



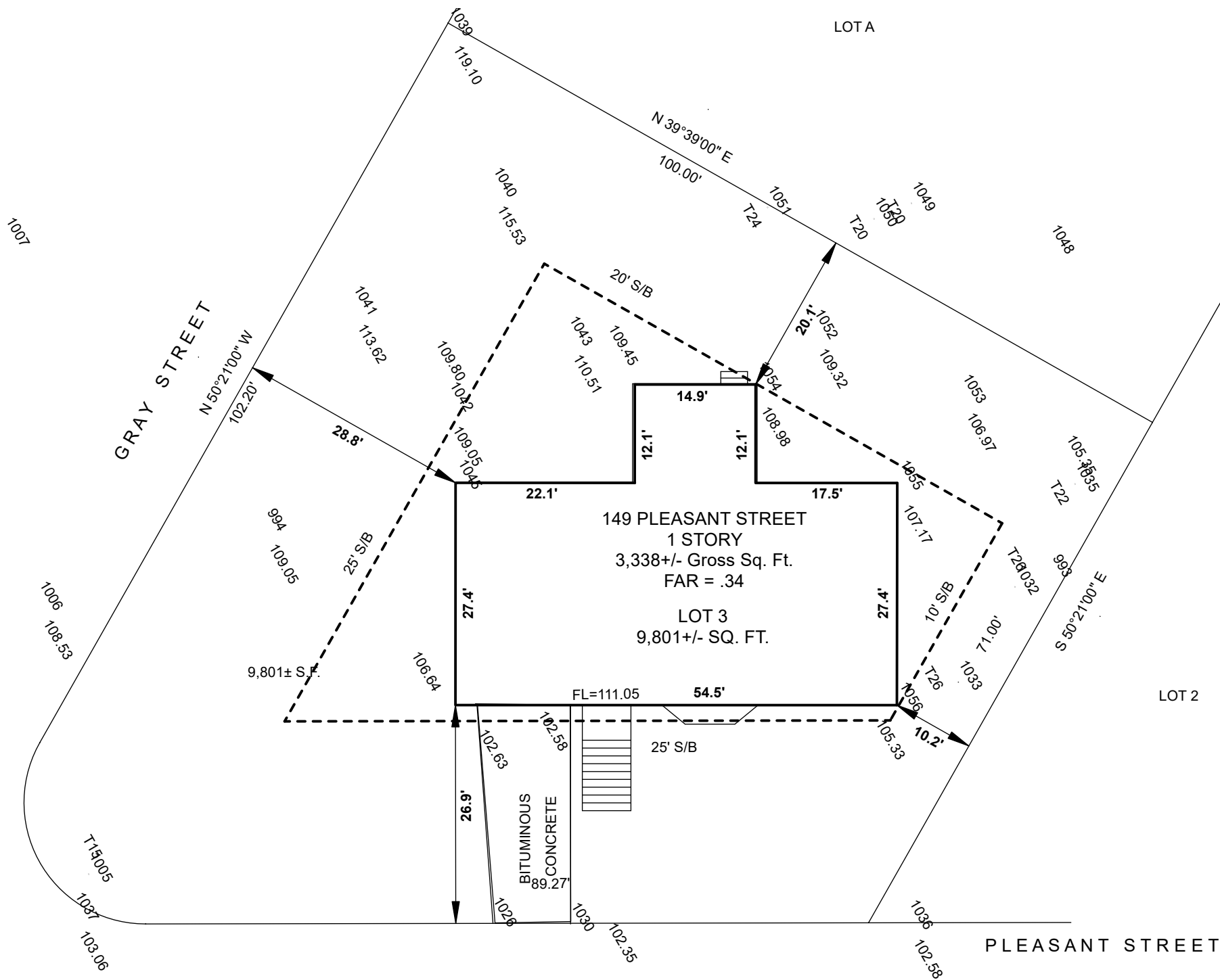
PROPOSED RESIDENCE
149 PLEASANT STREET
ARLINGTON MA



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ARLINGTON MASSACHUSETTS

NEIGHBORHOOD PLAN
NO SCALE JUNE 20TH 2024

NEW RESIDENCE
149 PLEASANT ST
ARLINGTON MA 02476



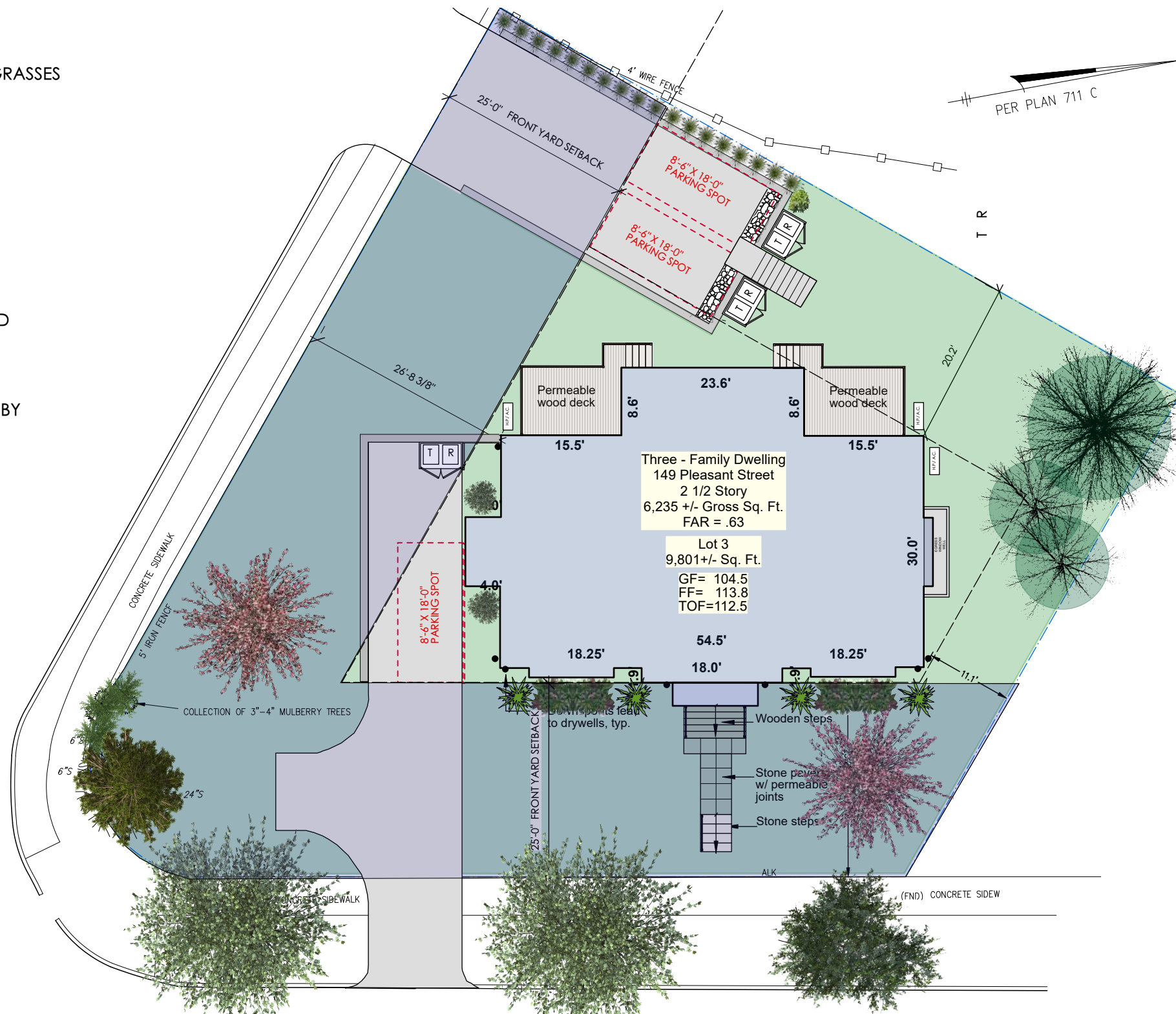
NEW RESIDENCE

149 PLEASANT ST
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EXISTING SITE PLAN
1/16" = 1'-0"
JUNE 20TH 2024



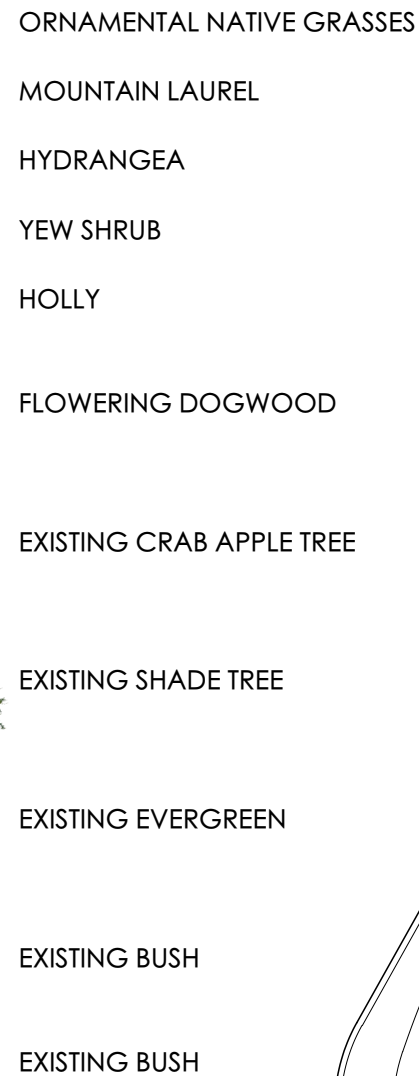
ARCHITECTURAL
SITE PLAN "1"
1/16" = 1'-0" NOVEMBER 20TH 2024

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NEW RESIDENCE

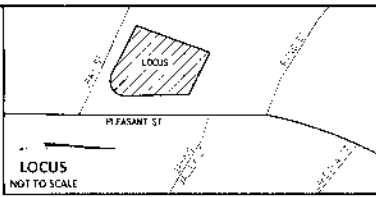
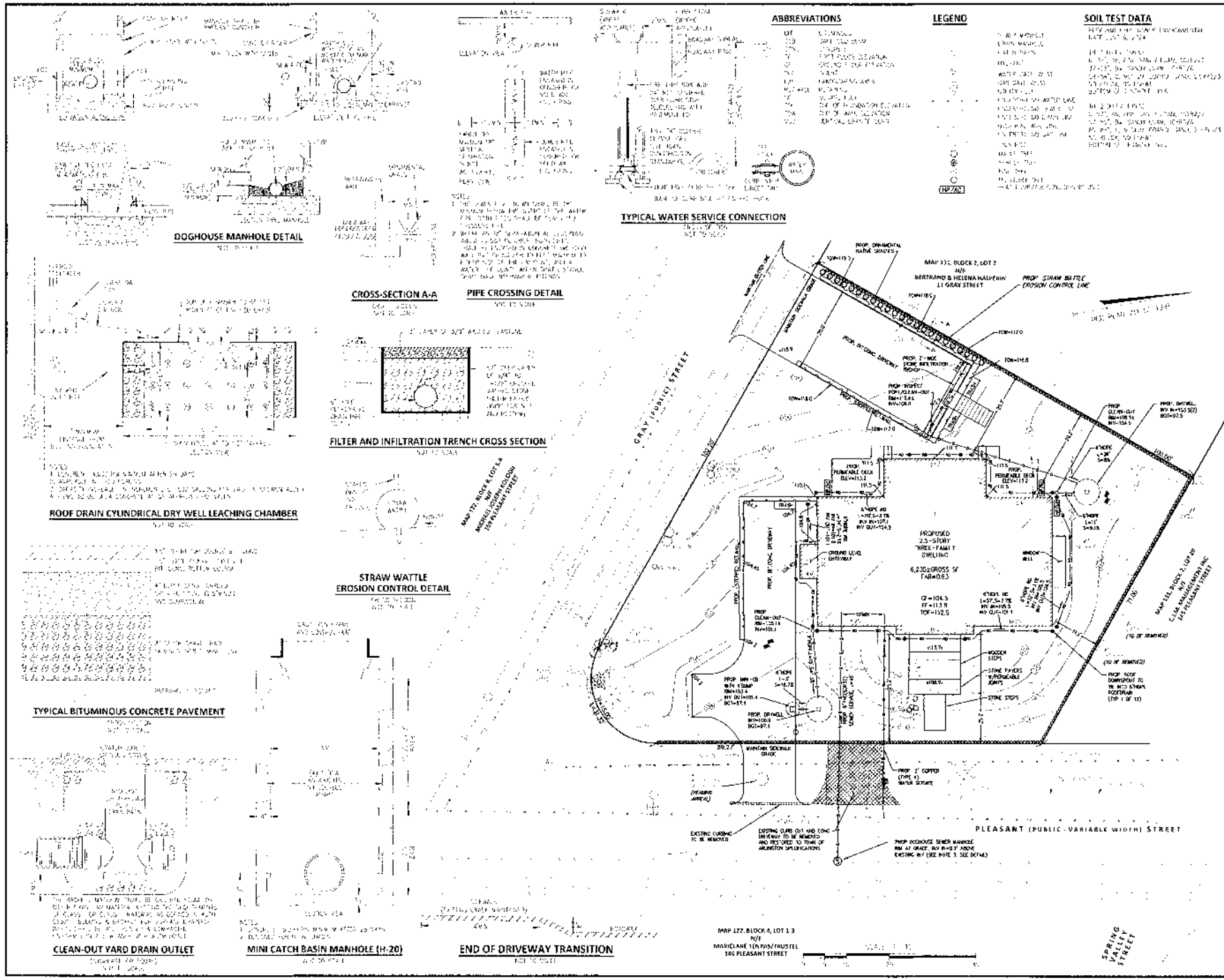
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ARCHITECTURAL
SITE PLAN "2"
1/16" = 1'-0" NOVEMBER 20TH 2024



ASSESSORS TOWN OF ARLINGTON 100 STATE ST ARLINGTON, MASSACHUSETTS	DEED REFERENCES RECORD 123, PLAT 456 RECORD 789, PLAT 123 RECORD 456, PLAT 789
PROPERTY OWNER TOWN OF ARLINGTON 100 STATE ST ARLINGTON, MASSACHUSETTS	PLAN REFERENCES RECORD 123, PLAT 456 RECORD 789, PLAT 123 RECORD 456, PLAT 789

GENERAL NOTES

1. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS STATE DEPARTMENT OF TRANSPORTATION (DOT) DESIGN MANUALS AND THE ARLINGTON ZONING BYLAW.
2. THE PROPOSED DEVELOPMENT SHALL BE DESIGNED TO MAINTAIN OR IMPROVE THE HYDROLOGIC FUNCTION OF THE SITE AND ADJACENT AREAS.
3. THE PROPOSED DEVELOPMENT SHALL BE DESIGNED TO PROTECT THE QUALITY OF THE SURFACE WATER AND GROUNDWATER RESOURCES.
4. THE PROPOSED DEVELOPMENT SHALL BE DESIGNED TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.
5. THE PROPOSED DEVELOPMENT SHALL BE DESIGNED TO PROTECT THE ENVIRONMENT AND THE QUALITY OF LIFE OF THE COMMUNITY.

ZONING RECORD 123, PLAT 456 RECORD 789, PLAT 123 RECORD 456, PLAT 789	PROPOSED RECORD 123, PLAT 456 RECORD 789, PLAT 123 RECORD 456, PLAT 789
PARKING REQUIREMENTS RECORD 123, PLAT 456 RECORD 789, PLAT 123 RECORD 456, PLAT 789	PROPOSED RECORD 123, PLAT 456 RECORD 789, PLAT 123 RECORD 456, PLAT 789

PROPOSED SITE PLAN OPTION 1

149 PLEASANT STREET
ARLINGTON, MASSACHUSETTS

SCALE: 1"=10'

AUGUST 22, 2024

FTO REALTY
100 BLANCHARD ROAD
LAWRENCE, MASSACHUSETTS

LANDPLEX
ENGINEERING & SURVEYING
100 BLANCHARD ROAD
LAWRENCE, MASSACHUSETTS

DAVID J. FTO
REGISTERED PROFESSIONAL ENGINEER
NO. 12345
STATE OF MASSACHUSETTS

DAVID J. FTO
REGISTERED PROFESSIONAL SURVEYOR
NO. 67890
STATE OF MASSACHUSETTS



149 PLEASANT ST. PHOTOS
NO SCALE JUNE 20TH 2024

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NEW RESIDENCE
149 PLEASANT ST
ARLINGTON MA 02476



144 Pleasant Street



146, 148 and 150 Pleasant Street



152 Pleasant Street



149 Pleasant Street (Subject House)



145 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

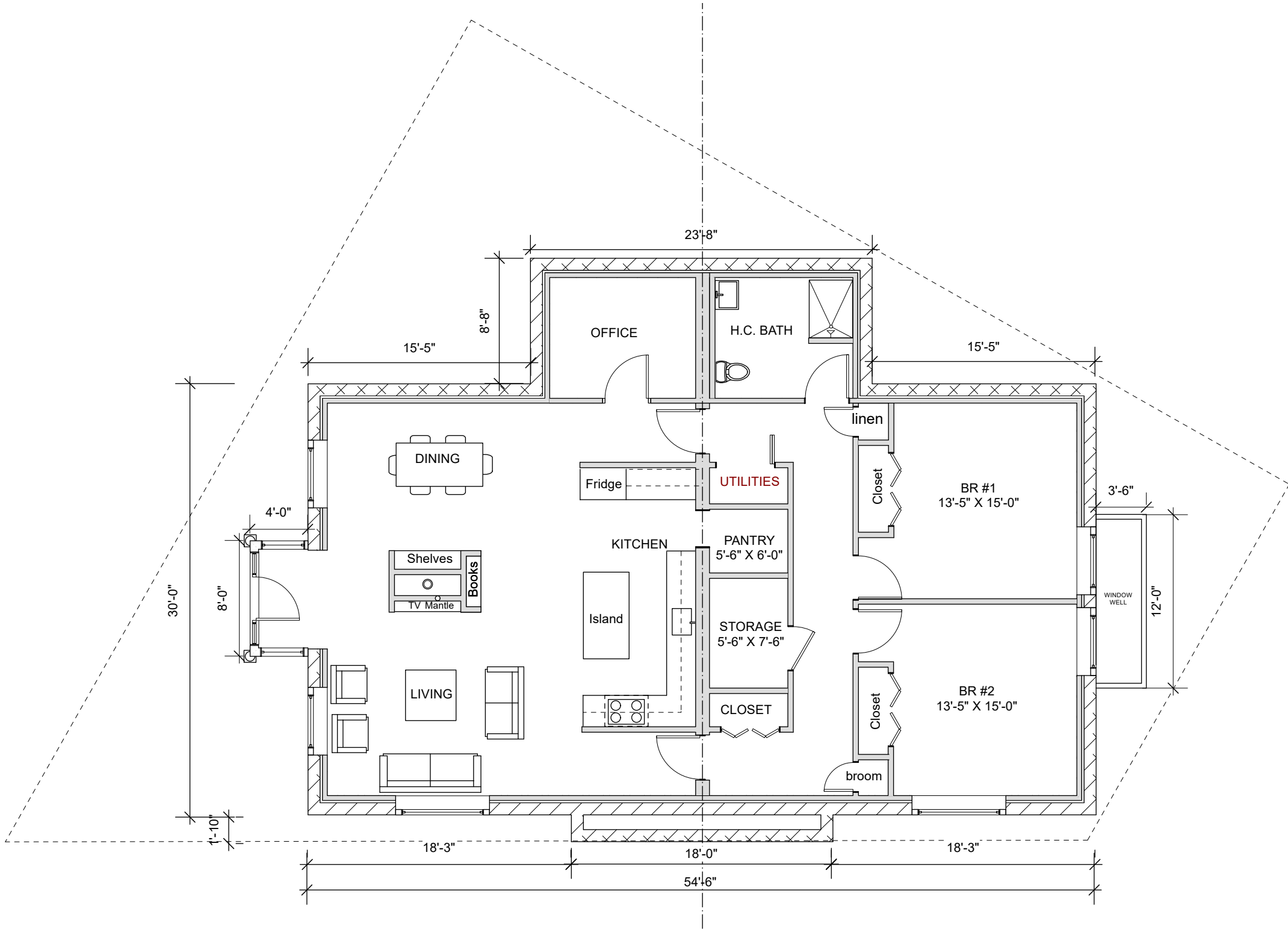
NEW RESIDENCE

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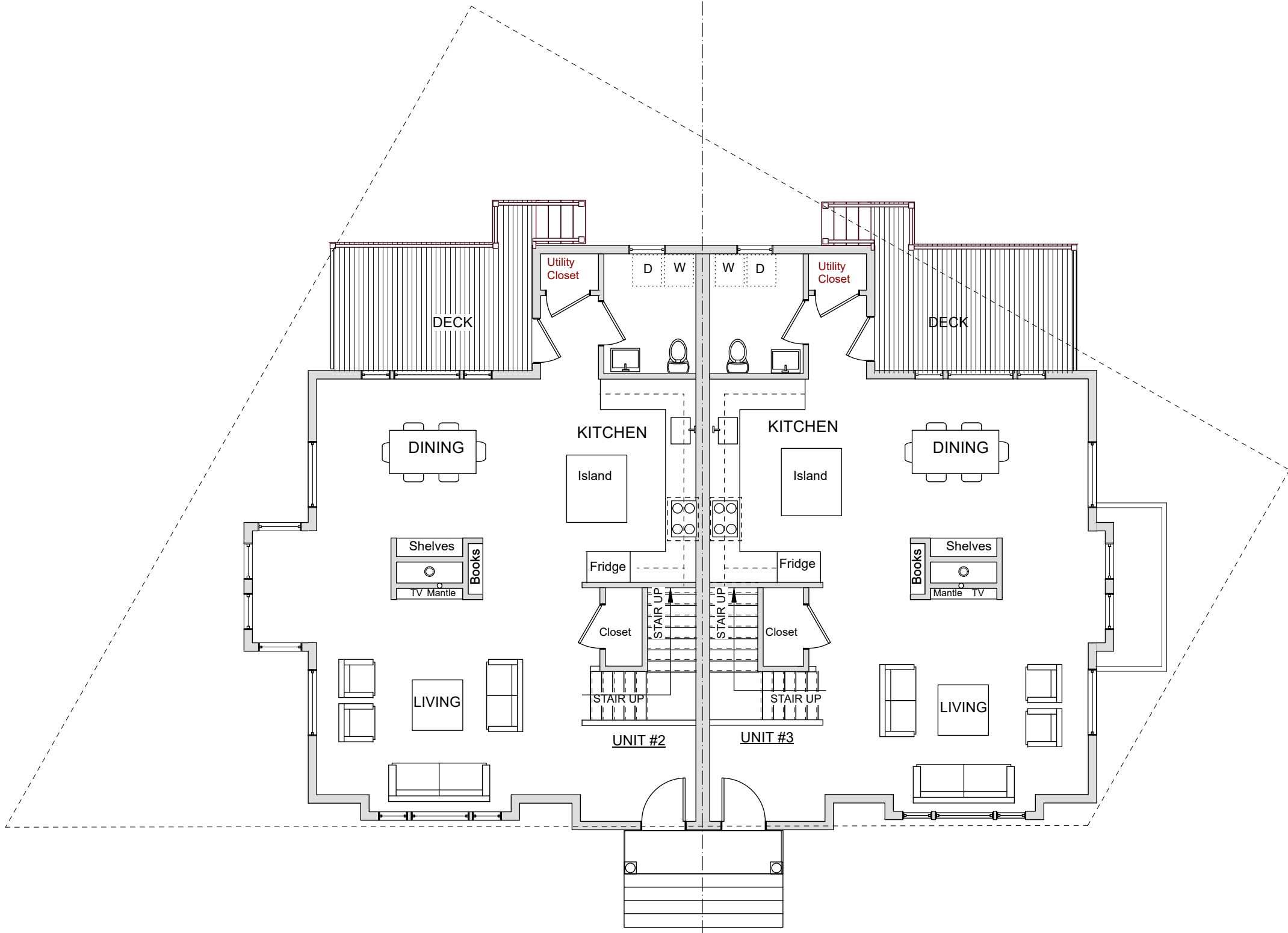
HISTORIC PRECEDENTS
NO SCALE JUNE 20TH 2024

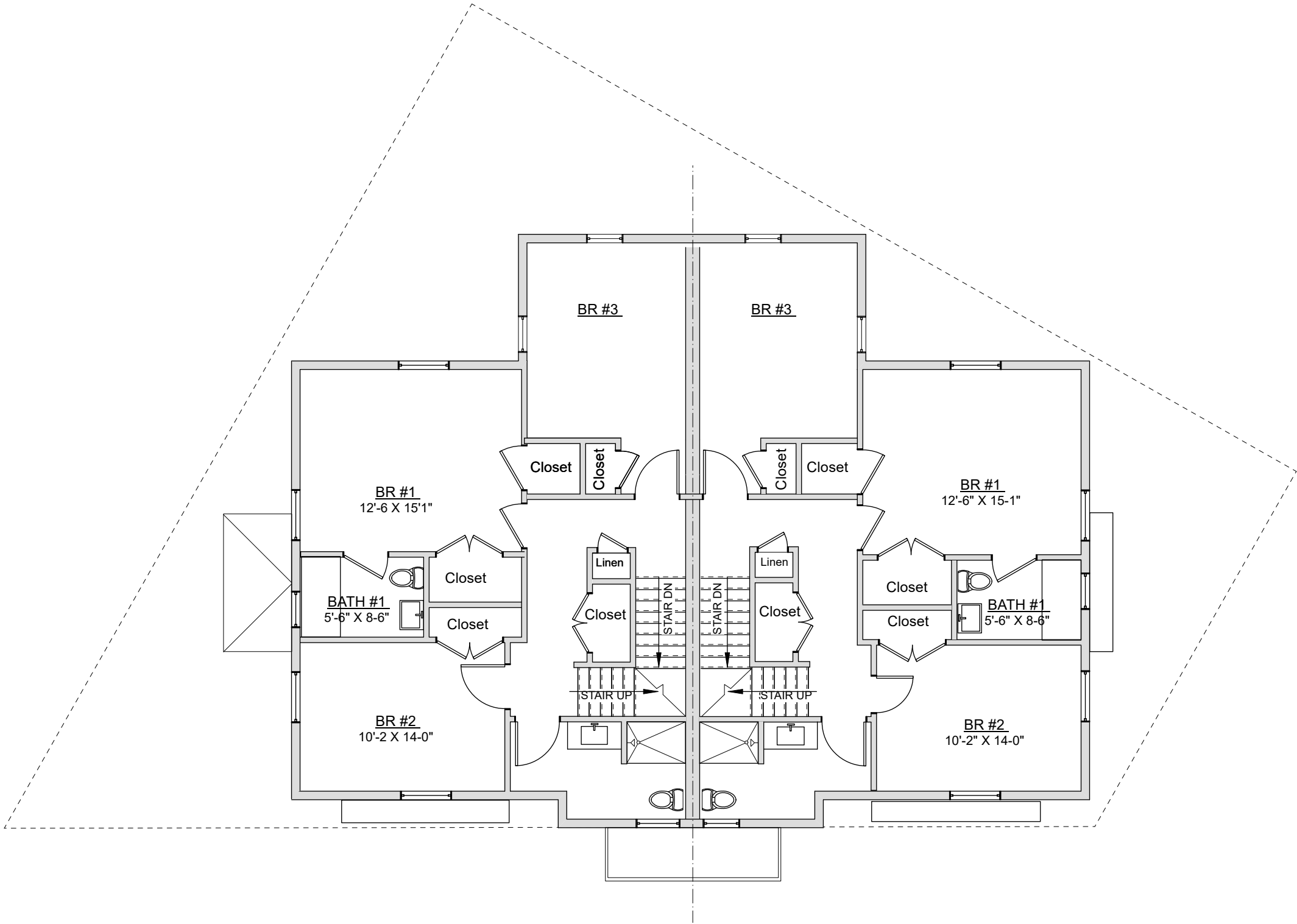


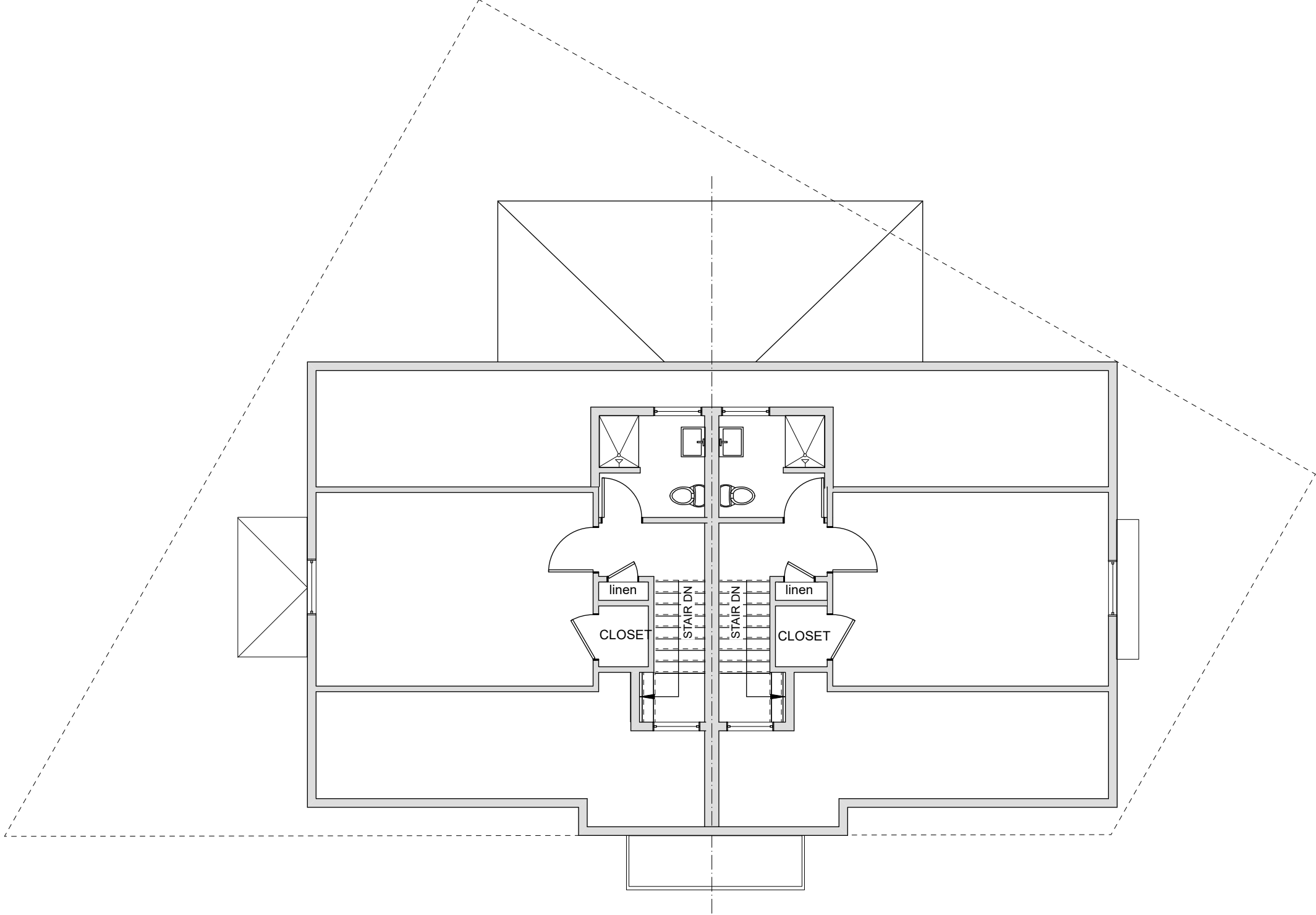
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LOWER FLOOR PLAN
1/8" = 1'-0" SEPTEMBER 30TH 2024

NEW RESIDENCE
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ARLINGTON MA 02476



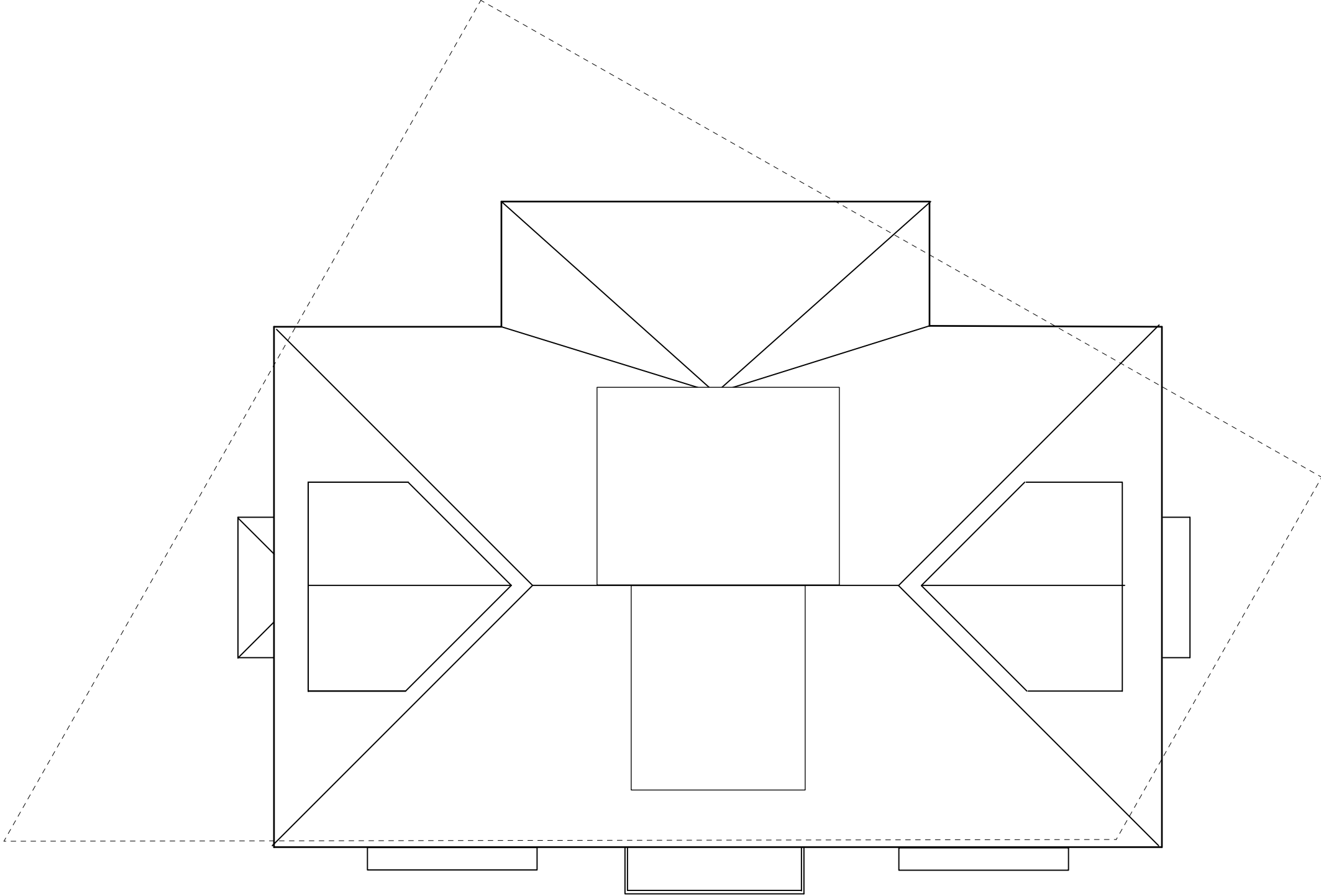




THIRD FLOOR PLAN
1/8" = 1'-0"
JUNE 20TH 2024

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NEW RESIDENCE
149 PLEASANT ST
ARLINGTON MA 02476





39'-4"	8'-0" clg. hgt.	Lower Level. 104.5 Top of Slab.
1'-4"	8'-6" clg. hgt.	1st Fin. Floor 113.8 Top of Foundation. 112.5
1'-2"	8'-0" clg. hgt.	2nd Fin. Floor 123.4
1'-2"	8'-0" clg. hgt.	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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NEW RESIDENCE

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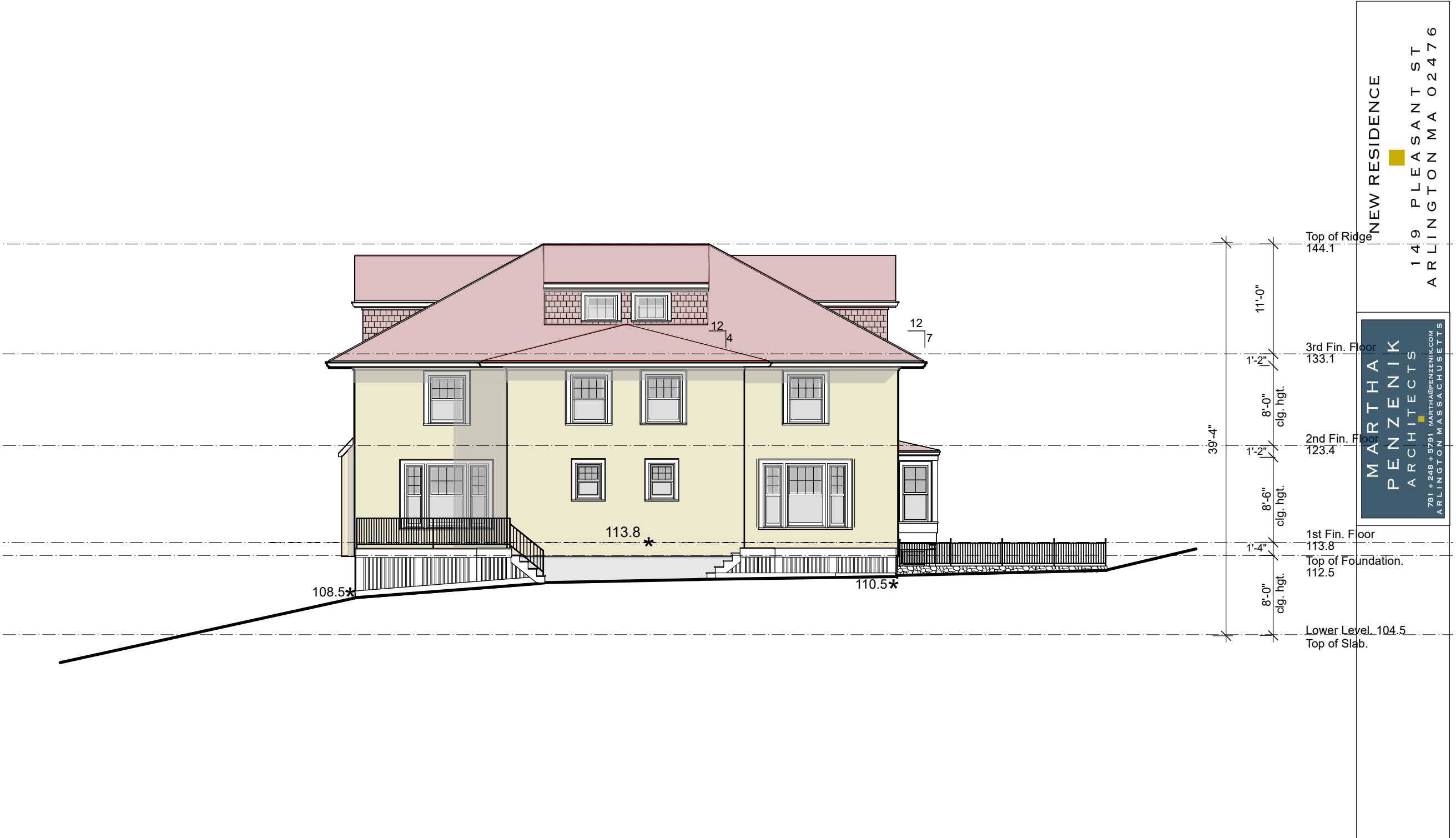
NEW RESIDENCE

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

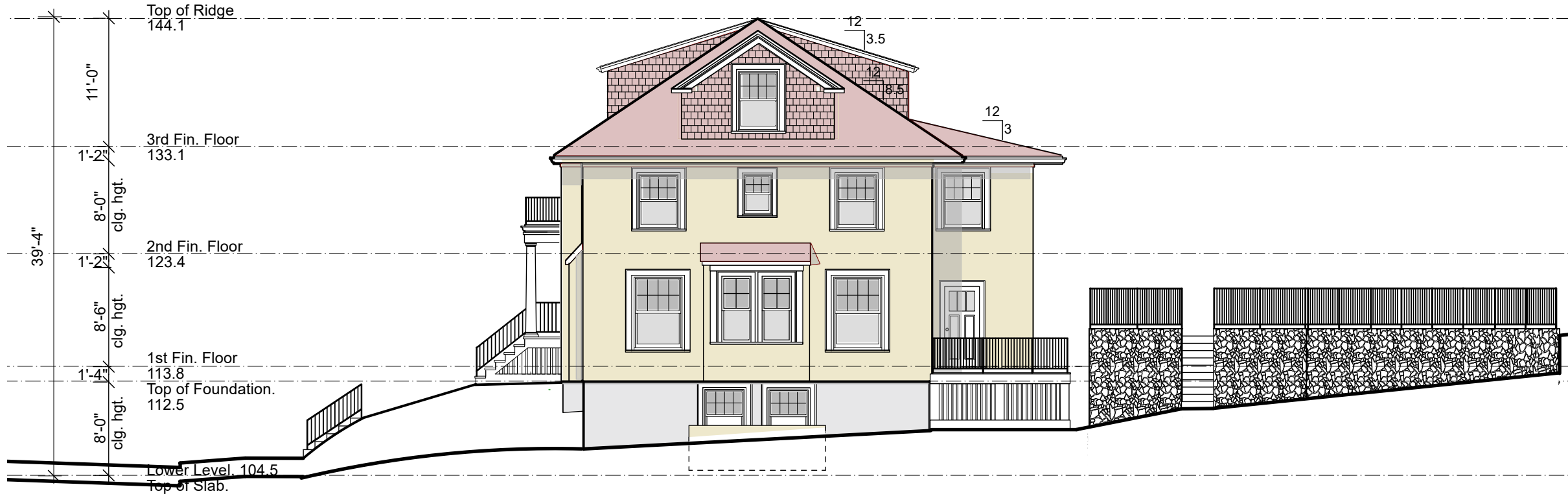


NEW RESIDENCE

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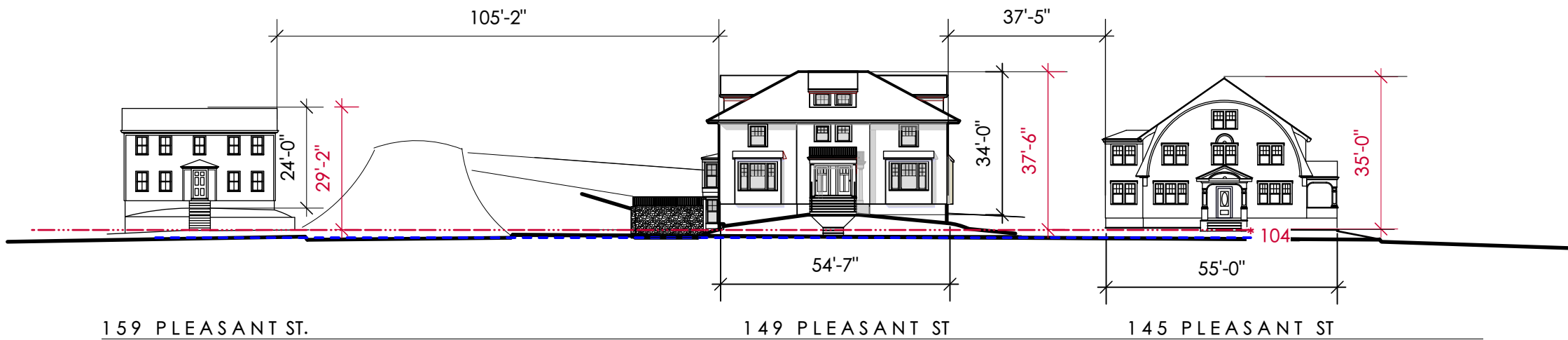
NEW RESIDENCE

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



STREETSCAPE
1/32" = 1'-0"

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NEW RESIDENCE

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