

SINGLE-FAMILY TOWNHOUSE DWELLING

138 ARLINGTON STREET
BAY VILLAGE
BOSTON, MA 02116

DEMOLISH EXISTING 1-STORY STRUCTURE, CONSTRUCT NEW DWELLING.

PISANI + ASSOCIATES
ARCHITECTS

26 EVERETT STREET
BOSTON, MA 02130
TEL: (617) 423-1022
CELL: (617) 797-2065
email: apisani@pisani.com

ARCHITECT'S PROJECT NO. 22-375

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OWNER
BEACON HILL PROPERTIES LLC
1643 BEACON STREET
SUITE 25
WABAN, MA 02468

OWNER'S CONSULTANTS:

SURVEYOR
BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129



GENERAL NOTES

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE STATE BUILDING CODE OF MASSACHUSETTS AND ALL LOCAL ORDINANCES.
- CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS.
- CONTRACTOR SHALL TAKE ALL MEASURES REQUIRED TO KEEP DUST, DEBRIS, NOISE, AND DISTURBANCE TO A MINIMUM.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING OR FABRICATION OF WORK. NO WORK SHALL PROCEED WITHOUT ARCHITECT'S APPROVAL.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE. IN THE EVENT OF CONFLICT IN DIMENSIONS, CONTACT THE ARCHITECT FOR CLARIFICATIONS.

DATE	DESCRIPTION
AUGUST 3, 2023	INITIAL FILING ISD
MAY 29, 2025	BLC Design Review
AUG 18, 2025	BLC Design Review

22-375
SINGLE-FAMILY DWELLING
138 ARLINGTON STREET
BAY VILLAGE
BOSTON, MA 02116

BOSTON ZONING

ZONING

ADDRESS:	138 ARLINGTON STREET, BAY VILLAGE, BOSTON MA 02116		
NEIGHBORHOOD DISTRICT:	ARTICLE 63 - BAY VILLAGE NEIGHBORHOOD DISTRICT (MAP 1N)		
ZONING SUBDISTRICT:	RH - ROWHOUSE SUBDISTRICT		
OVERLAY DISTRICTS:	-COASTAL FLOOD RESILIENCE OVERLAY DISTRICT (CFROD)-ARTICLE 25A -RESTRICTED PARKING (OVERLAY) DISTRICT -GROUNDWATER CONSERVATION (OVERLAY) DISTRICT - ARTICLE 32		
LOT AREA:	348.65±SF (per BSI)	LOT AREA BASED ON SURVEY BY BOSTON SURVEY INC.	
EXISTING BUILDING GROSS FLOOR AREA:	1st FLOOR: 291±SF		
	BASEMENT: 291±SF		
	TOTAL AREA: 582±SF		
EXISTING F.A.R.	1.67		

USE

ARTICLE 63 Table A

EXISTING USE:	COMMERCIAL PROPERT Y / OFFICE
PROPOSED USE:	ROWHOUSE IS ALLOWED USE IN THE RH SUBDISTRICT. 63-7.2: BASEMENT DWELLING UNITS ARE FORBIDDEN.

DIMENSIONAL REGULATIONS

ARTICLE 63 Table B

ITEM		REQUIRED	EXISTING	PROPOSED	COMMENT
MIN. LOT AREA PER DWELLING UNIT SPECIFIED		NONE	348.65±SF	EXIST TO REMAIN	CONFORMS
MIN. LOT AREA / EA ADD'L DWELLING UNIT		NONE			
MIN. LOT WIDTH		15'	±43'	EXIST TO REMAIN	CONFORMS
MIN. LOT FRONTAGE		15'	ARL: ±41'-1" MEL: ±14'-7"	EXIST TO REMAIN	CONFORMS
MAXIMUM ALLOWABLE FAR		2.0	1.67	4.05	VARIANCE REQUIRED
MAXIMUM ALLOWABLE BUILDING HEIGHT	NO. OF STORIES	3.0	1 STORY	4 STORIES	VARIANCE REQUIRED
	HEIGHT ABOVE GRADE	35'	±12'-6"	40'	VARIANCE REQUIRED
MIN. USABLE OPEN SPACE / DWELLING UNIT		150 SF	NONE	40±SF ROOF DECK	VARIANCE REQUIRED
MIN. FRONT YARD		NOTE B: MODAL	MODAL	MODAL	CONFORMS
MIN. SIDE YARD		NONE	NONE	NONE	CONFORMS
MIN. REAR YARD		12'	NONE	NONE	VARIANCE REQUIRED

ANTICIPATED ZONING VIOLATIONS (DIMENSIONAL):

- FLOOR AREA RATIO
- BUILDING HEIGHT: NUMBER OF STORIES
- BUILDING HEIGHT: HEIGHT ABOVE GRADE
- USABLE OPEN SPACE
- MINIMUM REAR YARD

CONFORMANCE WITH ARTICLE 25A: COASTAL FLOOD RESILIENCE OVERLAY DISTRICT (CFROD) SECTION 25A-4. APPLICABILITY SETS FORTH CRITERIA FOR APPLICABILITY. THIS PROPOSED PROJECT DOES NOT MEET ANY OF THE CRITERIA, THEREFORE ARTICLE 25A SHOULD APPLY TO THIS PROPOSED PROJECT.

CONFORMANCE WITH ARTICLE 32: GROUNDWATER CONSERVATION (OVERLAY) DISTRICT (GCOD) THE PROPOSED PROJECT MEETS THE CRITERIA FOR REQUIRED COMPLIANCE.

OTHER:
ARTICLE 85 - DEMOLITION: REVIEW BY LANDMARKS
RESTRICTED PARKING (OVERLAY) DISTRICT - DOES NOT APPLY TO RESIDENTIAL USE.

OFF-STREET PARKING

ARTICLE 63 Table D

USE/REQUIREMENT	REQUIRED	PROPOSED	COMMENT
0.7 SP / UNIT	NONE	NONE	NOT REQUIRED
EXCEPT NOTE 4: OFF-STREET PARKING NOT REQUIRED UNLESS MORE THAN 2 SPACES REQUIRED BY THIS TABLE D			

OFF-STREET LOADING

ARTICLE 63 Table E

USE/REQUIREMENT	REQUIRED	PROPOSED	COMMENT
1-15,000 SF = 0	NONE	NONE	NOT REQUIRED
15,001-49,999 SF = 1 BAY			

PRELIMINARY BUILDING CODE SUMMARY - SEE DWG A1.2

LIST of DRAWINGS

COVER SHEET w/ ZONING CODE REVIEW

SURVEY (BOSTON SURVEY INC)
SITE PLAN - EXISTING
SITE PLAN - PROPOSED

ARCHITECTURAL

PERSPECTIVE VIEWS OF PROPOSED PROJECT

A1.1 PROPOSED BASEMENT THRU 3rd FLOOR PLANS
A1.2 PROPOSED 4th FLOOR & ROOF PLANS; SECTION
A4.1 PROPOSED FRONT ELEVATION (ARLINGTON STREET)
A4.2 PROPOSED SIDE ELEVATIONS

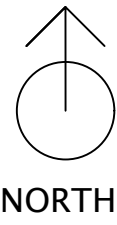
Ex1.1 EXISTING FLOOR PLANS
Ex4.1 EXISTING FRONT ELEVATION (ARLINGTON STREET)
Ex4.2 EXISTING SIDE ELEVATIONS

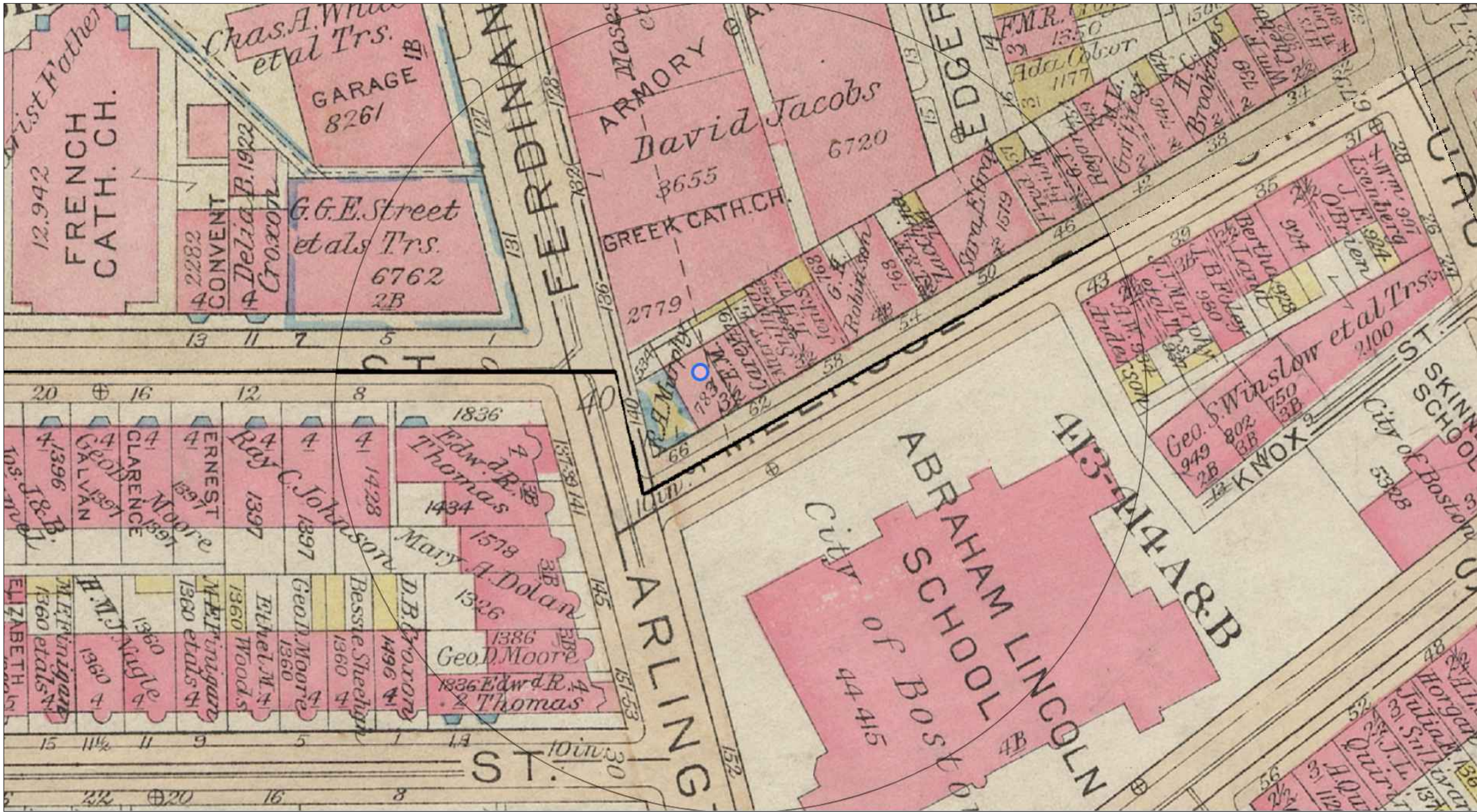


PROJECT LOCATION

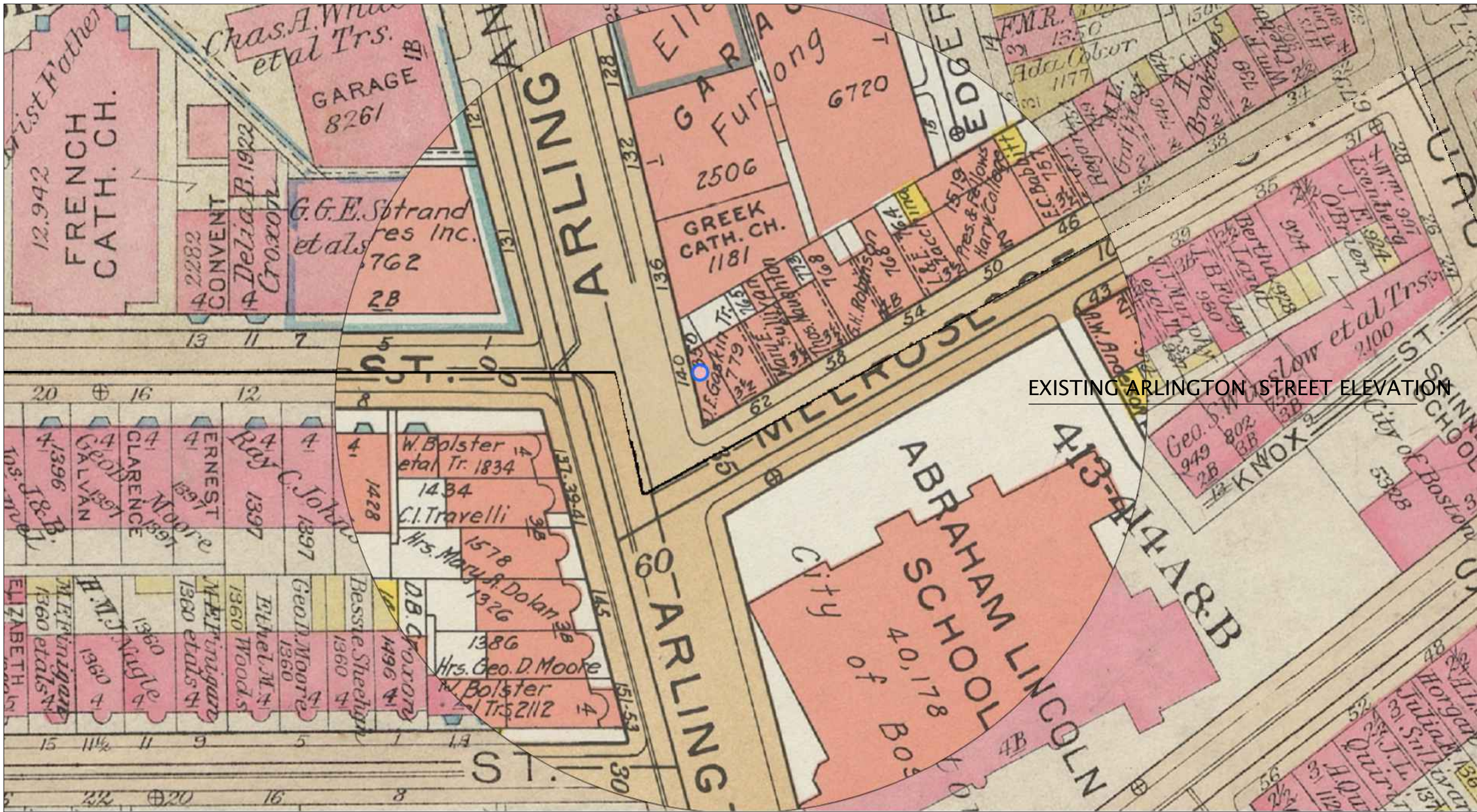
CONTEXT PLAN - BAY VILLAGE

NO SCALE





1928 BROMLEY MAP



1938 BROMLEY MAP

PISANI + ASSOCIATES
ARCHITECTS

374 CONGRESS STREET
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e-mail: opisani@pisanil.com

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CHARLESTOWN, MA 02129



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NO.	DATE	DESCRIPTION

138 ARLINGTON STREET
BAY VILLAGE
BOSTON, MA
PROJECT 22-375

DATE	WAP DRAWN	AMP CHECKED
HISTORICAL MAPS		
DRAWING		

EXS 2

DWG. NO.
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CONTEXT PHOTOS OF EXISTING 1-STORY BUILDING AT 138 ARLINGTON STREET



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NO.	DATE	DESCRIPTION

DATE	WAP DRAWN	AMP CHECKED
EXISTING ELEVATIONS		
DRAWING		
Ex4.1B		
DWG. NO.		

PREPARED FOR:
OWNER OF RECORD:
BEACON HILL PROPERTIES LLC
1643 BEACON STREET, SUITE 25
WABAN, MA 02468

REFERENCES:
DEED: BK 57276, PG 62
PLAN: BK 5245, PG 81
BK 12480, PG 20
PL 2008 #561
PL 2018 #252
LCC: 12724-A

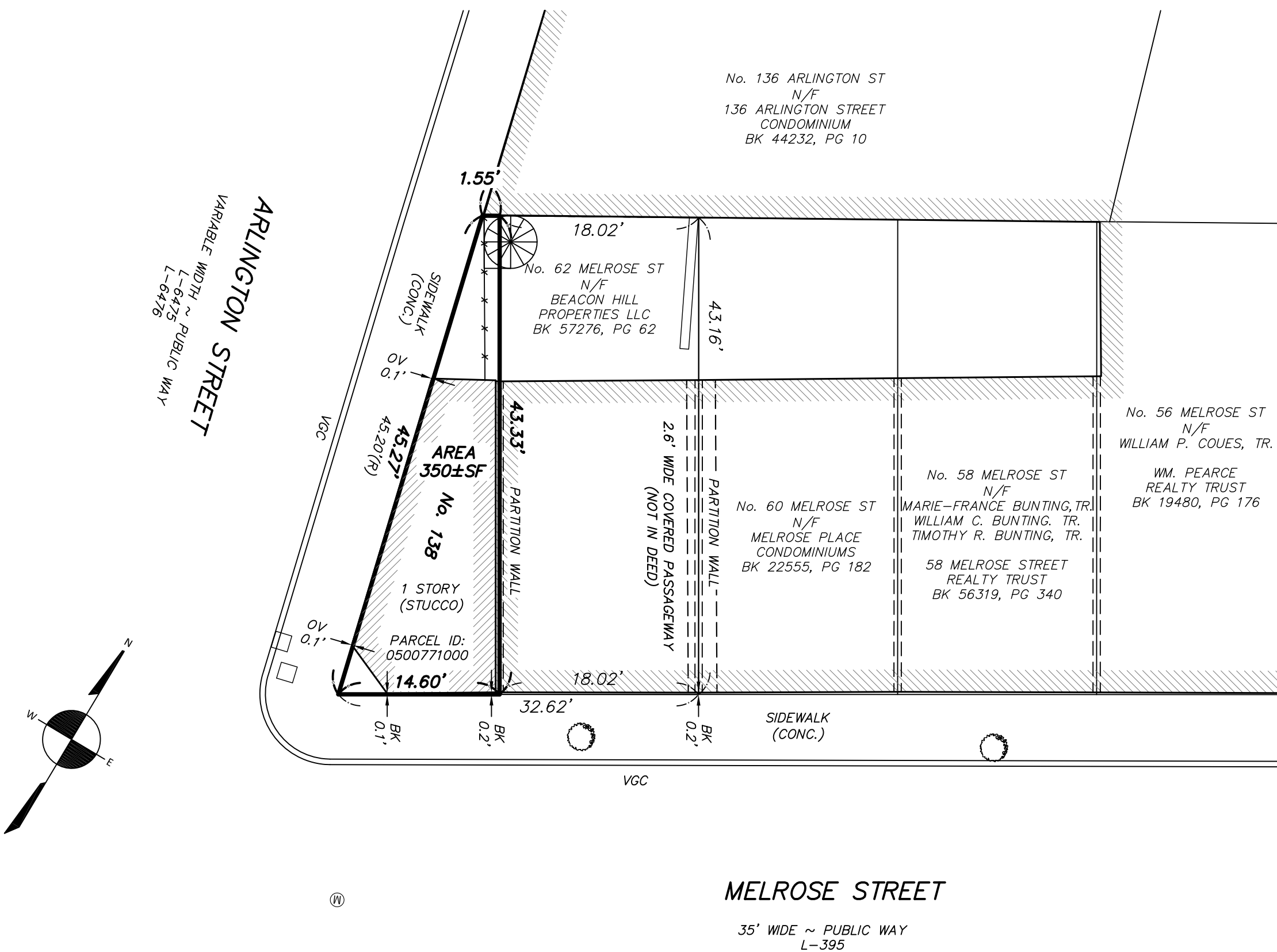
CITY OF BOSTON ENGINEERING RECORDS
FB 663, PGS 69-71
FB 665, PGS 665, PGS 108-109
FB 783, PGS 26-31
FB 872, PGS 57-61

L-391 MELROSE STREET
L-395 MELROSE STREET
L-5771 ARLINGTON STREET
L-6475 ARLINGTON STREET
L-6476 ARLINGTON STREET
L-7435 WINCHESTER STREET
L-9461

NOTES:
PARCEL ID: 0500771000

SITE PLAN OF LAND
LOCATED AT
138 ARLINGTON STREET
BOSTON, MA

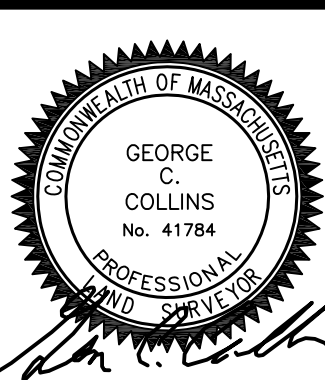
SCALE: 1.0 INCH = 10.0 FEET
0 10 20 30



I CERTIFY THAT THIS PLAN WAS MADE FROM AN
INSTRUMENT SURVEY ON THE GROUND ON THE
DATE OF SEPTEMBER 14, 2016 AND ALL
STRUCTURES ARE LOCATED AS SHOWN HEREON.

FEMA
ACCORDING TO THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE
MAJOR IMPROVEMENTS ON THIS PROPERTY FALL
IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25025C0077J
EFFECTIVE DATE: 03/16/2016

FIELD:	DRM
DRAFT:	RAP
CHECK:	GCC
DATE:	08/01/23
JOB #	16-00636



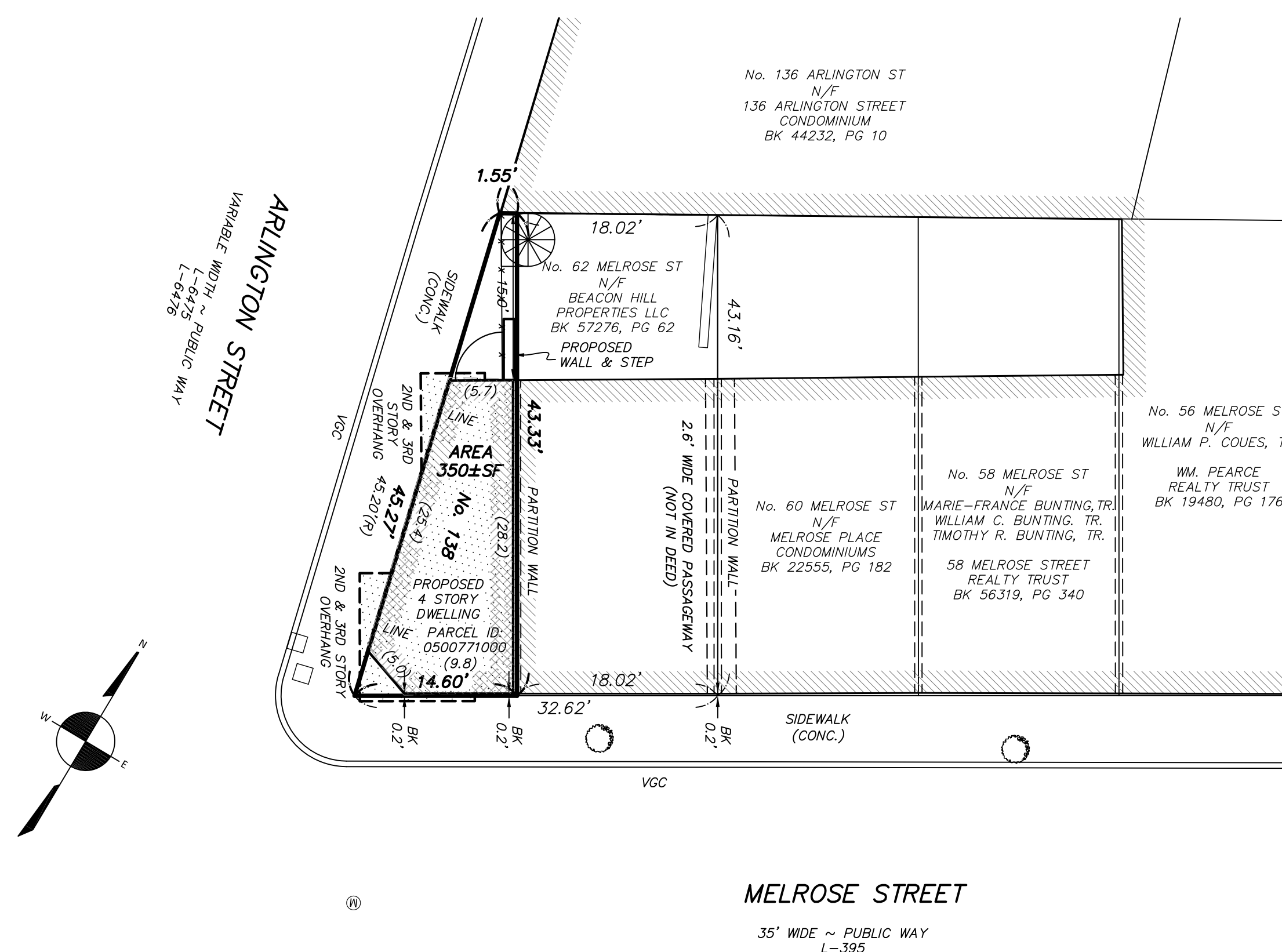
REFERENCES:
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L-391 MELROSE STREET
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L-6475 ARLINGTON STREET
L-6476 ARLINGTON STREET
L-7435 WINCHESTER STREET
L-9461

NOTES:
PARCEL ID: 0500771000

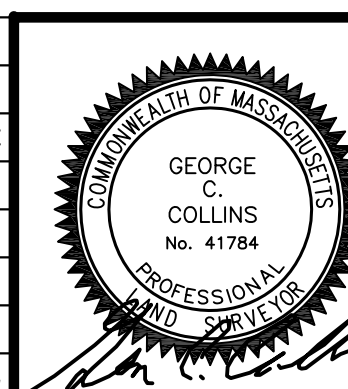
LOCATED AT
138 ARLINGTON STREET
BOSTON, MA

SCALE: 1.0 INCH = 10.0 FEET



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ACCORDING TO THE FEDERAL EMERGENCY
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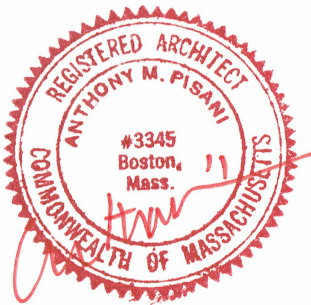


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138 ARLINGTON STREET
BAY VILLAGE
BOSTON, MA

PROJECT 22-375

DATE	WAP DRAWN	AMP CHECKED
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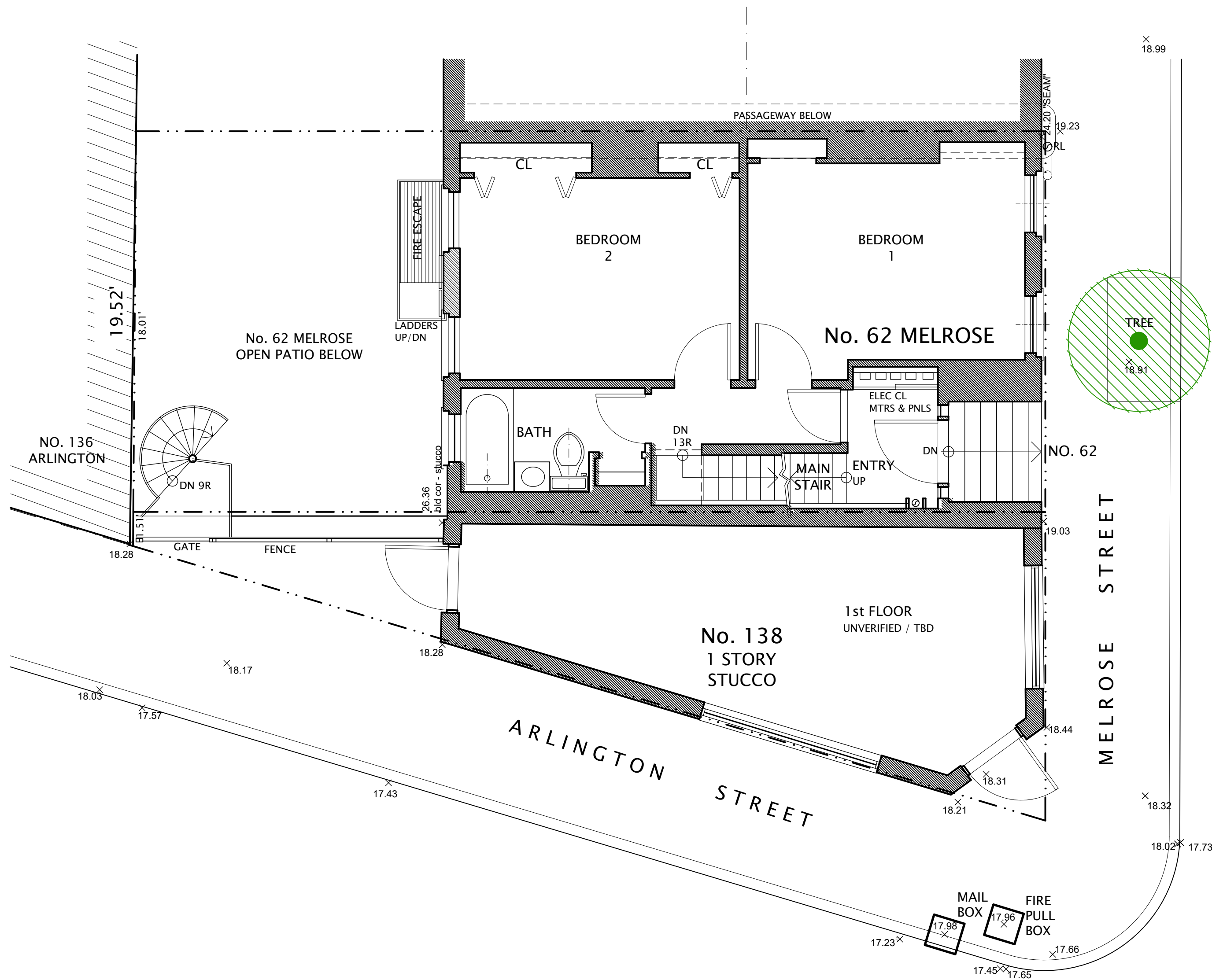
EXISTING FLOOR PLANS

DRAWING

Ex1.1

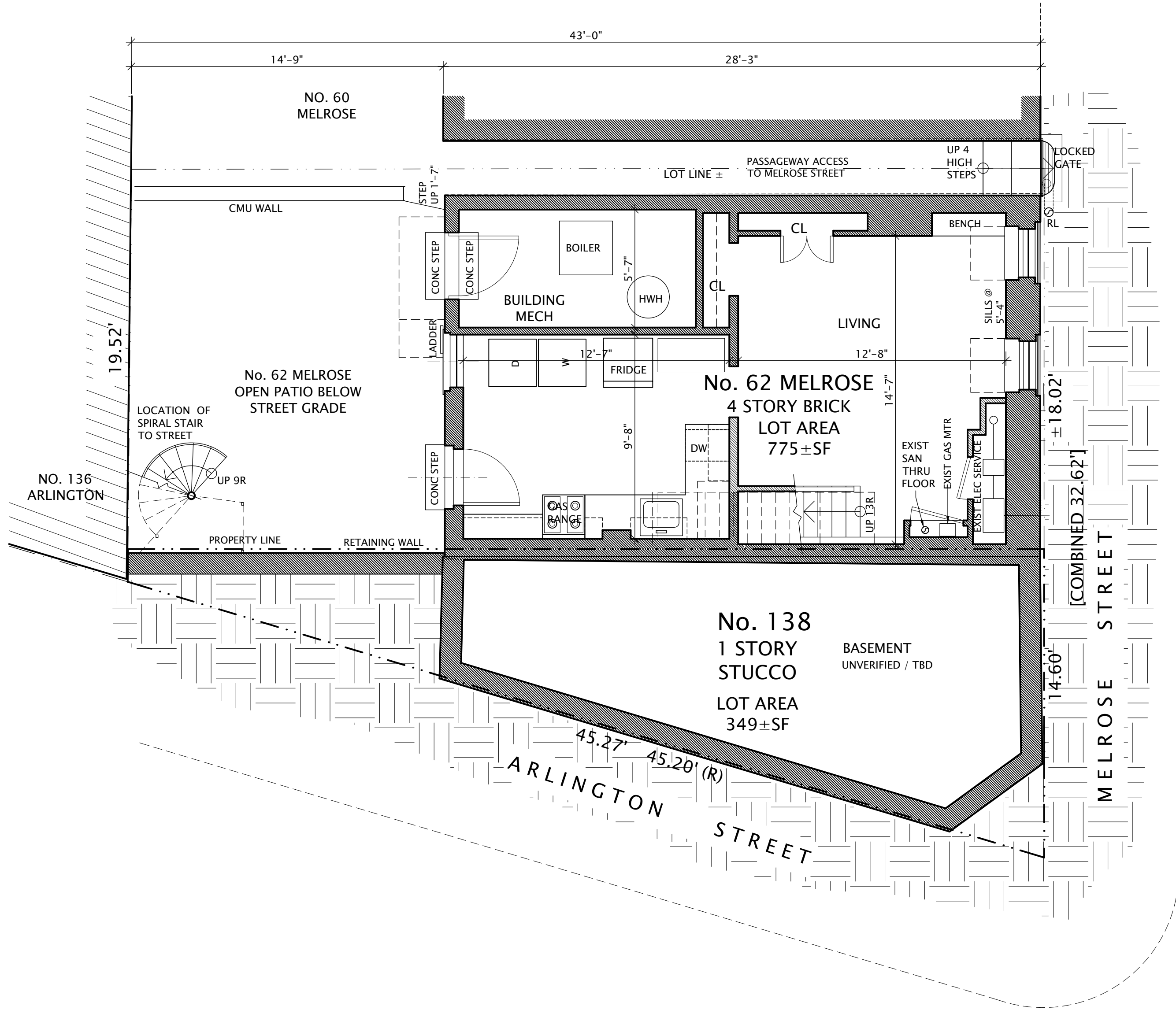
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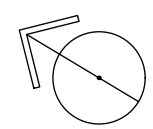
EXISTING 1st FLOOR PLAN

ORIGINAL SCALE 1/4" = 1'-0"



EXISTING GROUND FLOOR PLAN

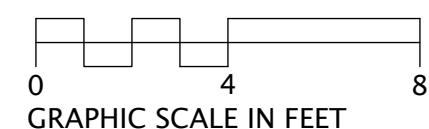
ORIGINAL SCALE 1/4" = 1'-0"



GRAPHIC SCALE IN FEET
EXISTING SITE INFORMATION TAKEN FROM
"SITE PLAN OF LAND" BY BOSTON SURVEY, INC.
DATED AUGUST 1, 2023



CONTEXT PHOTOS OF EXISTING 1-STORY BUILDING AT 138 ARLINGTON STREET



GRAPHIC SCALE IN FEET
EXISTING SITE INFORMATION TAKEN FROM
"SITE PLAN OF LAND" BY BOSTON SURVEY, INC.
DATED AUGUST 1, 2023

PISANI + ASSOCIATES
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BAY VILLAGE
BOSTON, MA
PROJECT 22-375

DATE	WAP DRAWN	AMP CHECKED
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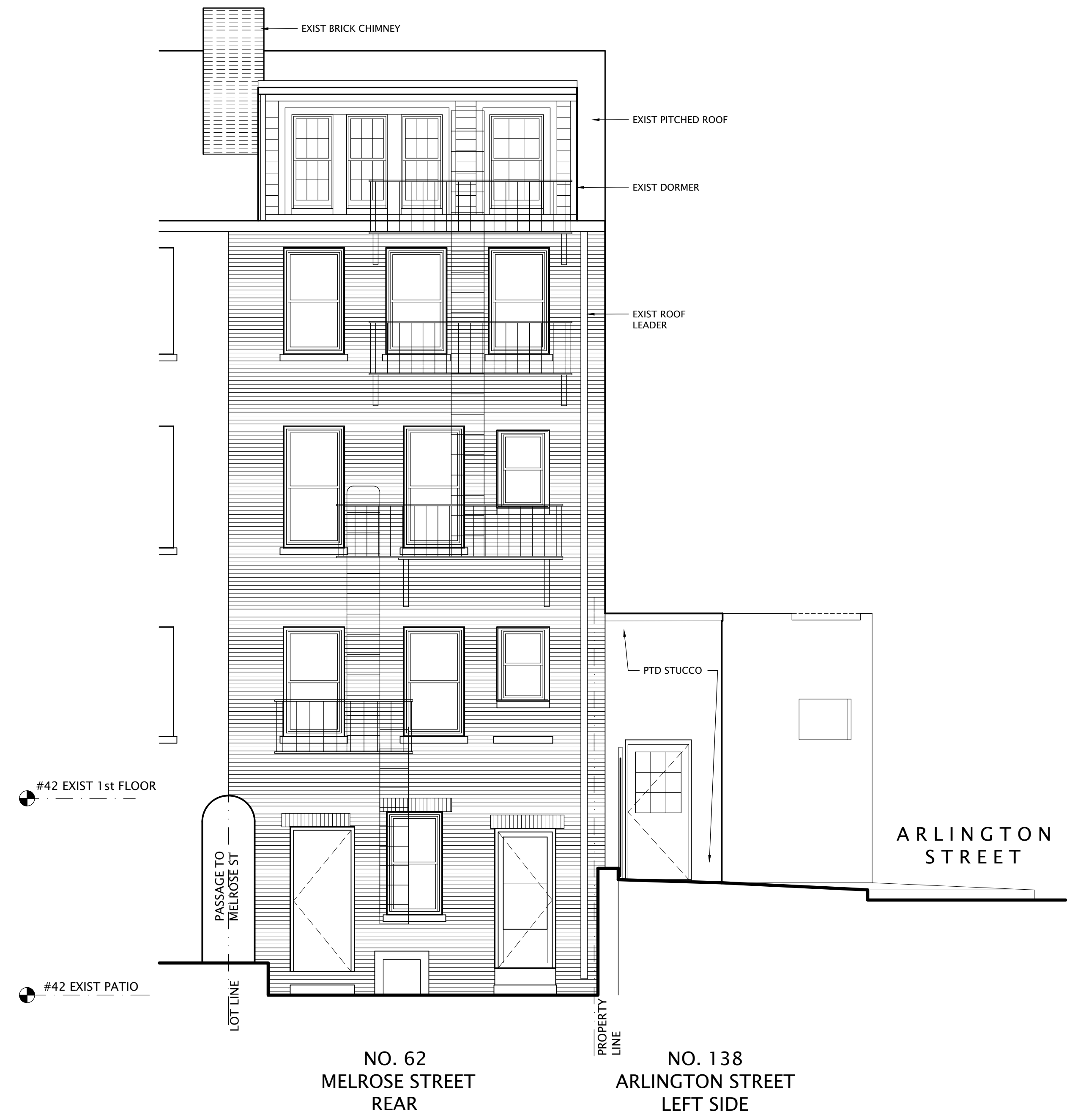
EXISTING ELEVATIONS

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Ex4.1

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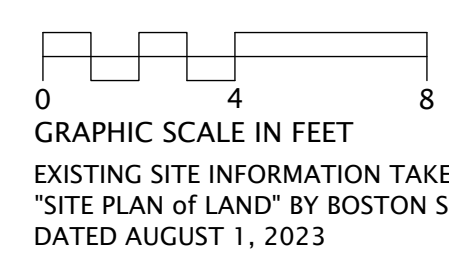
EXISTING 138 ARLINGTON STREET LEFT SIDE ELEVATION /
EXISTING 62 MELROSE STREET REAR ELEVATION

ORIGINAL SCALE 1/4" = 1'-0"



EXISTING MELROSE STREET ELEVATION

ORIGINAL SCALE 1/4" = 1'-0"



GRAPHIC SCALE IN FEET
EXISTING SITE INFORMATION TAKEN FROM
"SITE PLAN of LAND" BY BOSTON SURVEY, INC.
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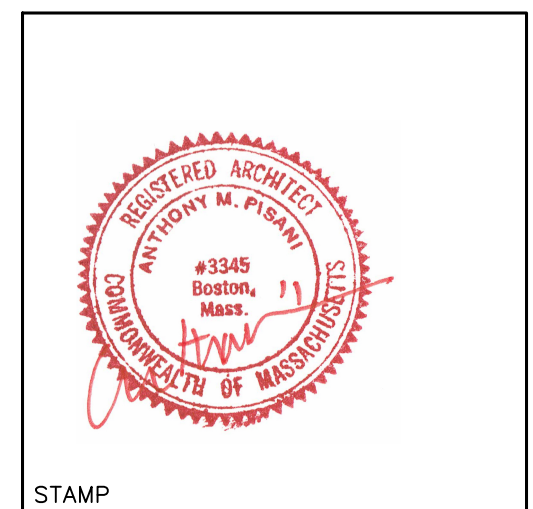
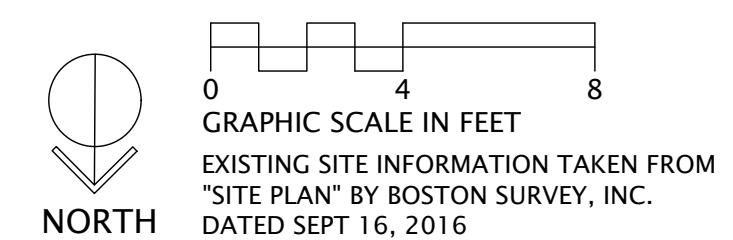
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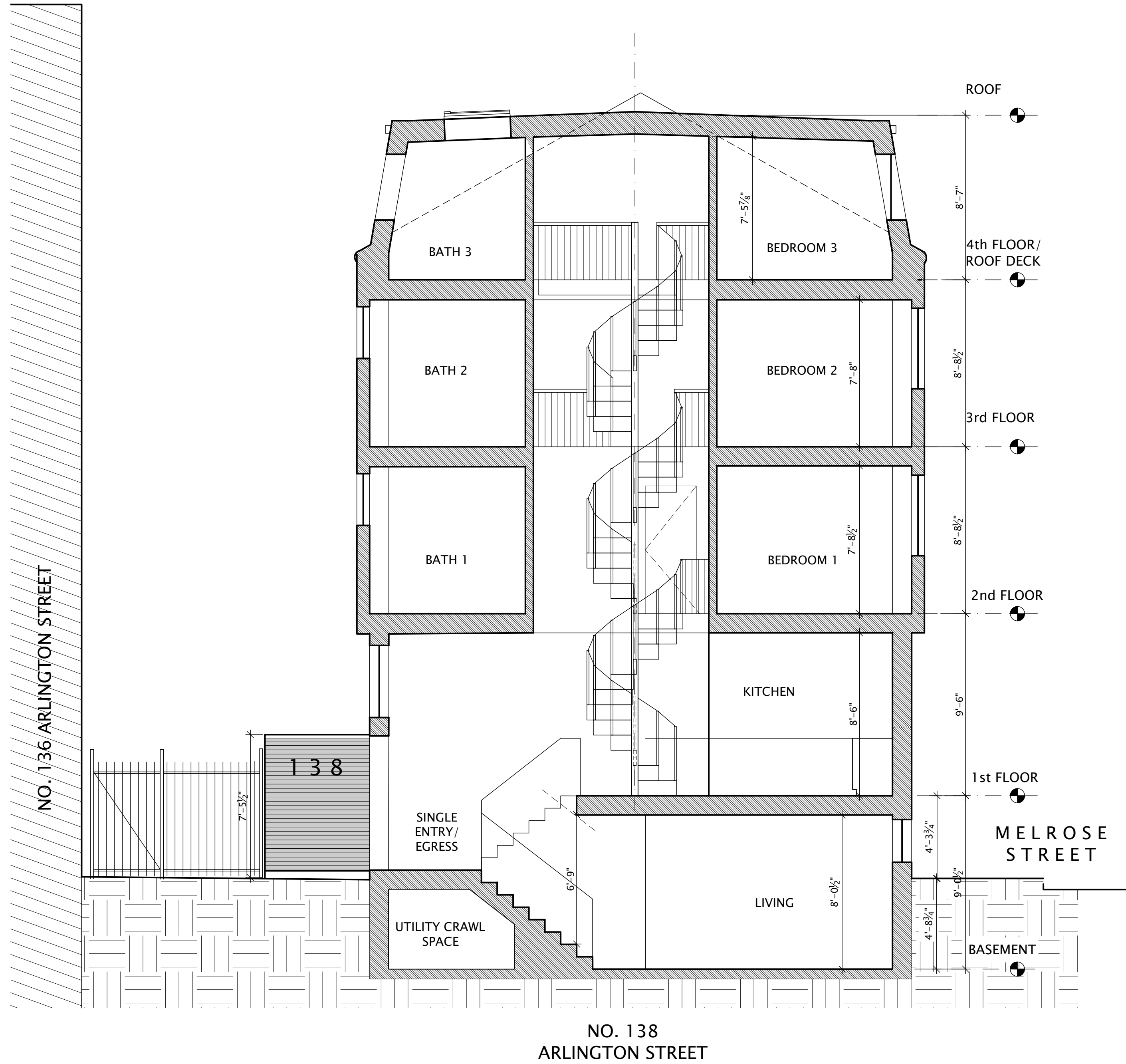
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138 ARLINGTON STREET
BAY VILLAGE
BOSTON, MA
PROJECT 22-375

DATE	AMP/WAP DRAWN	AMP CHECKED
CONCEPT FLOOR PLANS		
DRAWING		

A1.1

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CONCEPT SECTION

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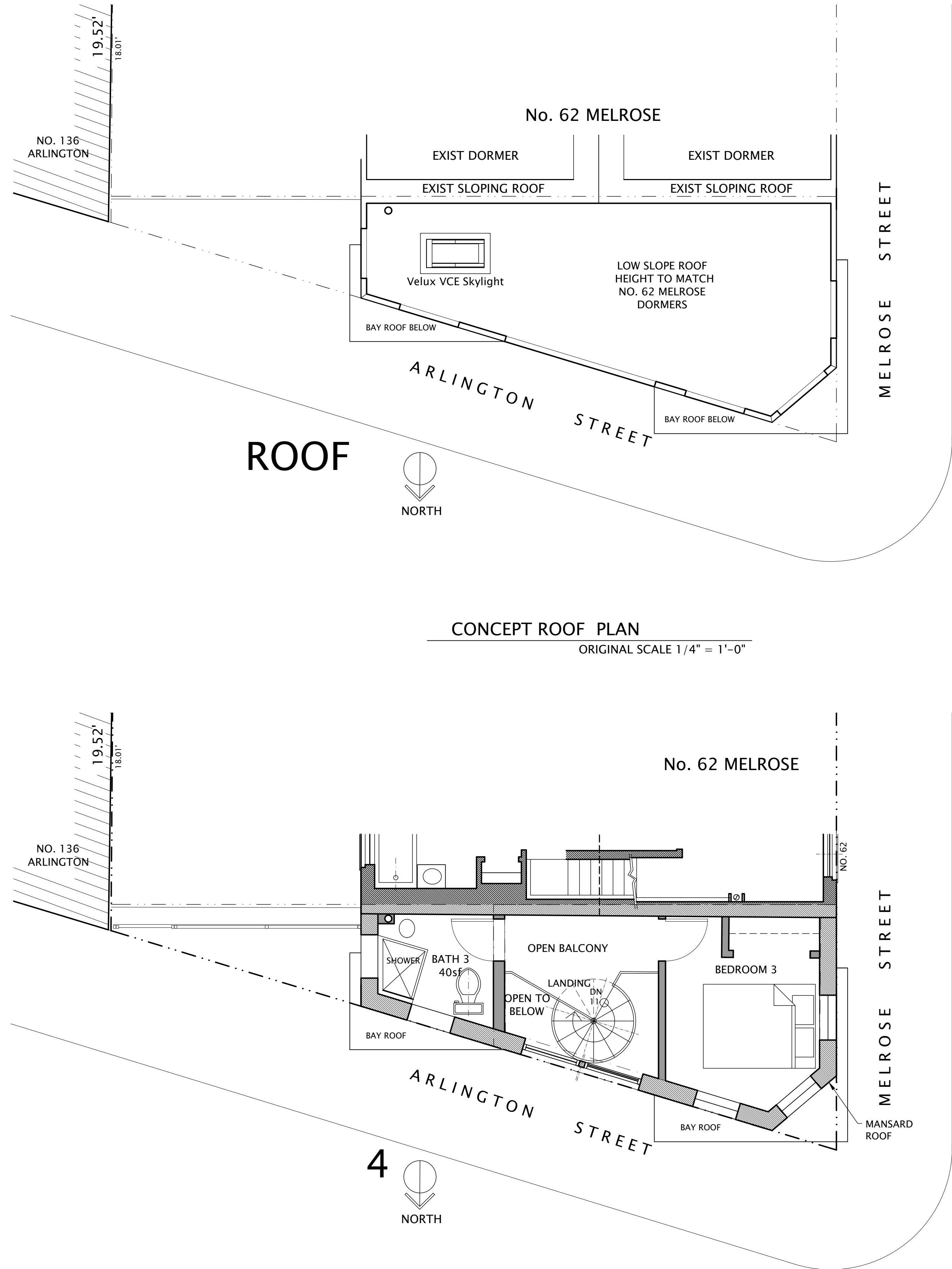
BUILDING AREA SUMMARY - (ZONING)

FLOOR	EXISTING		PROPOSED BUILDING			PROPOSED UNIT	
	BUILT AREA	GROSS FLOOR AREA FOR F.A.R.	BUILT AREA INCLUDING EXISTING TO REMAIN	ALLOWABLE DEDUCTIONS, SEE NOTE (2)	GROSS FLOOR AREA FOR F.A.R. (1)	PRELIMINARY NET INTERIOR UNIT AREA (NO DEDUCTION FOR OPEN SPACE)	
BASEMENT	291±SF	291±SF	284±SF	35	249±GSF (1)	B	182±SF
1st FLOOR	291±SF	291±SF	284±SF		284±SF	1	222±SF
2nd FLOOR	N/A	N/A	326±SF		326±SF	2	267±SF
3rd FLOOR	N/A	N/A	326±SF		326±SF	3	267±SF
4th FLOOR	N/A	N/A	226±SF		226±SF	4	177±SF
TOTAL	582±SF	582±SF			1,411±SF		1,115±SF
LOT AREA	349±SF per BSI SURVEY						3-BR, 2½ BATH
FAR	EXISTING:	1.67	PROPOSED:	4.04			

(1) DEDUCTIONS TAKEN FOR MECHANICAL & STORAGE SPACES NORMALLY IN BASEMENT.

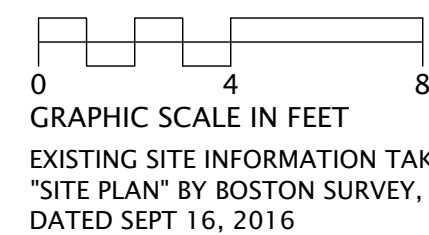
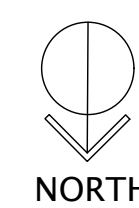
BUILDING CODE NOTES (PRELIMINARY):

1. R-3 OCCUPANCY: 4-STORY SINGLE FAMILY TOWNHOUSE.
2. BUILDING TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH 780CMR / IBC 2015 COMMERCIAL CODE w/ MASS AMENDMENTS.
3. BUILDING TO HAVE AUTOMATIC SPRINKLER SYSTEM PER NFPA 13R.
4. ALLOWABLE HEIGHT TABLE 504.3: R- OCCUPANCY, NFPA 13R AUTOMATIC SPRINKLER, ALLOWABLE HEIGHT 60 FEET FOR ALL CONSTRUCTION TYPES.
5. ALLOWABLE STORIES TABLE 504.4: R-3 OCCUPANCY, NFPA 13R AUTOMATIC SPRINKLER, 4 STORIES ABOVE GRADE PLANE: ALL CONSTRUCTION TYPES ALLOWED.
6. 1006.3.2 SINGLE EXITS: CONDITION 4 ALLOWS R-3 OCCUPANCIES TO HAVE A SINGLE EXIT.
7. 1011.10 SPIRAL STAIRWAYS: SPIRAL STAIRWAYS ARE PERMITTED TO BE USED AS A MEANS OF EGRESS WITHIN A DWELLING UNIT.



CONCEPT 4th FLOOR PLAN

ORIGINAL SCALE 1/4" = 1'-0"



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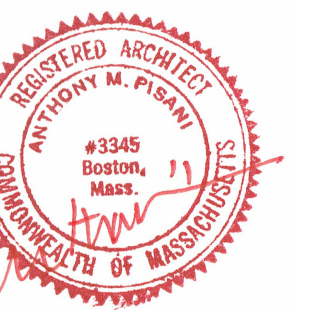
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ISSUE / REVISION		
NO.	DATE	DESCRIPTION
1	05.22.25	PLAN UPDATES

138 ARLINGTON STREET
BAY VILLAGE
BOSTON, MA

PROJECT 22-375

DATE	WAP DRAWN	AMP CHECKED
CONCEPT 4th FLOOR & ROOF PLANS & SECTION DRAWING		

A1.2

DWG. NO.

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CONCEPT ELEVATION – RIGHT ANGLE TO MELROSE

ORIGINAL SCALE 1/4" = 1'-0"

PISANI + ASSOCIATES
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e-mail: opisani@pisani.com

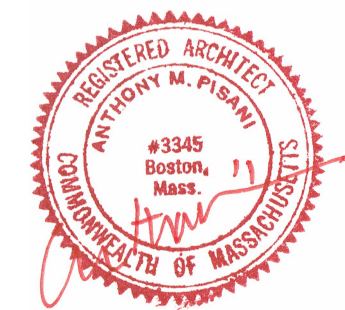
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BEACON HILL PROPERTIES LLC
100 STATE STREET, 11th FLOOR
BOSTON, MA 02109

SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129



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NO.	DATE	DESCRIPTION
	08.15.25	POST 8,12 UPDATES

138 ARLINGTON STREET
BAY VILLAGE
BOSTON, MA
PROJECT 22-375

DATE	WAP DRAWN	AMP CHECKED
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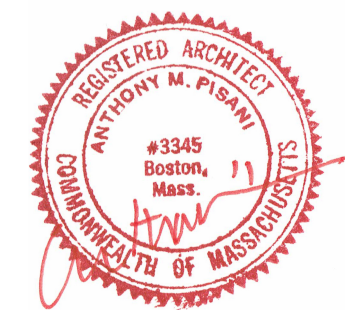
FRONT ELEVATION

DRAWING

A4.1

DWG. NO.

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SIDE ELEVATIONS

DRAWING

A4.2

DWG. NO.



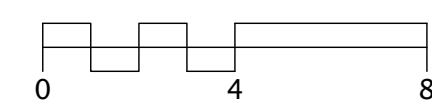
PROPOSED 138 ARLINGTON STREET LEFT SIDE ELEVATION /
EXISTING 62 MELROSE STREET REAR ELEVATION

ORIGINAL SCALE 1/4" = 1'-0"

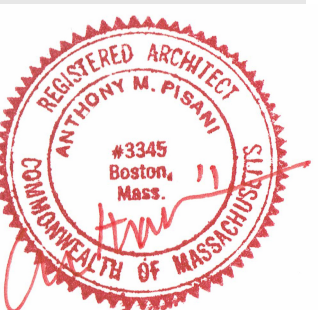


PROPOSED MELROSE STREET ELEVATION

ORIGINAL SCALE 1/4" = 1'-0"

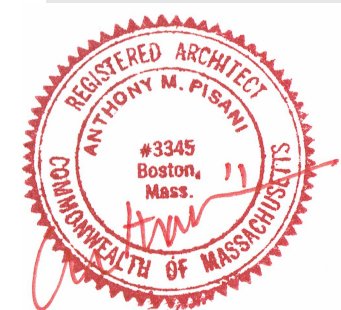


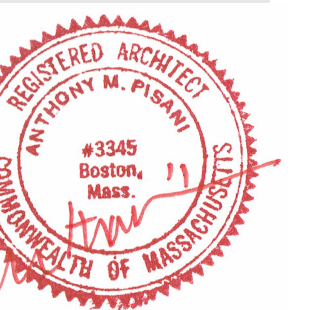
GRAPHIC SCALE IN FEET
EXISTING SITE INFORMATION TAKEN FROM
"SITE PLAN" BY BOSTON SURVEY, INC.
DATED SEPT 16, 2016





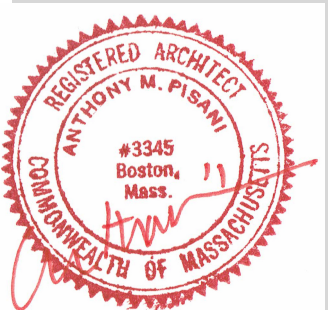


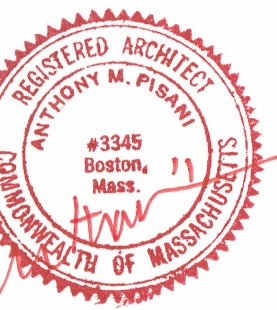








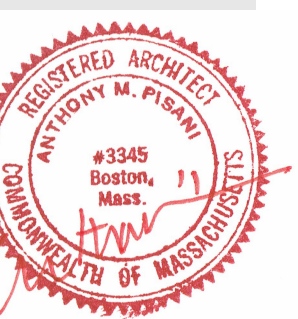






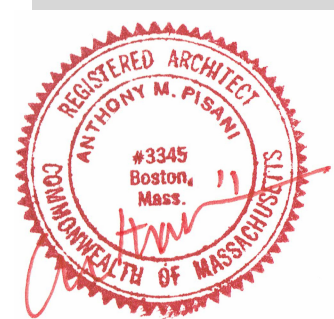














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