIRED

PARKING REQUIREMENTS
REQUIRED (FOR SINGLE-, TWO-, OR THREE-FAMILY DWELLING):
1 SPACE PER DWELLING UNIT
3 DWELLING UNITS x 1 SPACE = 3 SPACES REQUIRED
6 SPACES PROPOSED

PROPOSED SITE PLAN

149 PLEASANT STREET
ARLINGTON, MASSACHUSETTS

PLAN PREPARED FOR:
FTO REALTY
109 BLANCHARD ROAD
LAWRENCE, MASSACHUSETTS

PLAN PREPARED BY:
LANDPLEX
CIVIL ENGINEERING - SURVEYING
10 GEORGE STREET, UNIT 208
LOWELL, MASSACHUSETTS 01850
978-201-6390 - LANDPLEX.COM

SHEET: 1 OF 1
SCALE: 1"=10'
JUNE 20, 2024

NO.	REVISION DESCRIPTION	DATE



149 PLEASANT ST. PHOTOS
NO SCALE JUNE 20TH 2024

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NEW RESIDENCE
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144 Pleasant Street



146, 148 and 150 Pleasant Street



152 Pleasant Street



149 Pleasant Street (Subject House)



147 Pleasant Street



159 Pleasant Street



John Viano House 1917
118 Pleasant Street



Ezra Robinson House 1911
164 Pleasant Street



Circa 1917
170 Pleasant Street



Frank V. Noyes House 1910
11 Gray Street

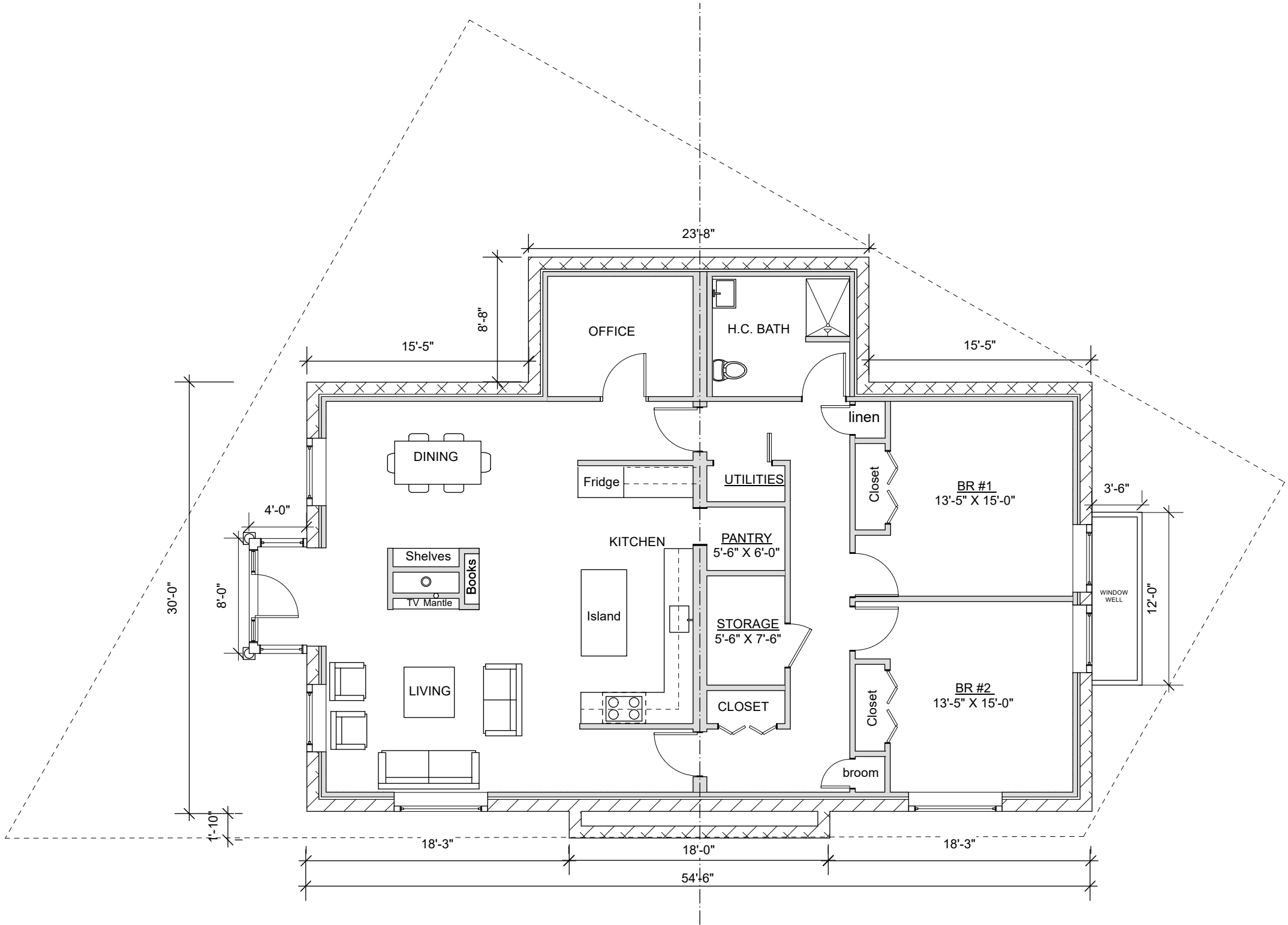
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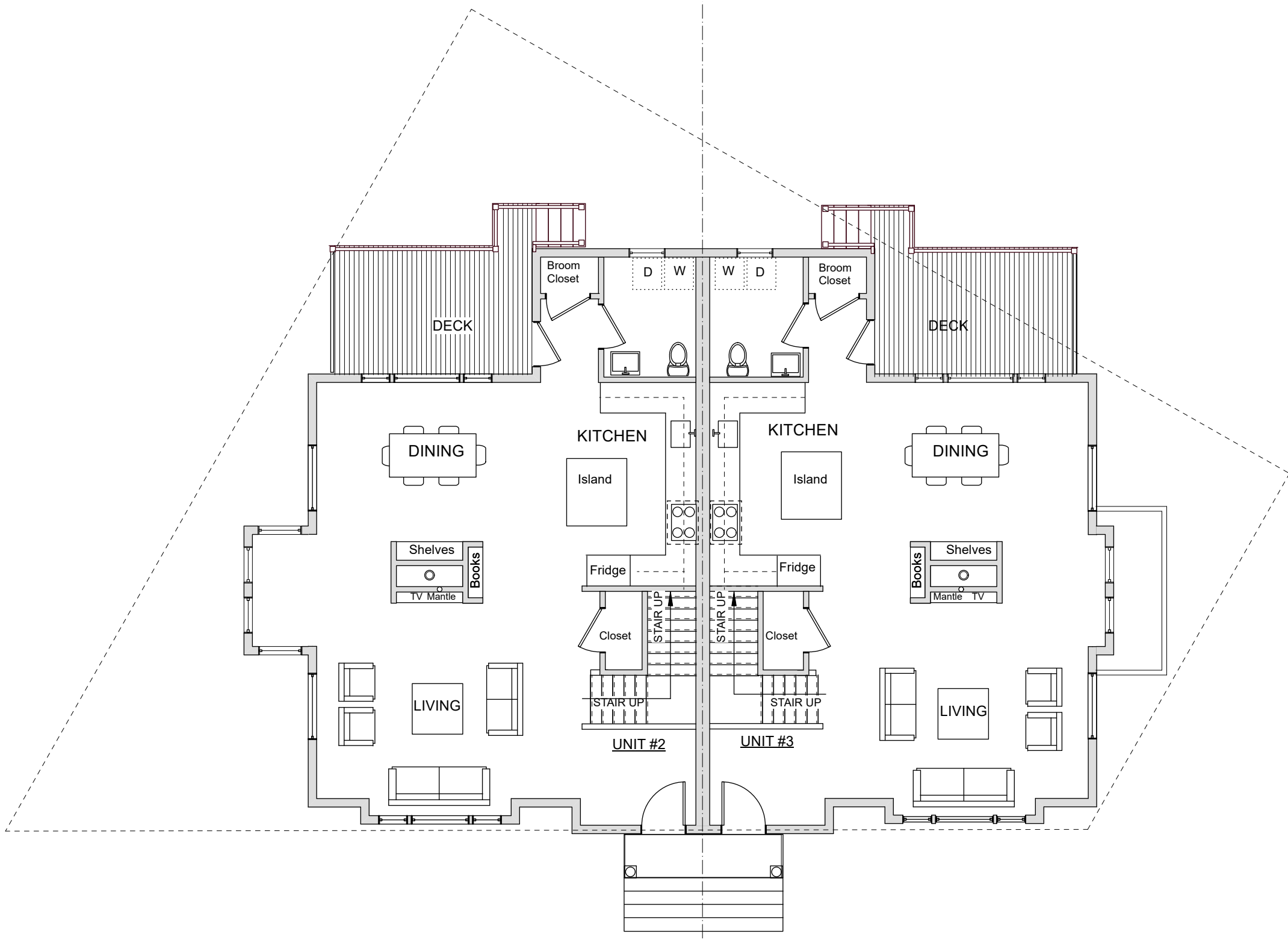
HISTORIC PRECEDENTS
NO SCALE JUNE 20TH 2024



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LOWER FLOOR PLAN
1/8" = 1'-0"
JUNE 20TH 2024



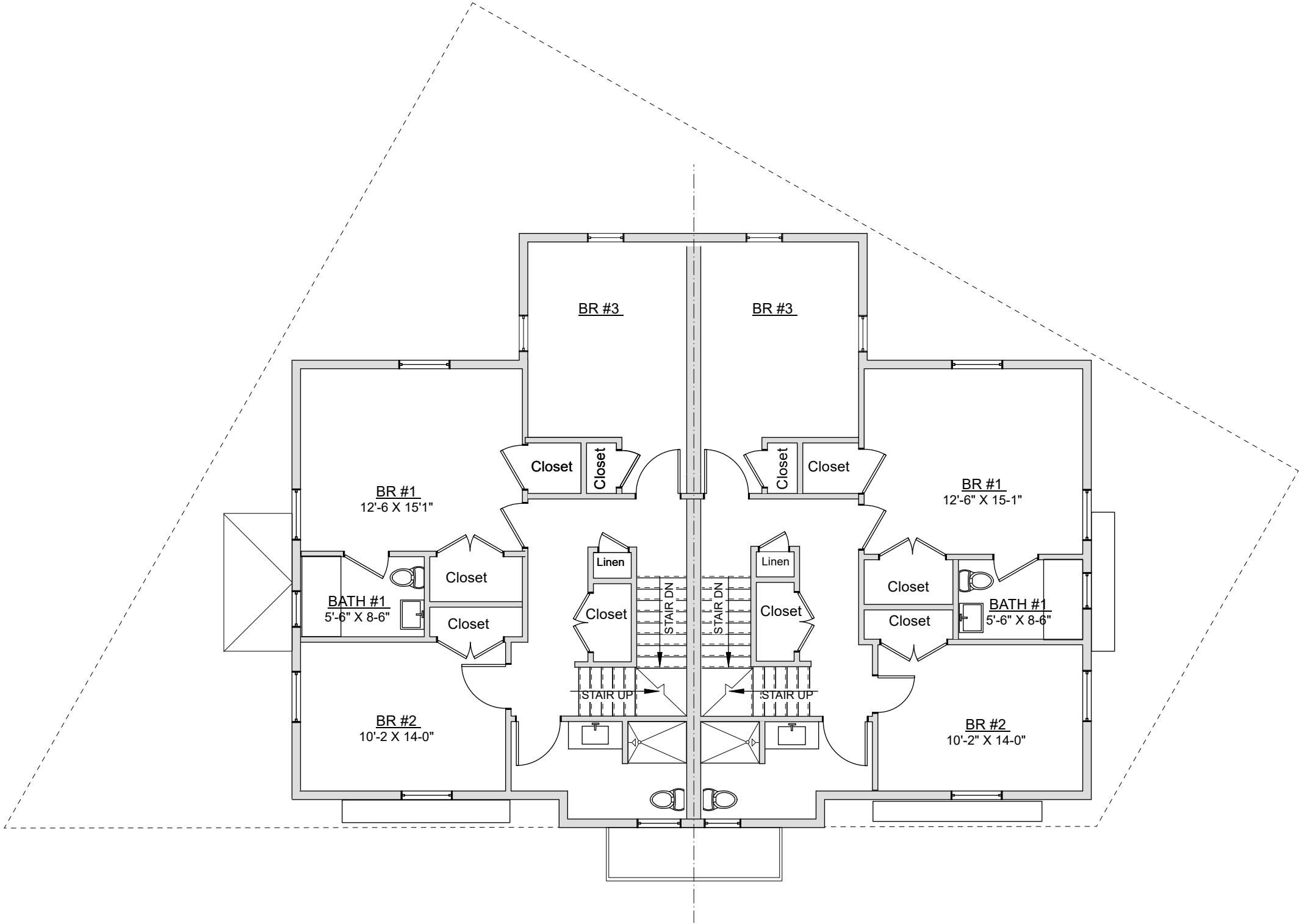
NEW RESIDENCE

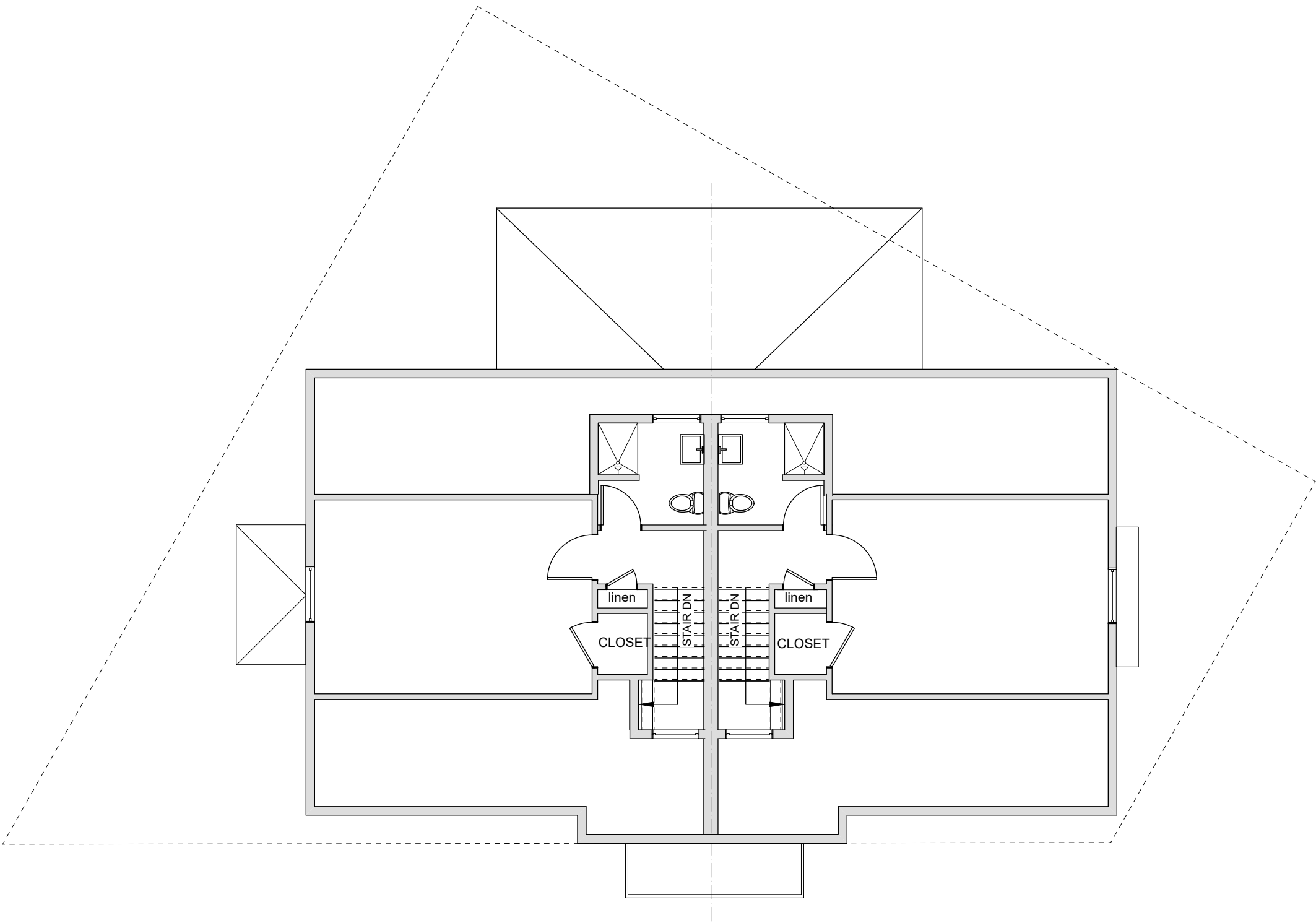
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FIRST FLOOR PLAN
1/8" = 1'-0"
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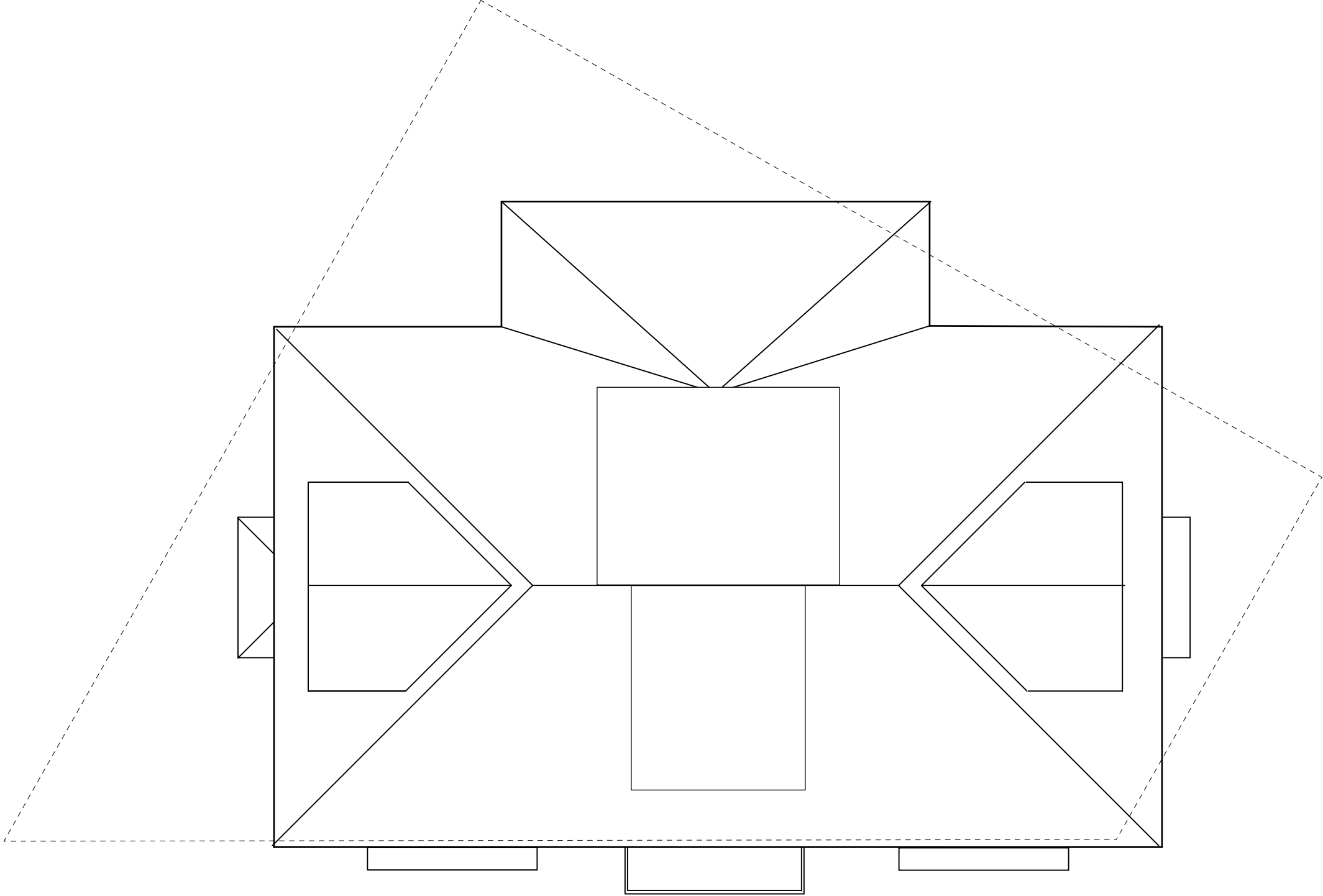




THIRD FLOOR PLAN
1/8" = 1'-0"

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1/8" = 1'-0" JUNE 20TH 2024

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NEW RESIDENCE
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8'-0"	clg. hgt.	Lower Level. 104.5 Top of Slab.
1'-4"		1st Fin. Floor 113.8
8'-6"	clg. hgt.	Top of Foundation. 112.5
1'-2"		2nd Fin. Floor 123.4
8'-0"	clg. hgt.	
1'-2"		3rd Fin. Floor 133.1
11'-0"		Top of Ridge 144.1

EAST ELEVATION

1/8" = 1'-0"

JUNE 20TH 2024

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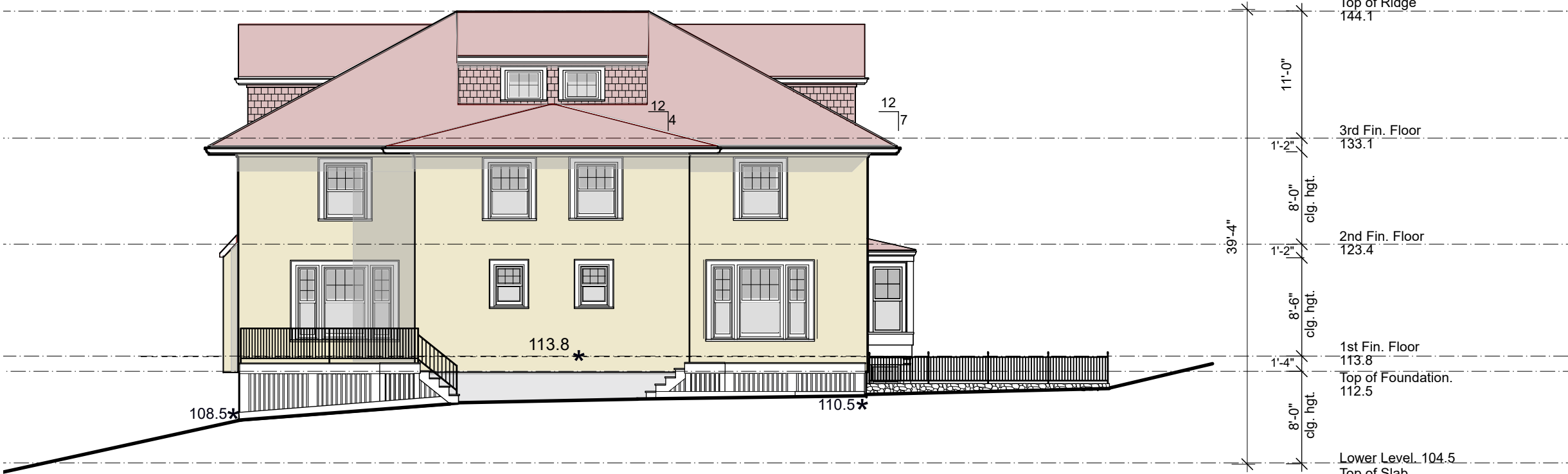
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SOUTH ELEVATION
1/8" = 1'-0"
JUNE 20TH 2024



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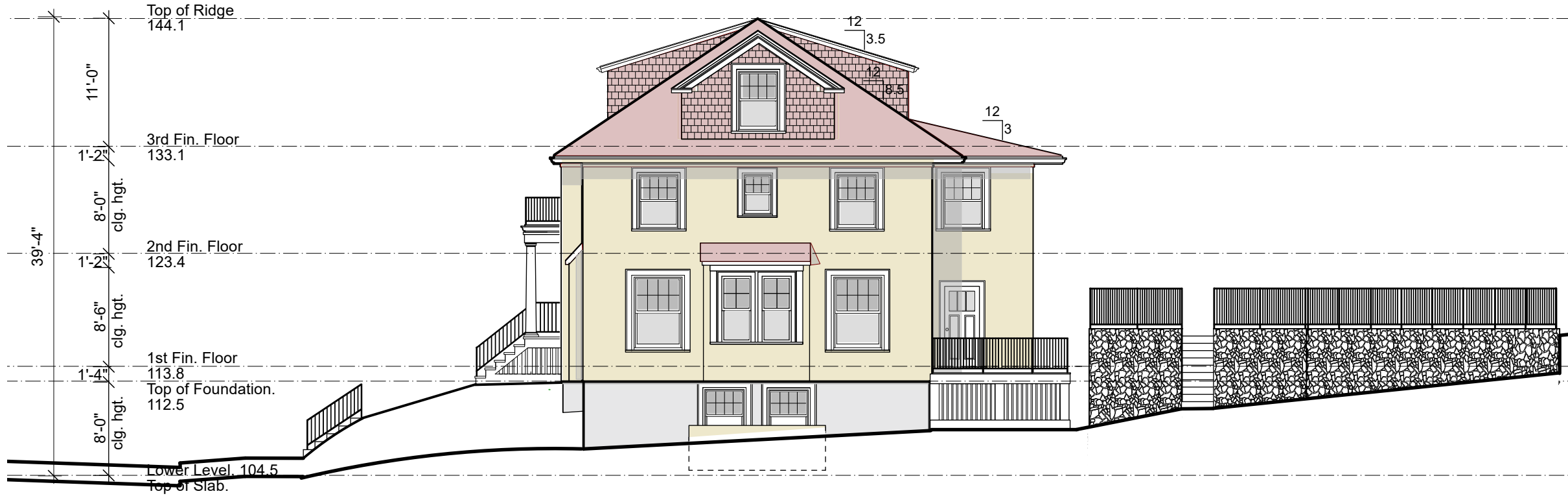
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WEST ELEVATION

1/8" = 1'-0"
JUNE 20TH 2024



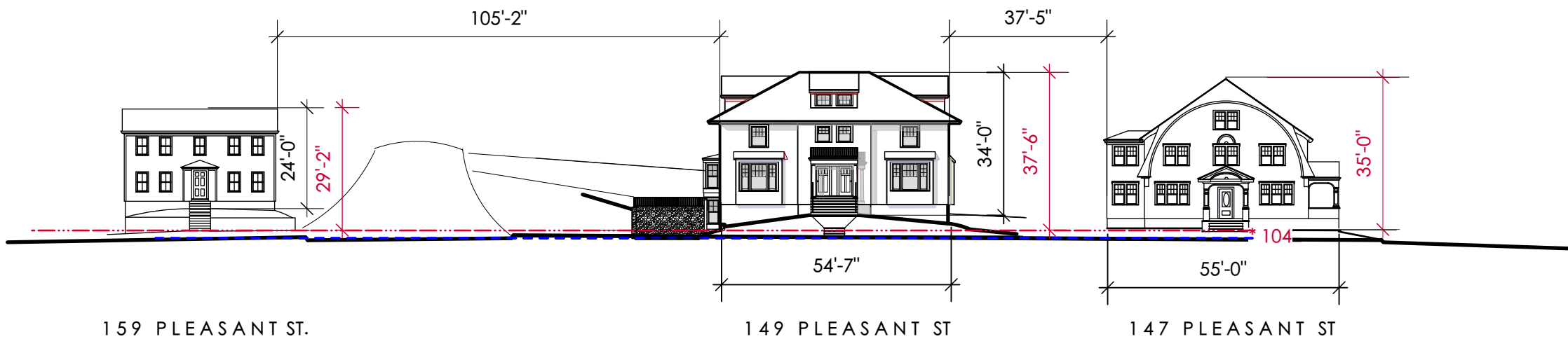
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NORTH ELEVATION
1/8" = 1'-0" JUNE 20TH 2024



STREETSCAPE 1/32" = 1'-0"	MARTHA PENZENIK ARCHITECTS 781 + 248 + 5791, MARTHA@PENZENIK.COM ARLINGTON MASSACHUSETTS	NEW RESIDENCE
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