

# **137-139 Pleasant St**

**Windows, roof dormer, and garage deck**

**Ari Weiland & Hope Brosnan**



# Arlington Historic District Commissions

## Application for Certificate

(Read attached instructions before completing form)

For Commission Use Only:  
Date Rec: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
Certificate #: \_\_\_\_\_  
Monitor: \_\_\_\_\_

**Certificate Requested:**

**Appropriateness** – for work described herein  
Minor project    Major Project    Demolition

**Non-Applicability** – for the following reason(s):  
Not subject to public view  
Maintenance, repair, or replacement using same design and materials  
Proposed change specifically excluded from review under Bylaw  
Other: \_\_\_\_\_

**Hardship** – financial or otherwise and does not conflict substantially with the intent and purposes of the Bylaw

**General Information:**

Property Address 137-139 Pleasant St District Pleasant  
Owner(s) Hope Brosnan & Ari Weiland Email math1man@gmail.com  
Owner's Phone (h) 224-619-5098 (w) \_\_\_\_\_ (fax) \_\_\_\_\_  
Owner's Address 139 Pleasant St, Arlington, MA 02476  
Applicant (if not Owner) \_\_\_\_\_  
Applicant's Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_ (fax) \_\_\_\_\_  
Applicant's Address \_\_\_\_\_  
Applicant's Relationship to Owner \_\_\_\_\_

Contractor Premier Services Company Phone 781-760-9665  
Architect Vina Design Inc Phone 774-239-3657

**Dates of Anticipated Work:** Start ASAP Completion \_\_\_\_\_

**Description of Proposed Work:** (attach additional pages as necessary) Please include a description of how the proposed work (if a change or addition) is historically and architecturally compatible with the building and the District as a whole.

There are a few separate items. Add a new dormer to accommodate a taller ceiling above the 2-3 floor stairwell, which currently has a lowest-point height of 5' 2". Expand the existing back deck out over the garage, replacing the garage's existing roof. Lastly, our architect informed us that the third story bedroom windows do not meet fire codes for egress windows, so we need to modify them to maintain the rooms as legal bedrooms.

**Required Documentation Acknowledgement:** (see attached instructions)

X I acknowledge that I am required to provide supporting documentation, including the attached "Supporting Documents Checklist", by the deadlines indicated in the instructions. I understand that if such documents are not provided in a timely manner, this application will be considered to be incomplete and Commission action may be delayed.

**I have read the attached instructions and, to the best of my knowledge, the information contained in this application is accurate and complete. I also give permission for members of the AHDC to access the property for the purpose of reviewing this application and work done under any certificate issued to me.**

Owners Signature(s): Ari Weiland Date: 4/27/2021

# Project: (Interior Renovation)

## Single Family Home 137 Pleasant Street Arlington, Massachusetts

### Historical Meeting Set

List Of Drawings:

- T-1 Title Sheet
- D-1 Demolition plans, and notes
- D-1.1 Demolition plan, section and notes
- D-1.2 Building sections and notes
- A-1 Proposed plans, and notes
- A-1.1 Proposed plans, and notes
- A-3 Building sections, and notes
- S-1 Foundation plan and detail
- S-2 Framing plans and notes

Construction Notes:

- 1- All work shall conform to the Massachusetts State Building Codes, the latest edition. In case of conflict, local regulations and ordinance shall govern.
- 2- Contractor shall verify all dimensions in field. If discrepancy occurs, notify the Engineer or Architect immediately. All work in the affected area shall not be continued until uncertainty are clarified.
- 3- Concrete footings shall be properly cured, so that concrete strength can be fully developed.
- 4- All exposed wood members shall be pressured treated.

2015 IRC Code Review

- R310 Emergency Escape and Rescue Opening:
- R310 Provide two means of egress per dwelling: (Comply)
- R310.2.1 W=30" > 24"
- R310.2.2 S=24" < 44"
- R314 Smoke Alarm:
- R315.3 Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate of the bedroom (Comply)
- R315.4 Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms (Comply)

Dwelling Unit Floor Area (Square Feet)	Number of Bedrooms				
	0 - 1	2 - 3	4	5 - 7	> 7
<1,500	30	45	60	75	90
1,501 - 3,000	45	60	75	90	105
3,001 - 4,500	60	75	90	105	120
4,501 - 6,000	75	90	105	120	135
6,001 - 7,500	90	105	120	135	150
>7,500	105	120	135	150	165

2015 IRC Code Review

- R311.1 Means of Egress:  
Provide two means of egress per dwelling: (Comply)
- R311.2 Egress Doors:  
Primary egress door shall be minimum clear width of (32") measured between the face of the door and the stop with door open at 90 degrees: (Comply)  
  
Secondary egress door shall be minimum clear width of (28") measured between the face of the door and the stop with door open at 90 degrees: (Comply)
- R311.2.1 Interior Doors:  
All interior doors providing access to habitable rooms shall have a minimum nominal width of 30" and nominal height of 78": (Comply)  
  
Doors providing access to bathrooms are permitted to be 28" nominal width; however, in existing building it's permit to be 24" nominal width: (Comply)
- R311.7.4.1 Stairs:  
Replace the phrase 7-1/2" with 8-1/2": (Comply)  
Replace the phrase 10" with 9": (Comply)
- R311.7.4.2 Winder treads stairs: (Comply)
- R313.1.1 Automatic Sprinkler: (NOT APPLICABLE)
- R313.2 Automatic Sprinkler:  
One-and-two family dwelling having an aggregate area greater than 14,400 square feet shall have fire sprinkler installed: (NOT APPLICABLE)
- R314.5 Heat Detector:  
Heater detector installed in garage: (NOT APPLICABLE)
- R315.1 Carbon Monoxide:  
Carbon Monoxide alarm for New Construction and Existing dwellings shall be furnished, installed and maintained by owner: (Comply)
- R315.2 Fire Alarm:  
One alarm shall be installed on each story of a dwelling unit, including basement and cellar: (NOT APPLICABLE)
- R315.3 New Construction: (NOT APPLICABLE)
- R315.4 Existing Dwellings:  
Item #3-in on existing two-family dwellings that more than one bedrooms, the entire building shall be provide with alarms: (NOT APPLICABLE)
- R322.1.1 Basement: (Comply)



425 Park Ave, Worcester, MA 01610  
Tel: 774.239.3657 PH-Fax: 774.321.6527  
Email: vinadesign2008@gmail.com

PROJECT  
Interior Renovation  
  
137 Pleasant Street  
Arlington, MA

Title Sheet, and Notes

Revisions	Date
Revision-1	5/17/21
Revision-2	
Revision-3	

Scale AS NOTED  
Drawn / Check by JL/ BAN  
Date 3/2/21  
Job No. XX

T-1

**GENERAL DEMOLITION/ REMOVAL NOTES (TYP)**

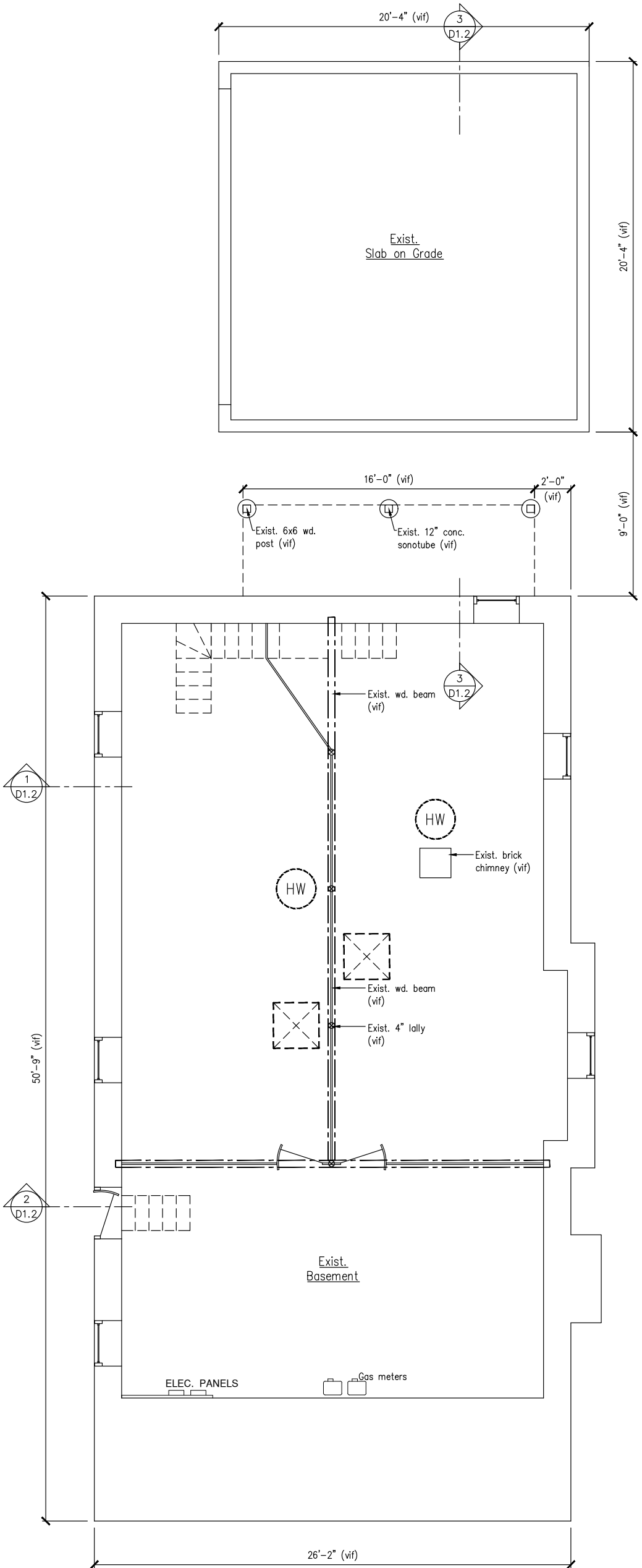
A- Contractor shall provide temporary structural shoring as needed.

B- Contractor shall comply with federal/ state and local codes regarding removal and dispose of hazardous metals.

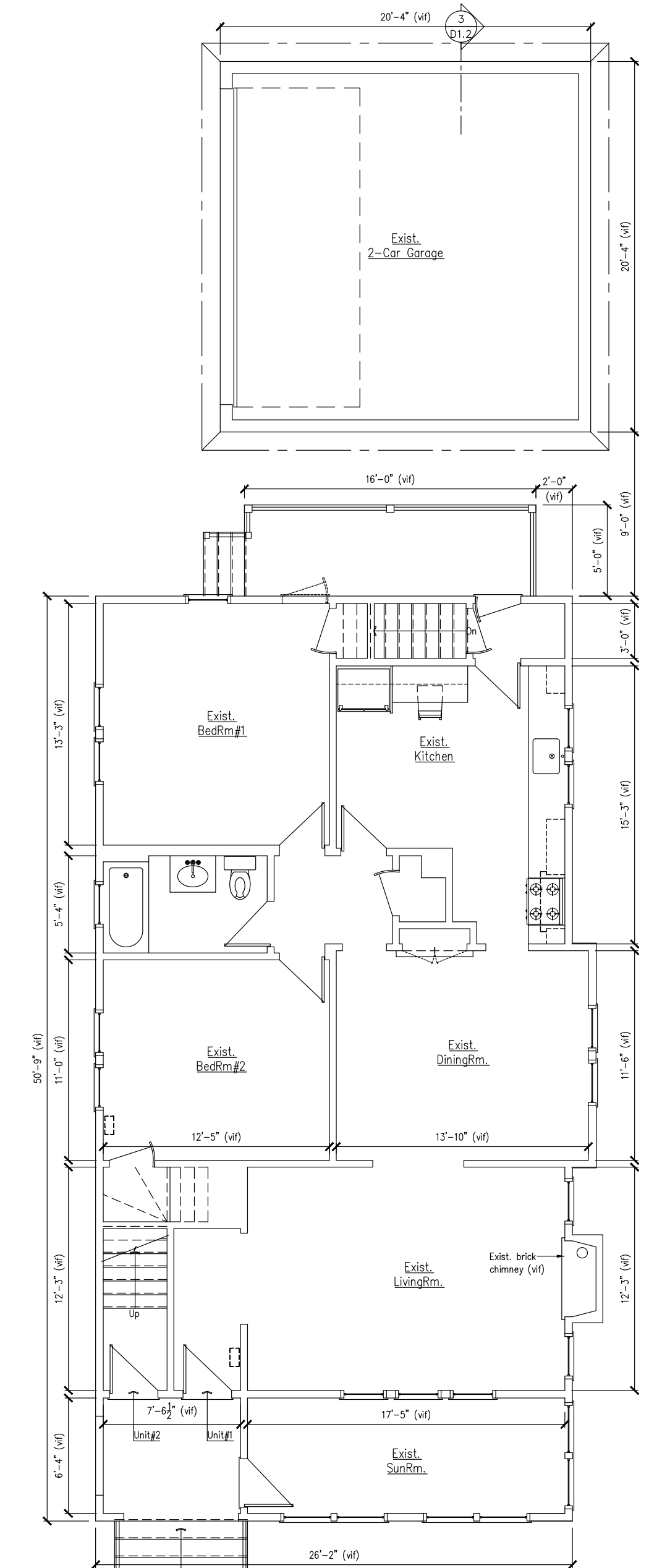
C- Contractor to patch and match where disturb areas

**LEGEND:**

---=	Wall/ partition and areas designated for removal and disposal	3	Remove and dispose partitions, provide temporary support as needed.
---	Exist wall/ partition to remain	4	Remove and dispose wd. siding, sheathing, insulation, studs, GWB, and related materials.
1	Remove and dispose door, frame, hardware and related materials.	5	Remove and dispose entire roof and related materials.
2	Remove and dispose window, frame, hardware and related materials.	6	Remove and dispose partial roof rafter, insulation and related materials
		7	Remove and dispose plumbing fixtures and related materials.



TO REMAIN  
 1 Existing Basement Plan  
 D-1 SCALE: 1/4" = 1'-0"



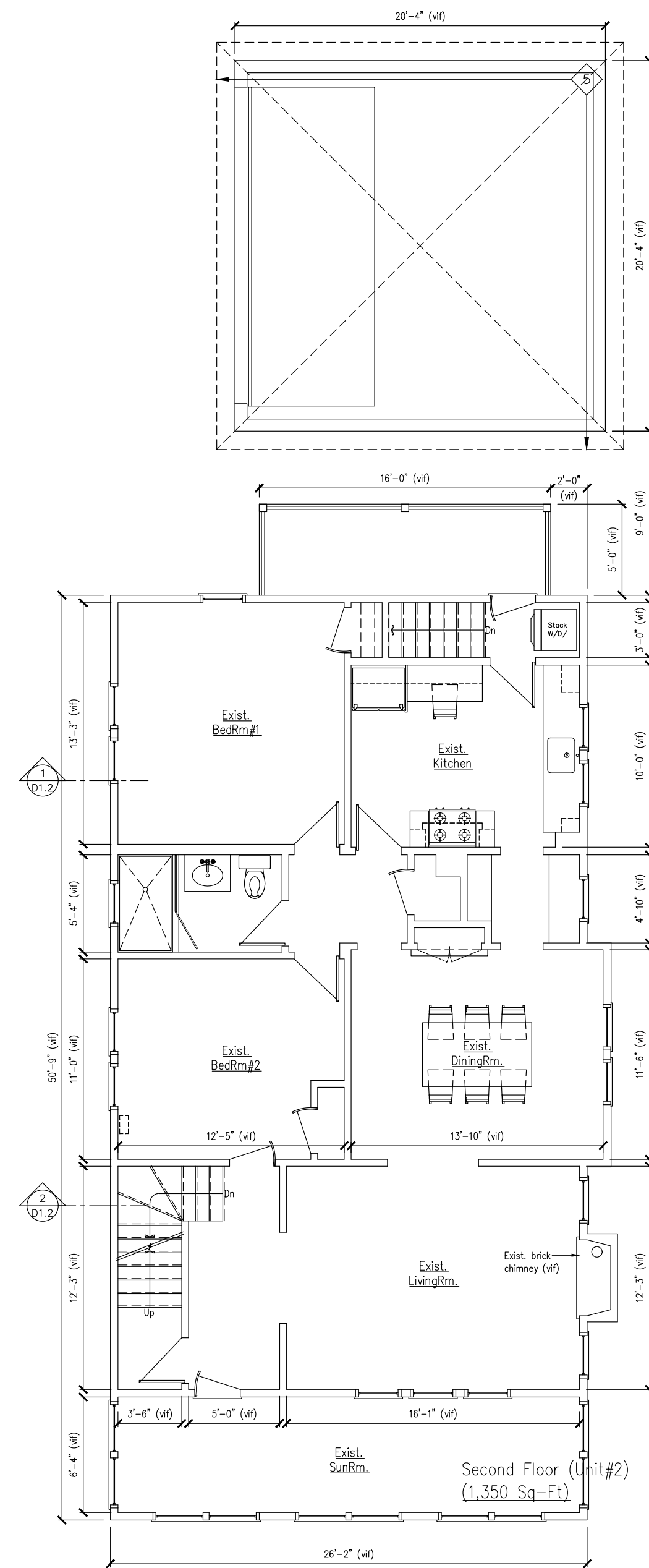
TO REMAIN  
 2 Existing First Floor Plan  
 D-1 SCALE: 1/4" = 1'-0"

Existing/ Demolition Plans, and Notes

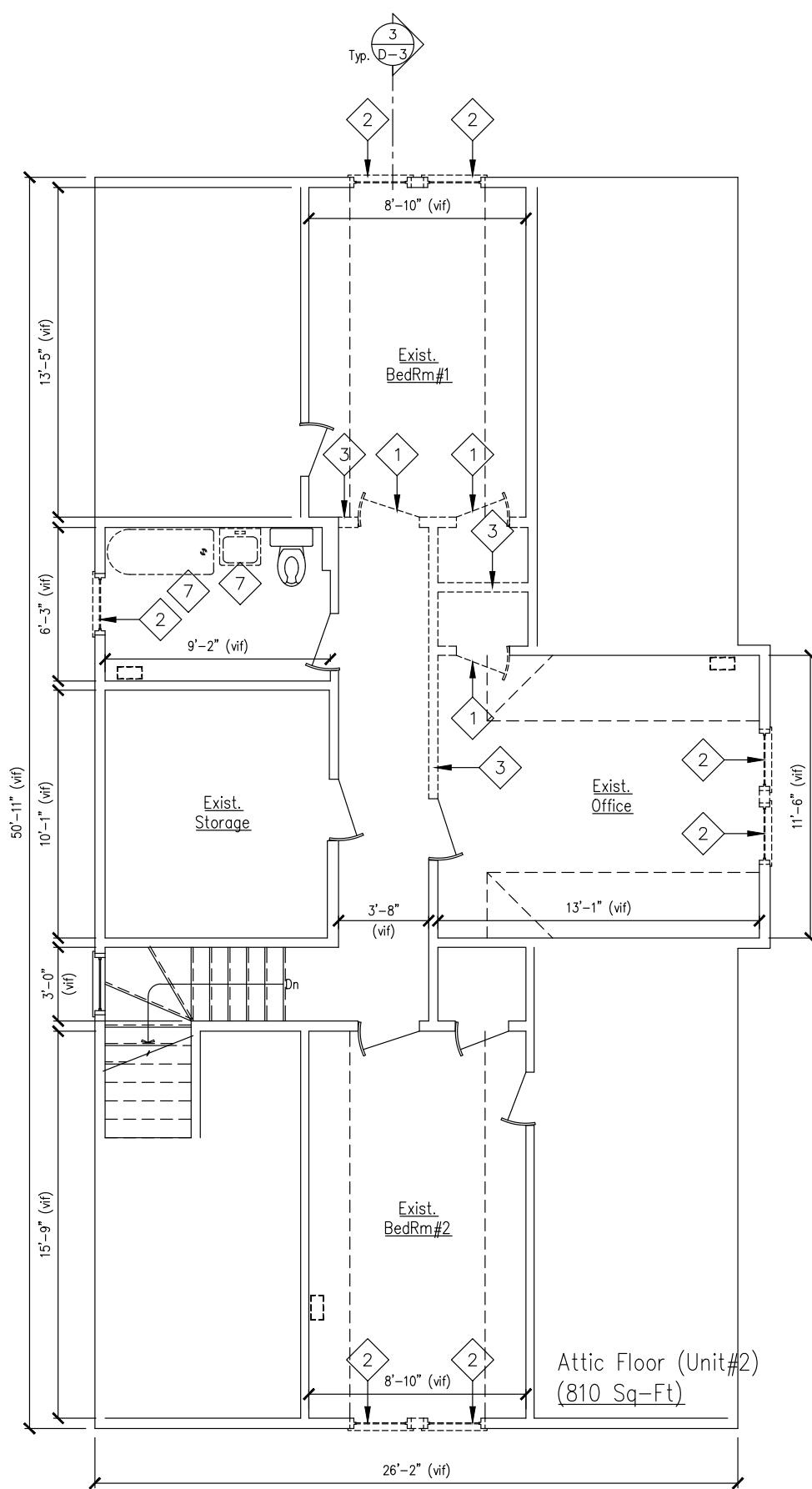
Revisions	Date
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Revision-2	
Revision-3	

Scale	AS NOTED
Drawn / Check by	JL/ BAN
Date	3/2/21
Job No.	XX

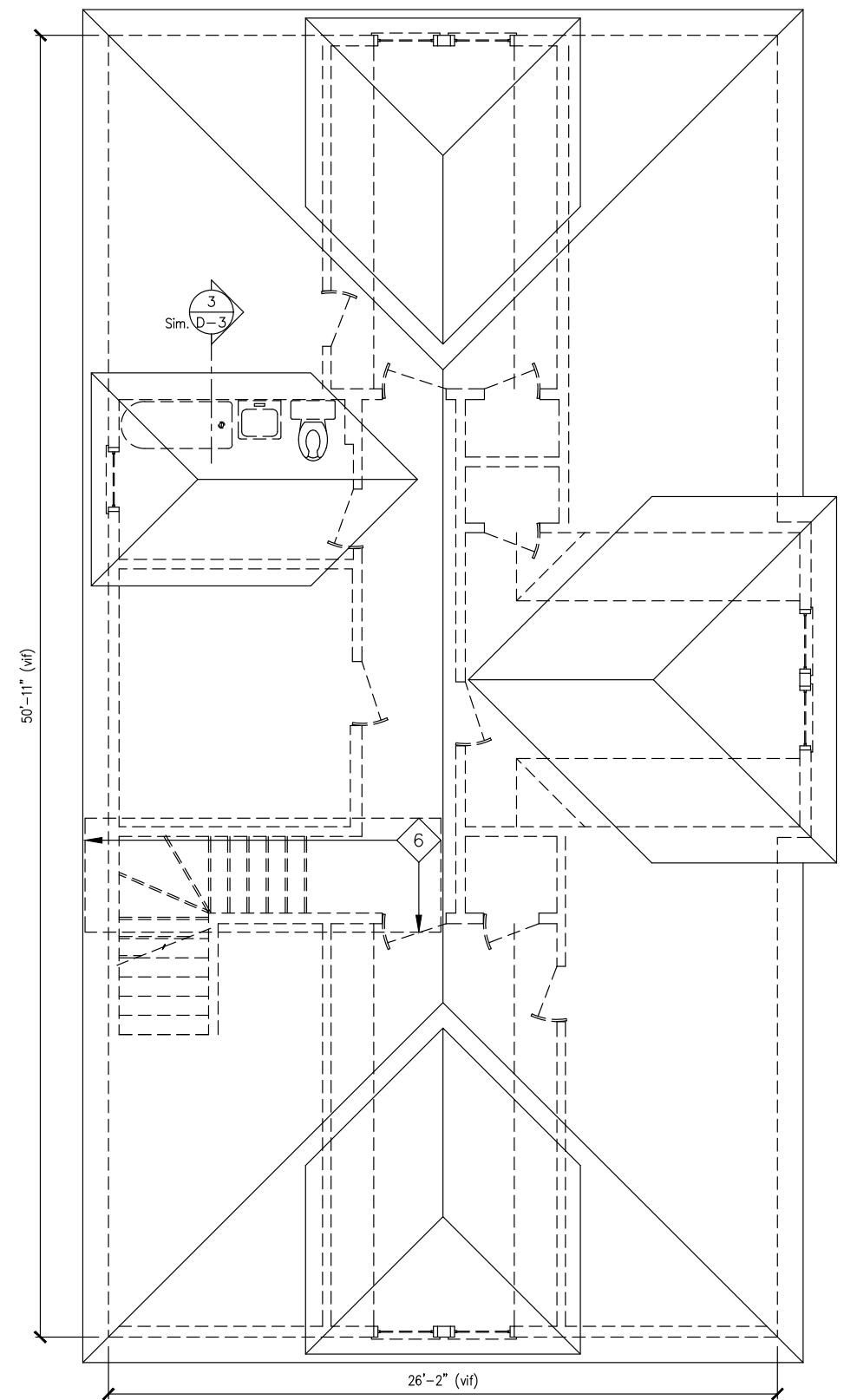
D-1



1 TO REMAIN  
Existing Second Floor Plan  
D-1.1 SCALE: 1/4" = 1'-0"



2 TO MODIFY  
Existing Attic Floor Plan  
D-1.1 SCALE: 1/4" = 1'-0"



3 TO REMAIN  
Existing Roof Plan  
D-1.1 SCALE: 1/4" = 1'-0"

**GENERAL DEMOLITION/ REMOVAL NOTES (TYP)**

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B- Contractor shall comply with federal/ state and local codes regarding removal and dispose of hazardous metals.

C- Contractor to patch and match where disturb areas

**LEGEND:**

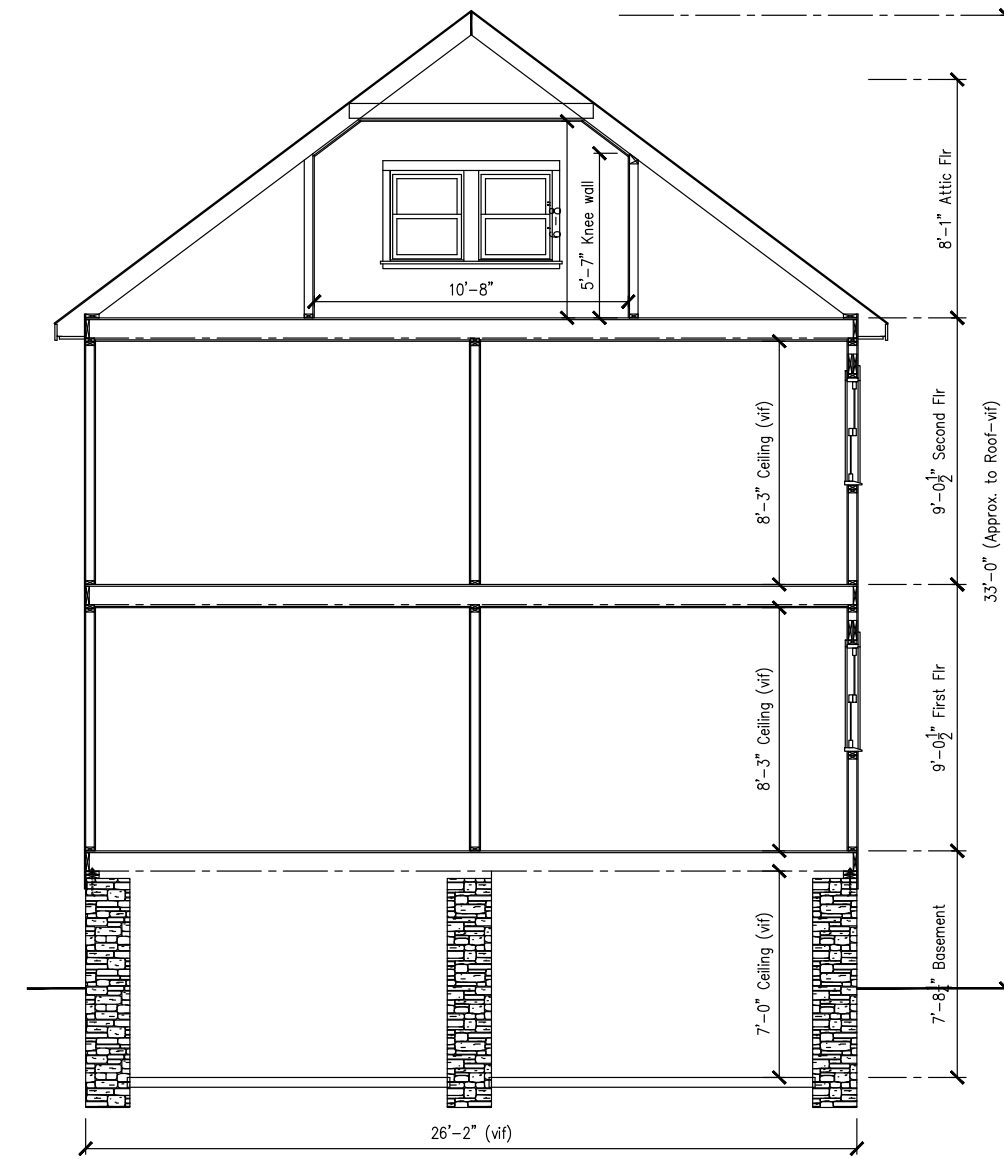
- Wall/ partition and areas designated for removal and disposal
- Exist wall/ partition to remain
- 1 Remove and dispose door, frame, hardware and related materials.
- 2 Remove and dispose window, frame, hardware and related materials.
- 3 Remove and dispose partitions, provide temporary support as needed.
- 4 Remove and dispose wd. siding, sheathing, insulation, studs, CWB, and related materials.
- 5 Remove and dispose entire roof and related materials.
- 6 Remove and dispose partial roof rafter, insulation and related materials
- 7 Remove and dispose plumbing fixtures and related materials.

Existing/ Demolition Plans, and Notes

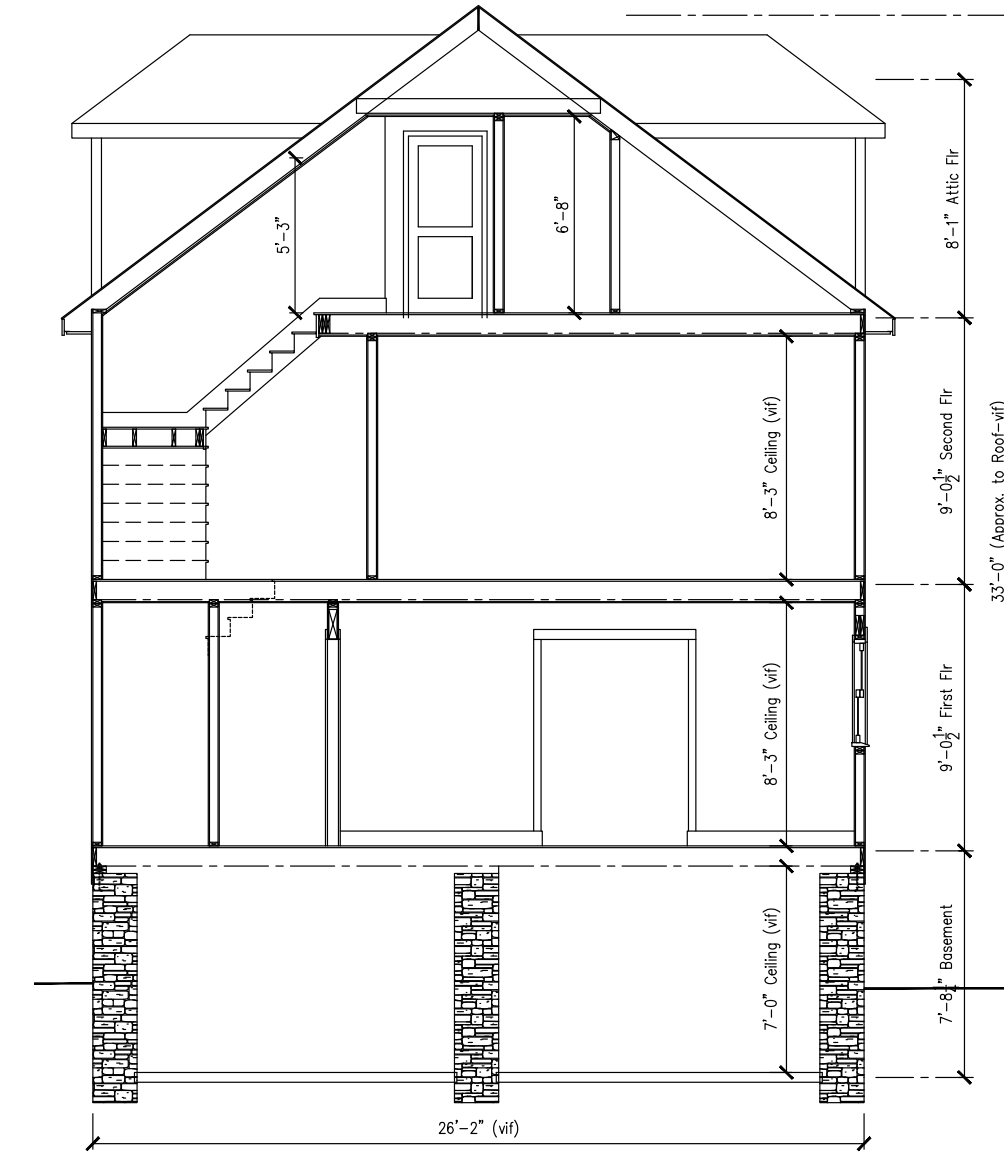
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Revision-3	

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Job No.	XX

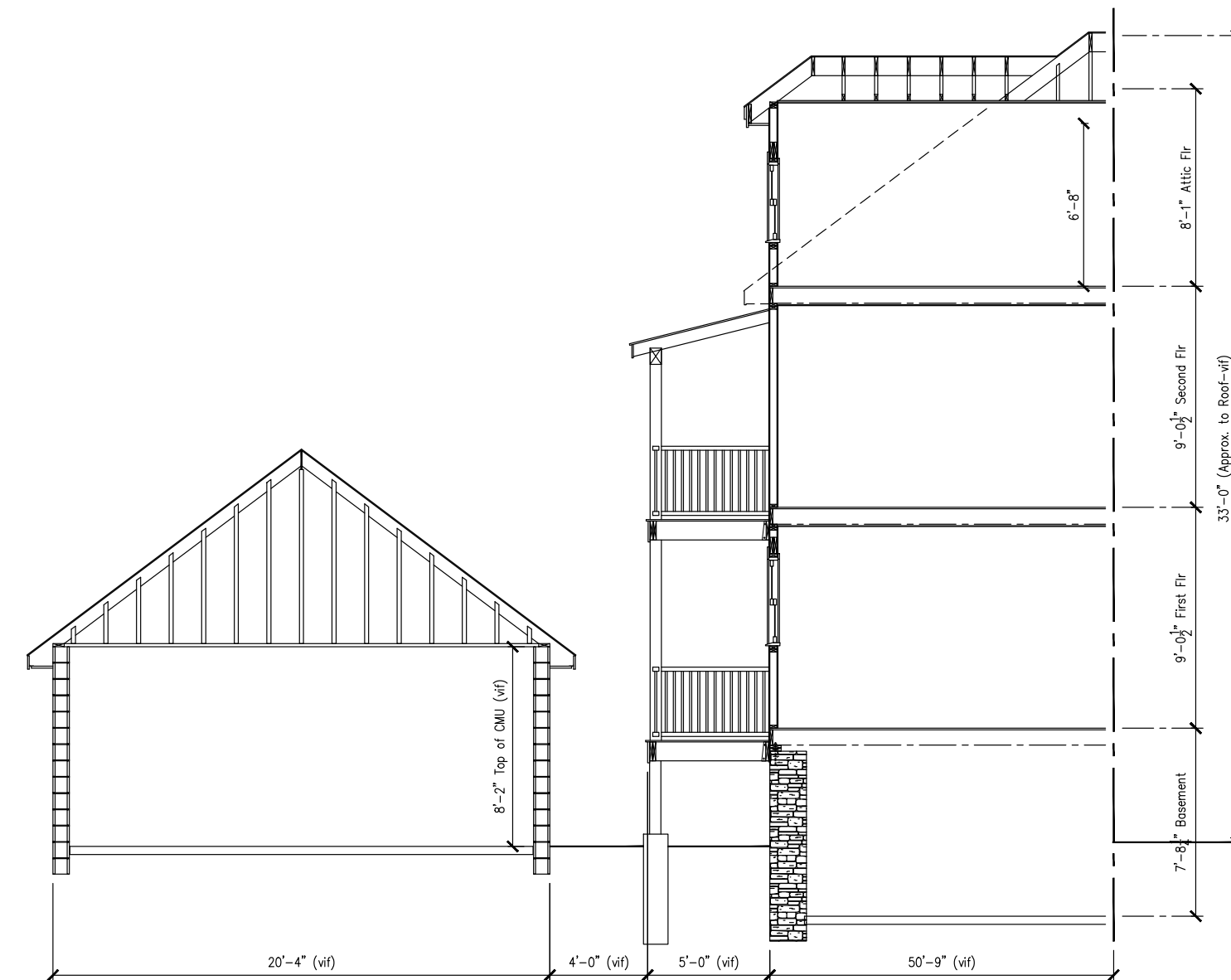
D-1.1



1 Building Cross Section  
D-1 SCALE: 1/4" = 1'-0"



2 Building Cross Section  
D-1 SCALE: 1/4" = 1'-0"



3 Partial Building Longitudinal Section  
D-1 SCALE: 1/4" = 1'-0"

PROJECT  
Interior Renovation

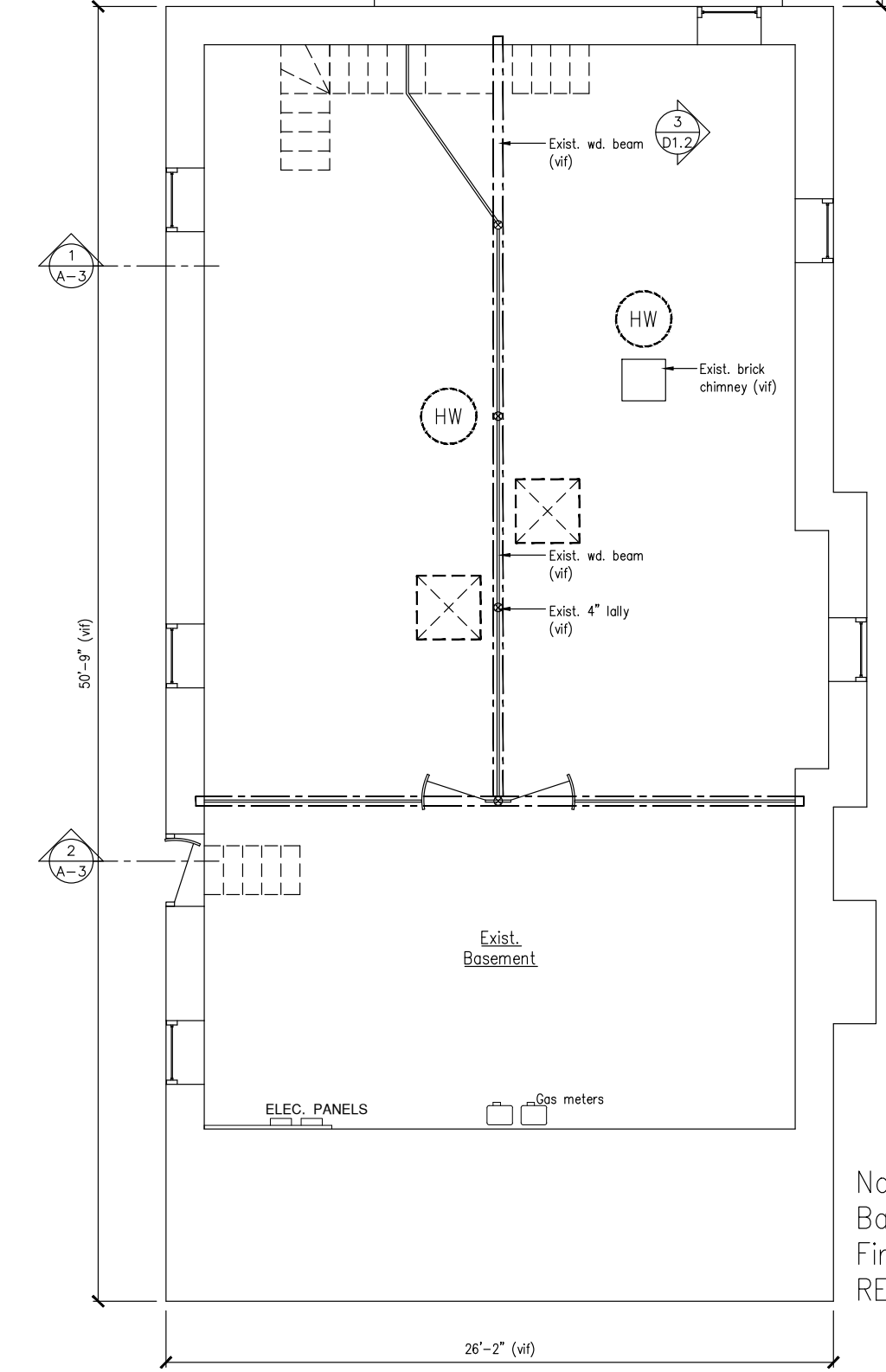
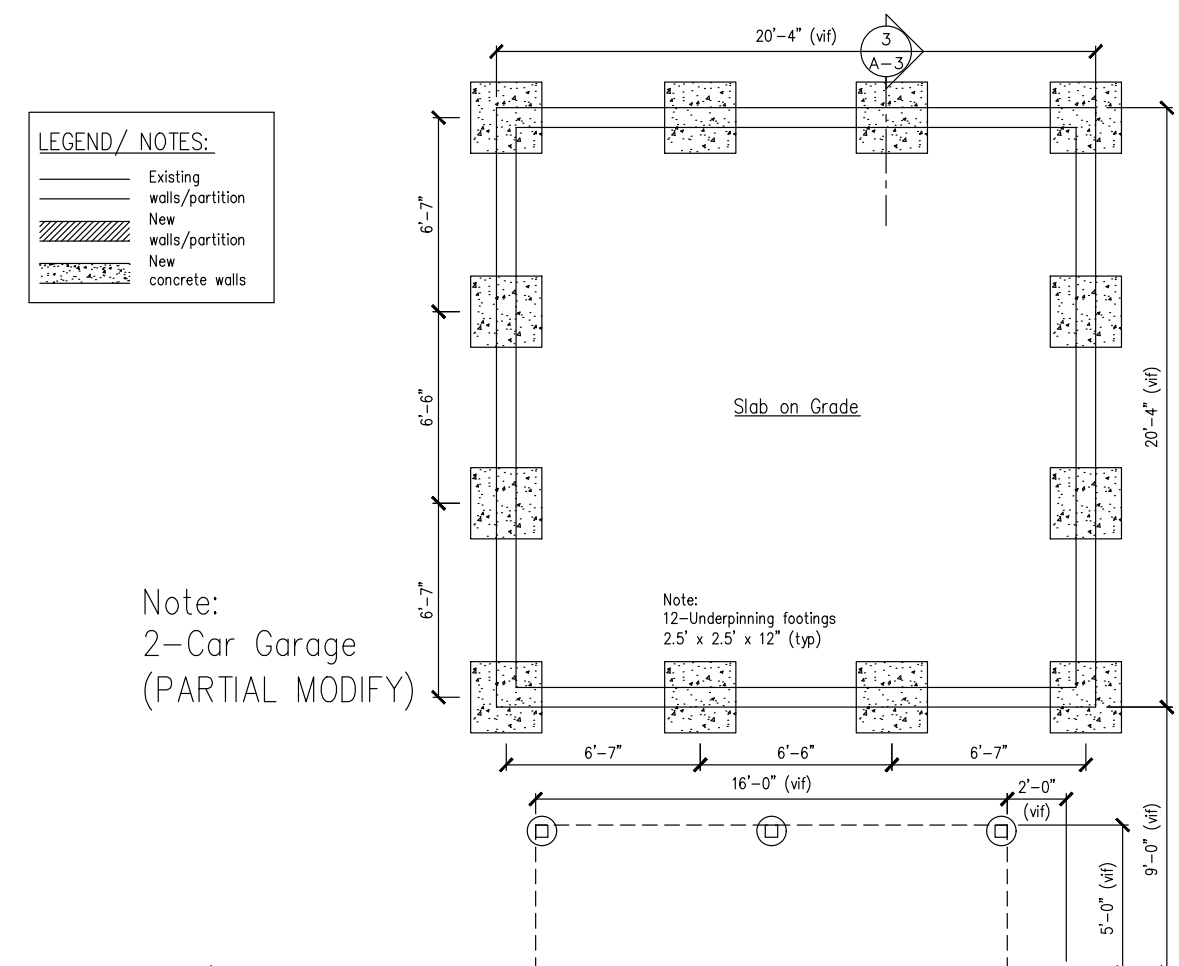
137 Pleasant Street  
Arlington, MA

Existing Building Sections,  
and Notes

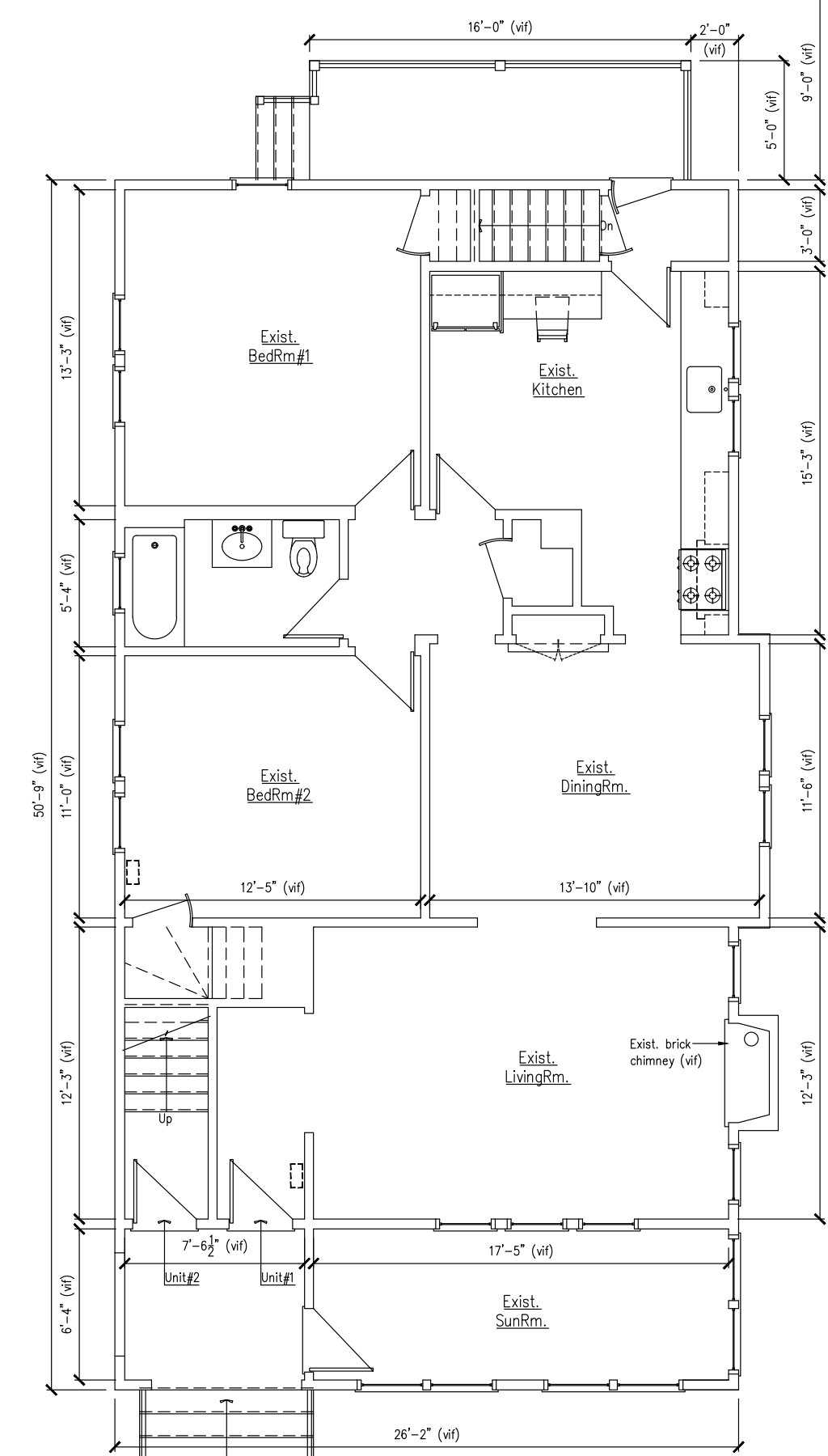
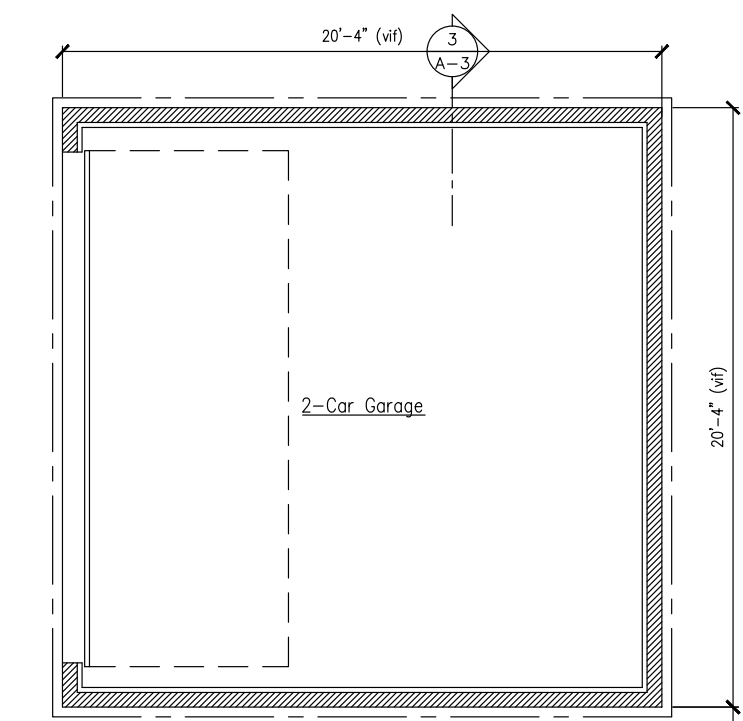
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Revision-1	5/17/21
Revision-2	
Revision-3	

Scale AS NOTED  
Drawn / Check by JL/ BAN  
Date 3/2/21  
Job No. XX

D-1.2



1 Foundation/ Footing Plan  
 SCALE: 1/4" = 1'-0"



2 Ground Floor Plan  
 SCALE: 1/4" = 1'-0"

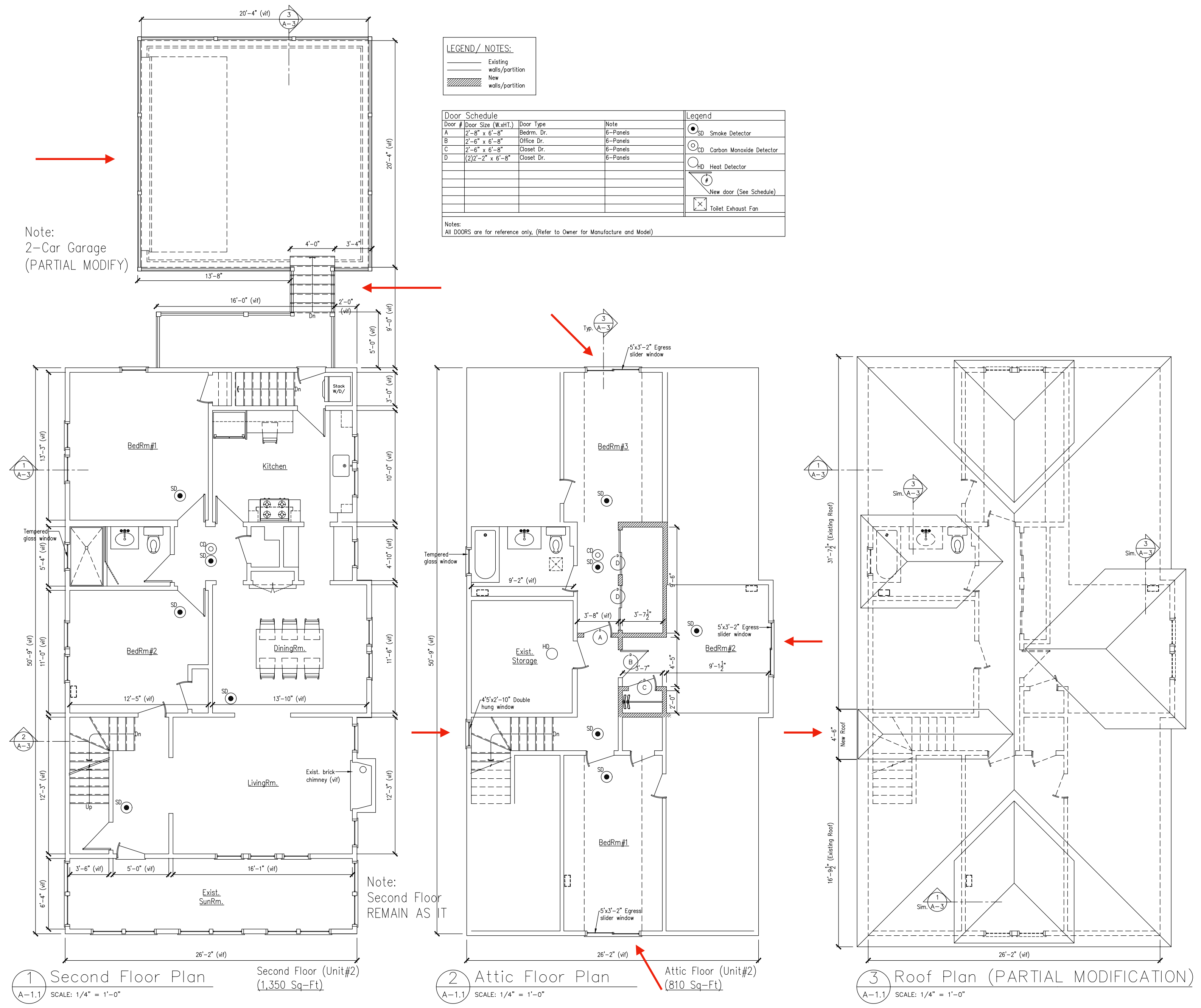
PROJECT  
 Interior Renovation

137 Pleasant Street  
 Arlington, MA

Floor Plans, and Notes

Revisions	Date
Revision-1	5/17/21
Revision-2	
Revision-3	

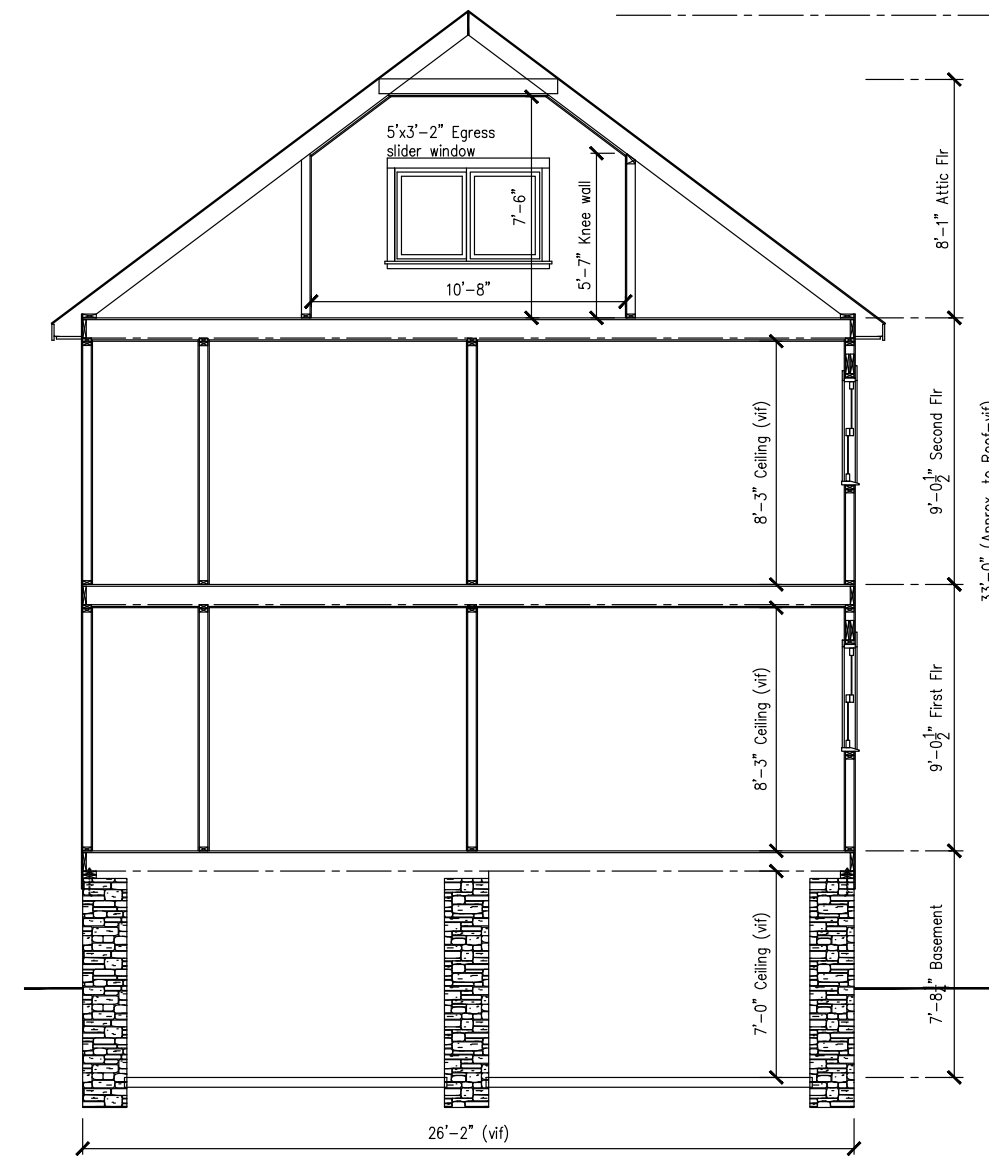
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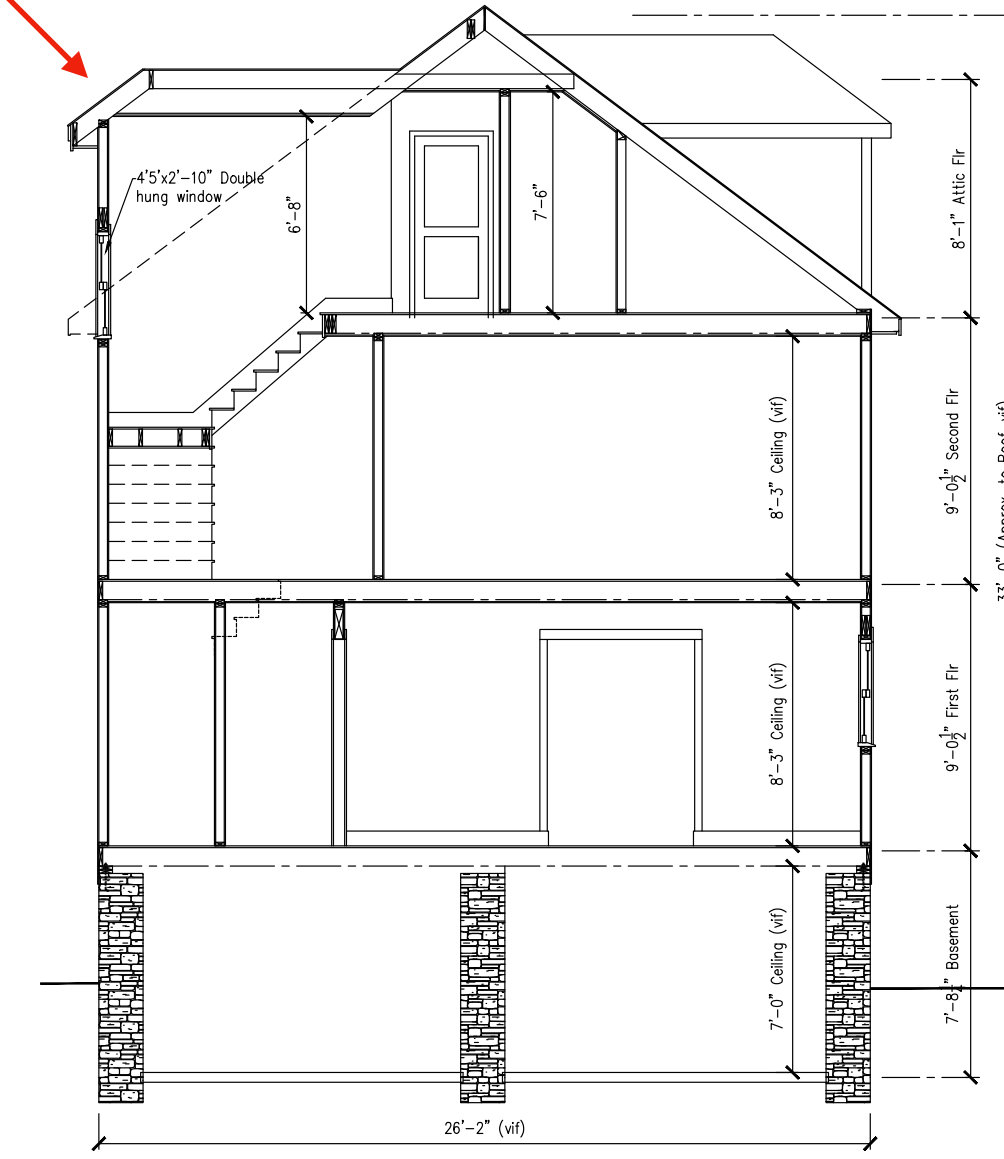
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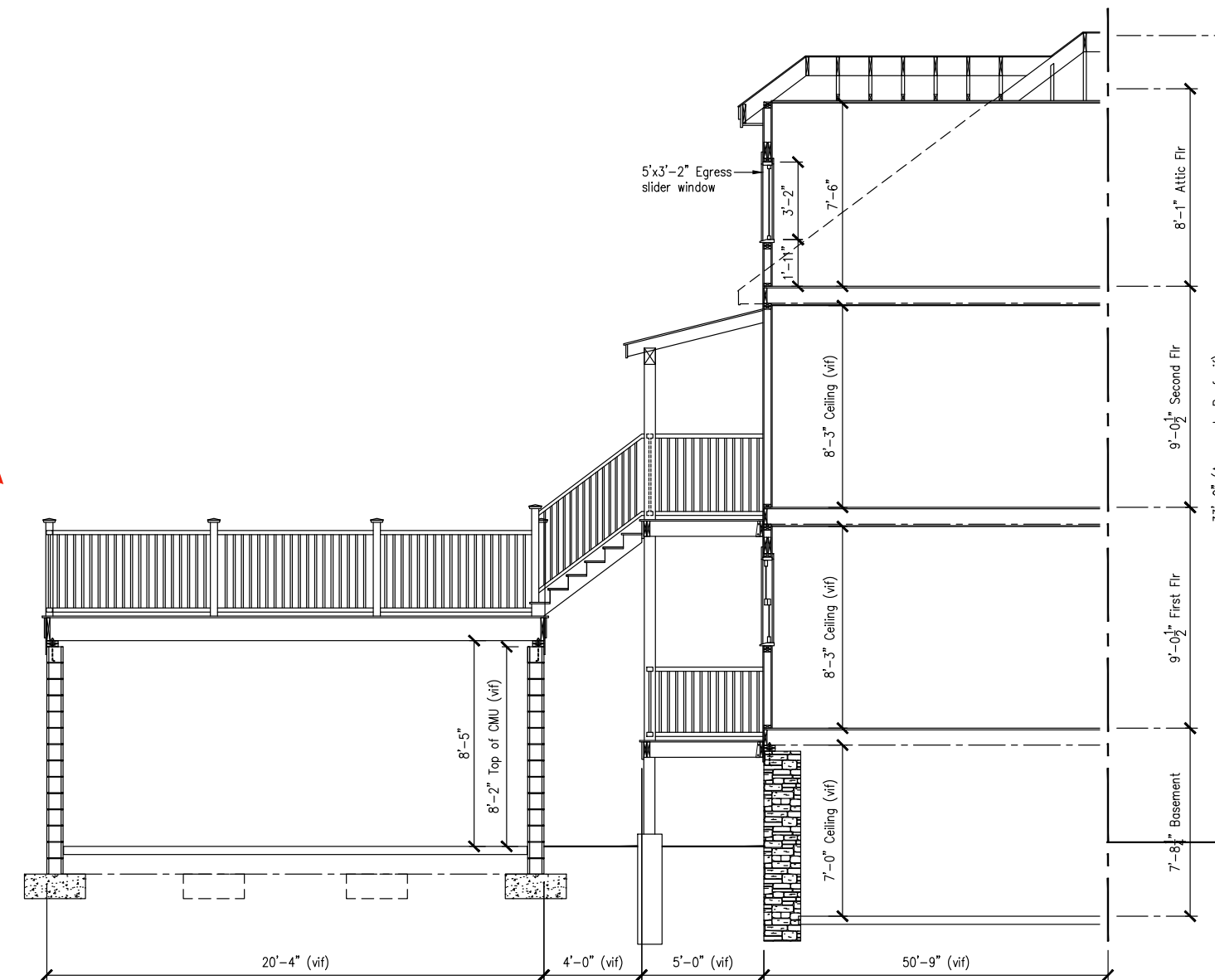




1 Building Cross Section  
A-1 SCALE: 1/4" = 1'-0"



2 Building Cross Section  
A-1 SCALE: 1/4" = 1'-0"



3 Partial Building Longitudinal Section  
A-1 SCALE: 1/4" = 1'-0"

PROJECT  
Interior Renovation

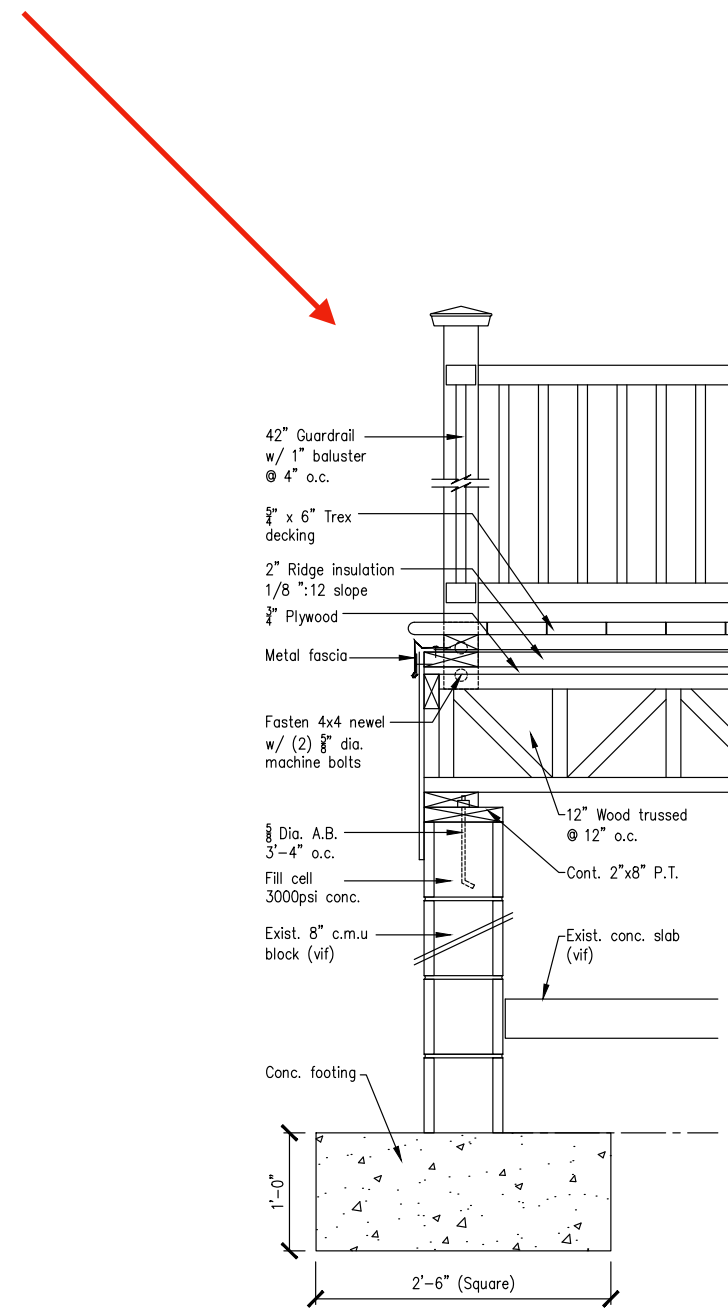
137 Pleasant Street  
Arlington, MA

Building Sections, Details,  
and Notes

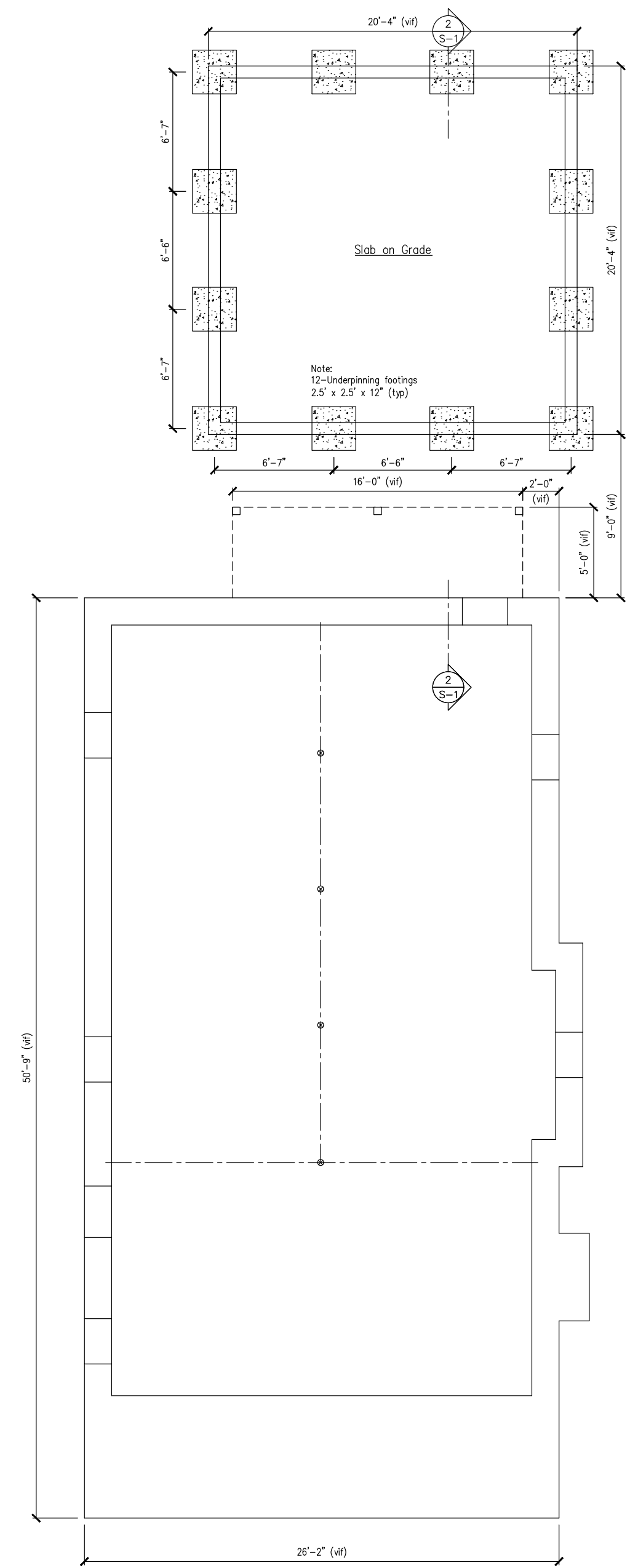
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Revision-2	
Revision-3	

Scale	AS NOTED
Drawn / Check by	JL/ BAN
Date	3/2/21
Job No.	XX

A-3



2 Enlarged Section Detail  
S-2 SCALE: 1" = 1'-0"



1 Basement/ Foundation Plan  
S-1 SCALE: 1/4" = 1'-0"

**J.R. Associates**  
63 Griggs Road  
Sutton, MA 01590  
(508) -865-6721

Sheet Name:

Footing Plan, and Detail

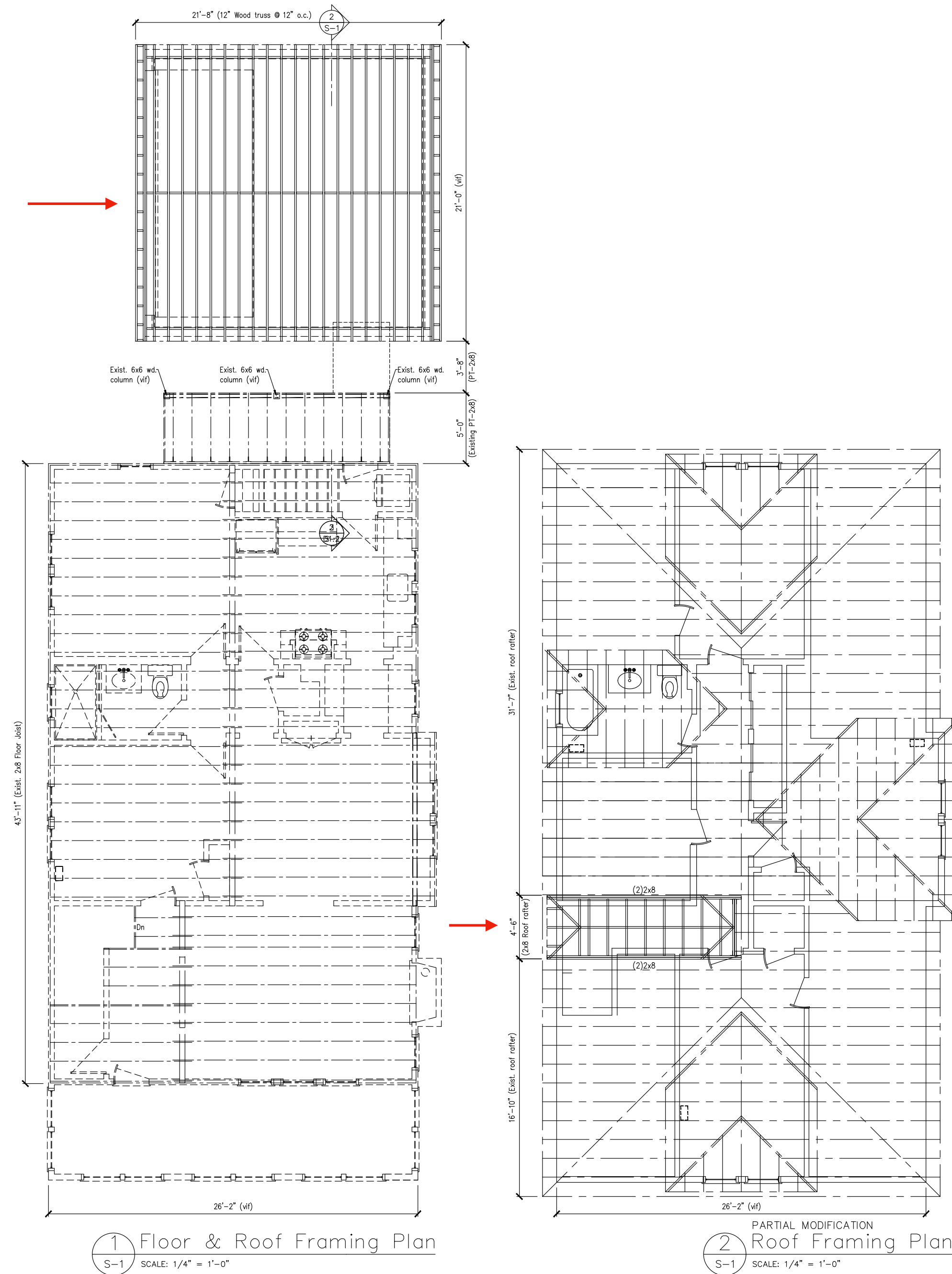
Location:

137 Pleasant Street  
Arlington, MA

5-7-21

S-1

1-of-2



**J.R. Associates**  
 63 Griggs Road  
 Sutton, MA 01590  
 (508) -865-6721

Sheet Name:

Framing Plans, and Notes

Location:

137 Pleasant Street  
 Arlington, MA

5-17-21

S-2

2-of-2

















9-11

137-139

143

141

60

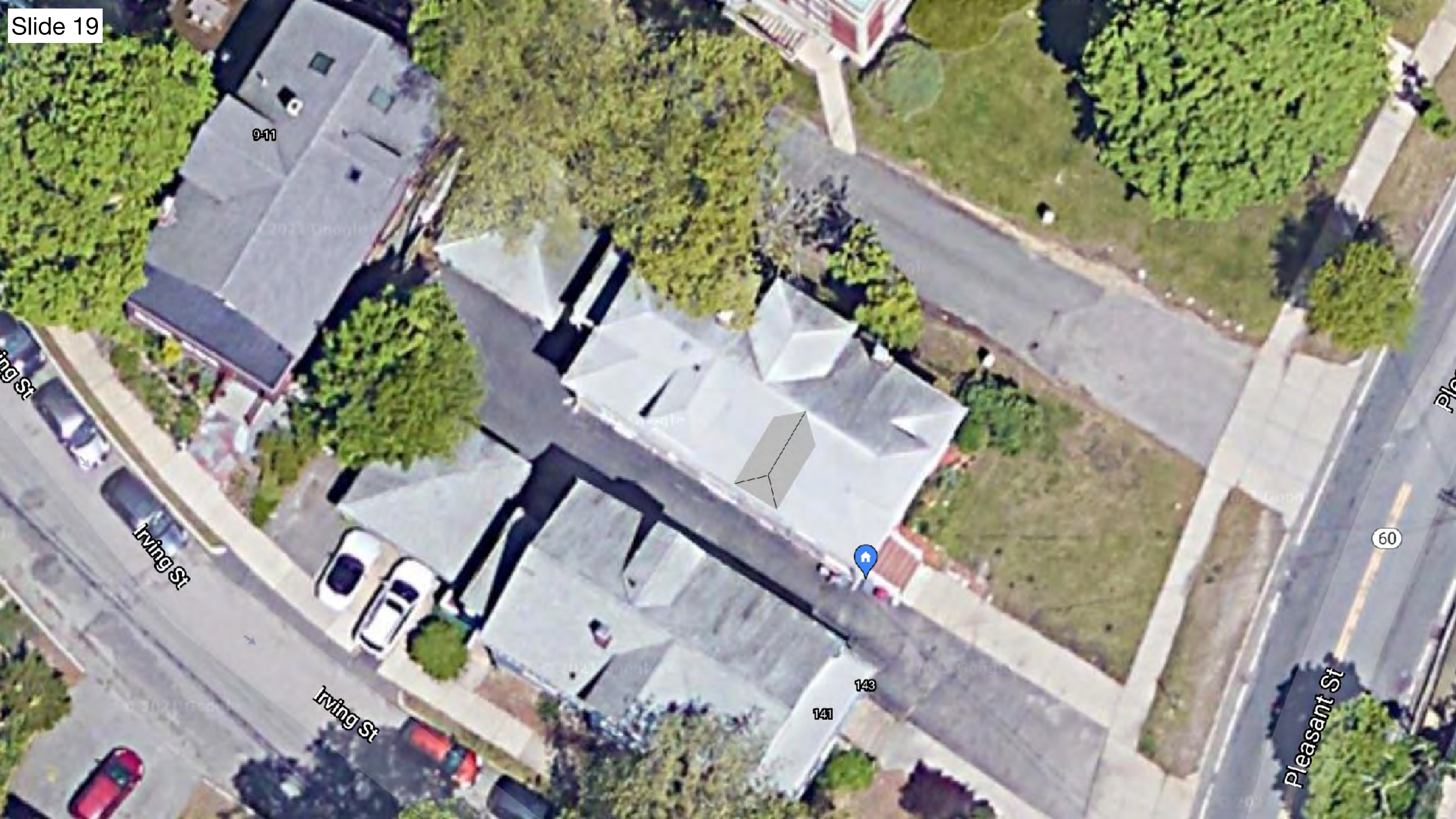
Pleasant St

Irving St

Irving St

Irving St

Pleasant St



9-11

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Irving St

Irving St

Irving St

60

Pleasant St

141

143















