



Arlington Zoning Board of Appeals

Date: Tuesday, April 30, 2024
Time: 7:30 PM
Location: Conducted by Remote Participation
Additional Details:

Agenda Items

Administrative Items

1. **Conducted by Remote Participation**

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

Please read Governor Healey's Executive Order Suspending Certain Provision of Open Meeting Law for more information regarding virtual public hearings and meetings: [Massachusetts Open Meeting Law](#)

For additional information on Arlington's Zoning Board please visit their website. Reference material for this meeting will be available 48 business hours prior to the meeting and may be viewed on the Board's Agendas and Minutes page.

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to ZBA@town.arlington.ma.us 48 hours prior to the start of the meeting.

You are invited to a Zoom meeting.

When: Apr 30, 2024 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:

<https://town-arlington-ma-us.zoom.us/meeting/register/tZUlc-yuqT8uE9LmNSkT3VWj48aVsGTjKalh>

After registering, you will receive a confirmation email containing information about joining the meeting.

Hearings

2. **Docket #3787 84 Hillside Avenue**
3. **Docket #3790 38-40 Milton Street**
4. **Docket #3792 529 Summer Street**
5. **Docket #3793 30 Mayflower Road**

6. **Docket #3788 70 Robbins Road**

Meeting Adjourn



Town of Arlington, Massachusetts

Conducted by Remote Participation

Summary:

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

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Town of Arlington, Massachusetts

Docket #3787 84 Hillside Avenue

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	#3787_84_Hillside_Avenue_Legal_ad.pdf	#3787 84 Hillside Avenue Legal ad
▢ Reference Material	#3787_84_Hillside_Avenue_application.pdf	#3787 84 Hillside Avenue Application
▢ Reference Material	#3787_84_Hillside_Plot_Plan.pdf	#3787 84 Hillside Plot Plan
▢ Reference Material	#3787_84_Hillside_Photos.pdf	#3787 84 Hillside Photos
▢ Reference Material	82-84_Hillside_Driveway_ISD_Photos_-_2023.12.12.pdf	82-84 Hillside Driveway ISD Photos - 2023.12.12



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Mei Cheng and Alan Ching** of Arlington, MA. on March 26, 2024, a petition seeking to alter their property located at **84 Hillside Avenue - Block Plan 167.0-0004-0013.0**. Said petition would require a **Special Permit** under **6.1.10 A** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on April 30, 2024, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**
<https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend.

For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

DOCKET NO 3787

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**



SP-24-5

Special Use Permit
Application (ZBA)

Status: Active

Submitted On: 2/21/2024

Primary Location

84 HILLSIDE AVE
Arlington, MA 02476


Owner

CHENG MEI KING; CHING
ALAN
Hillside Ave 84 ARLINGTON,
MA 02476

Applicant

 AI Patterson
 603-300-2323
a.e.p.constructionnh@gmail.com
 548 Lafayette Rd
Hampton , New
Hampshire 03842

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)**** 

The property is on hillside.

Explain why the requested use is essential or desirable to the public convenience or welfare.*

It is Safty for the elderly to get access to there home, it will help keep cars from parking in front of other nabors home during street parking

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

It will help keep cars off street from parking open the road up for more safe visible driving, we will maintain/improve any abutting sidewalk for pedestrian safe walking.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

The water is draining back into the hillside property & I believe we are help releiving some of the town water.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

The driveway is less then 20 feet

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

It is simply parking spot for elderly tenants.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

It is a small clean neat driveway for Safty of the elderly, it will help improve property value. It will help open up street parking and make easy ire for street sweeping.

Dimensional and Parking Information

Present Use/Occupancy *

Multi

Proposed Use/Occupancy *

Multi

Existing Number of Dwelling Units*

3

Proposed Number of Dwelling Units*

3

Existing Gross Floor Area (Sq. Ft.)*

4000

Proposed Gross Floor Area (Sq. Ft.)*

4000

Existing Lot Size (Sq. Ft.)*

11000

Proposed Lot Size (Sq. Ft.)* 

11000

Minimum Lot Size required by Zoning*

4000

Existing Frontage (ft.)*

100

Proposed Frontage (ft.)*

110

Minimum Frontage required by Zoning*

50

Existing Floor Area Ratio*

0

Proposed Floor Area Ratio*

0

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

21

Proposed Lot Coverage (%)*

3

Max. Lot Coverage required by Zoning*

80

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

11000

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

11000

Minimum Lot Area per Dwelling Unit required by Zoning*

11000

Existing Front Yard Depth (ft.)*

100

Proposed Front Yard Depth (ft.)*

100

Minimum Front Yard Depth required by Zoning*

0

Existing Left Side Yard Depth (ft.)*

110

Proposed Left Side Yard Depth (ft.)*

110

Minimum Left Side Yard Depth required by Zoning*

0

Existing Right Side Yard Depth (ft.)*

100

Proposed Right Side Yard Depth (ft.)*

100

Minimum Right Side Yard Depth required by Zoning*

0

Existing Rear Yard Depth (ft.)*

110

Proposed Rear Yard Depth (ft.)*

110

Minimum Rear Yard Depth required by Zoning*

0

Existing Height (stories)

0

Proposed Height (stories)*

0

Maximum Height (stories) required by Zoning*

0

Existing Height (ft.)*

0

Proposed Height (ft.)*

0

Maximum Height (ft.) required by Zoning*

0

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

20

Proposed Landscaped Open Space (Sq. Ft.)*

20

Existing Landscaped Open Space (% of GFA)*

20

Proposed Landscaped Open Space (% of GFA)*

20

Minimum Landscaped Open Space (% of GFA)
required by Zoning*

0

Existing Usable Open Space (Sq. Ft.)*

0

Proposed Usable Open Space (Sq. Ft.)*

0

Existing Usable Open Space (% of GFA)*

0

Proposed Usable Open Space (% of GFA)*

0

Minimum Usable Open Space required by Zoning*

0

Existing Number of Parking Spaces*

2

Proposed Number of Parking Spaces*

2

Minimum Number of Parking Spaces required by
Zoning*

0

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by
Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by
Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

0

Proposed Slope of proposed roof(s) (in. per ft.)*

0

Minimum Slope of Proposed Roof(s) required by Zoning*

0

Existing type of construction*

Pavement

Proposed type of construction*

20 foot Driveway

Open Space Information

Existing Total Lot Area*

11000

Proposed Total Lot Area*

11000

Existing Open Space, Usable*

20

Proposed Open Space, Usable*

20

Existing Open Space, Landscaped*

20

Proposed Open Space, Landscaped*

20

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

20

Accessory Building, Proposed Gross Floor Area

20

Basement or Cellar, Existing Gross Floor Area 

0

Basement or Cellar, Proposed Gross Floor Area

0

1st Floor, Existing Gross Floor Area

1000

New Field

—

1st Floor, Proposed Gross Floor Area

1000

2nd Floor, Existing Gross Floor Area

1000

2nd Floor, Proposed Gross Floor Area

1000

3rd Floor, Existing Gross Floor Area

500

3rd Floor, Proposed Gross Floor Area

500

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

0

Attic, Proposed Gross Floor Area

0

Parking Garages, Existing Gross Floor Area ?

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies,
Existing Gross Floor Area

0

All weather habitable porches and balconies,
Proposed Gross Floor Area

0

Total Existing Gross Floor Area

2520



Total Proposed Gross Floor Area

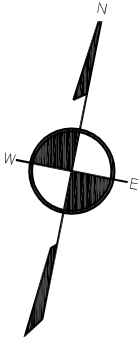
2520



PLAN OF LAND

LOCATED AT
82-84 HILLSIDE AVENUE
ARLINGTON, MA

SCALE: 1 INCH = 20 FEET



REFERENCES

DEED: BOOK 80674, PAGE 538
PLANS: 21-2; 4861-END; 239-12

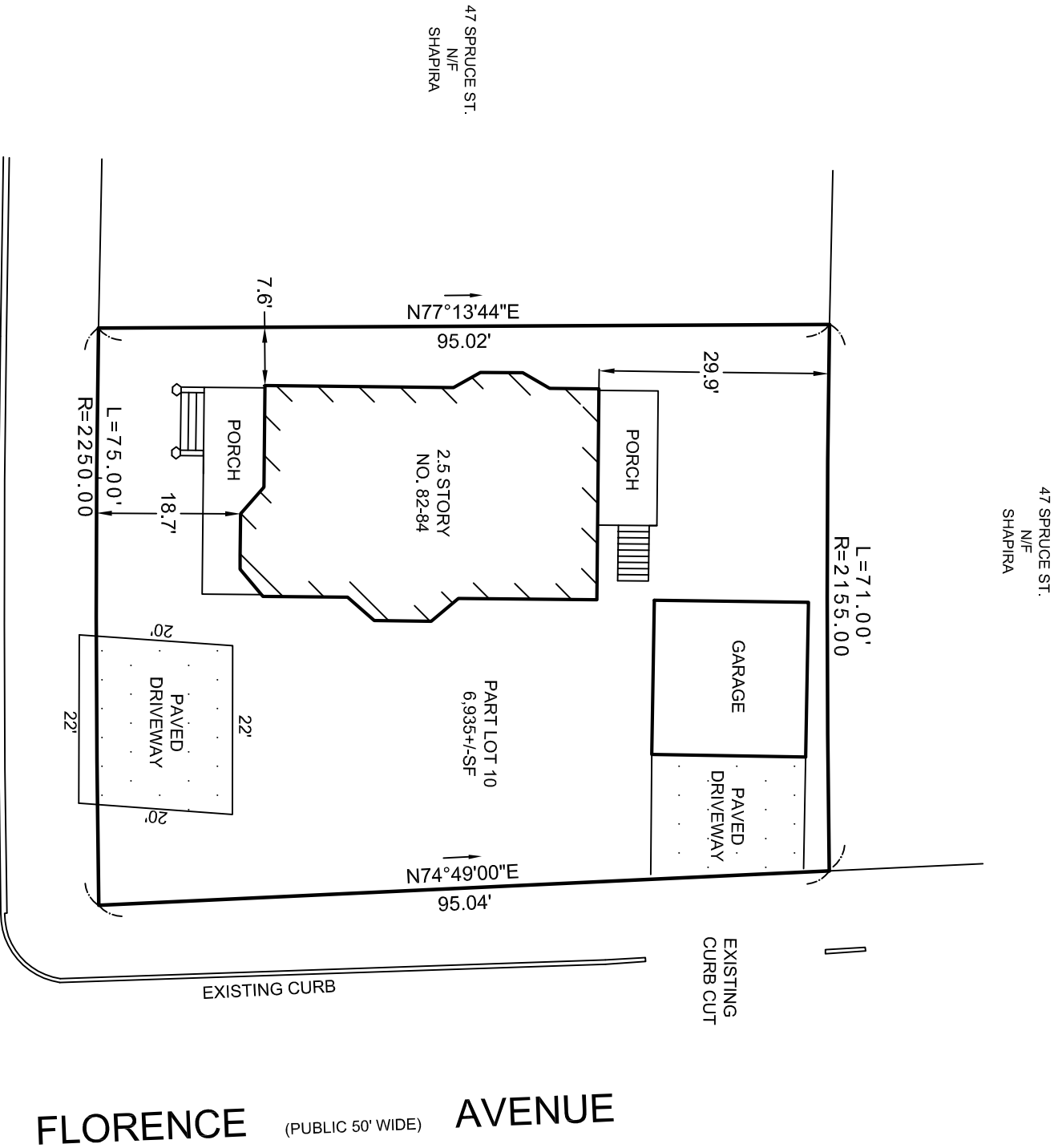
NOTES

THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND IN MARCH OF 2024 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.

DATE: MARCH 27, 2024



MASSACHUSETTS
SURVEY
CONSULTANTS, LLC

14 SUMNER STREET
GLOUCESTER, MA 01930
617 899-0703
WWW.MASSACHUSETTSURVEY.COM



84 Hillside Ave
Arlington Heights, Arlington



84 Hillside Ave
Arlington Heights, Arlington 14 of 96

82-84 Hillside Avenue – Second Driveway Installation December 2023

December 2022 Street View



December 2023 Street View Following Installation of Second Driveway



Original Driveway Street View December 2022





Town of Arlington, Massachusetts

Docket #3790 38-40 Milton Street

ATTACHMENTS:

Type	File Name	Description
Reference Material	#3790_38_Milton_Street_Legal_ad.pdf	#3790 38 Milton Street Legal ad
Reference Material	#3790_38_Milton_Street_Application.pdf	#3790 38 Milton Street Application
Reference Material	#3790_38-40_Milton_street_-_Plot_Plan.pdf	#3790 38-40 Milton street - Plot Plan
Reference Material	#3790_38-40_Milton_Street_Stamped_plan_Tue_3_19_24a.pdf	#3790 38-40 Milton_Street_Stamped_plan_Tue_3_19_24a



Town of Arlington
Zoning Board of Appeals
51 Grove Street
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781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **38-40 Milton Street, LLC** of Arlington, MA. on March 19, 2024, a petition seeking to alter their property located at **38-40 Milton Street - Block Plan 003.0-0004-0022.0**. Said petition would require a **Special Permit** under **Section 5.3.9 D** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on April 30, 2024, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**
<https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend.

For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

DOCKET NO 3790

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**



SP-24-7

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 3/19/2024

Primary Location

38 MILTON ST

Arlington, MA 02474

Owner

38-40 MILTON STREET LLC

Dudley court 6 ARLINGTON, MA 02476

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)*** [?](#)

5.3.9 D

Explain why the requested use is essential or desirable to the public convenience or welfare.*

Updating the envolpe of the house to modern times.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

Enclosing the first floor porch will have no affect on traffic congestion or pedestrian safety.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

No additional plumbing or drainage will be added because of this therfor not adding strain to any municipal system.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

2nd floor is already nonconforming. This is making the two units uniform

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

Minor exterior improvements.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

It will improve the neighborhood with a modern look and provide the occupants a larger space that can be used year round vs. 4-6 months.

Dimensional and Parking Information

Present Use/Occupancy *

Open Porch

Proposed Use/Occupancy *

Enclosing the porch and squaring off

Existing Number of Dwelling Units*

2

Proposed Number of Dwelling Units*

2

Existing Gross Floor Area (Sq. Ft.)*

2000

Proposed Gross Floor Area (Sq. Ft.)*

2150

Existing Lot Size (Sq. Ft.)*

4950

Proposed Lot Size (Sq. Ft.)* ?

4950

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

55

Proposed Frontage (ft.)*

55

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0.4

Proposed Floor Area Ratio*

0.43

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

25

Proposed Lot Coverage (%)*

25

Max. Lot Coverage required by Zoning*

0

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

2475

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

2475

Minimum Lot Area per Dwelling Unit required by Zoning*

0

Existing Front Yard Depth (ft.)*

10.6

Proposed Front Yard Depth (ft.)*

10.6

Minimum Front Yard Depth required by Zoning*

0

Existing Left Side Yard Depth (ft.)*

5.9

Proposed Left Side Yard Depth (ft.)*

5.9

Minimum Left Side Yard Depth required by Zoning*

0

Existing Right Side Yard Depth (ft.)*

22.9

Proposed Right Side Yard Depth (ft.)*

22.9

Minimum Right Side Yard Depth required by Zoning*

0

Existing Rear Yard Depth (ft.)*

23

Proposed Rear Yard Depth (ft.)*

23

Minimum Rear Yard Depth required by Zoning*

0

Existing Height (stories)

2

Proposed Height (stories)*

2

Maximum Height (stories) required by Zoning*

0

Existing Height (ft.)*

33

Proposed Height (ft.)*

33

Maximum Height (ft.) required by Zoning*

0

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

2950

Proposed Landscaped Open Space (Sq. Ft.)*

3100

Existing Landscaped Open Space (% of GFA)*

59

Proposed Landscaped Open Space (% of GFA)*

62

Minimum Landscaped Open Space (% of GFA)
required by Zoning*

0

Existing Usable Open Space (Sq. Ft.)*

2950

Proposed Usable Open Space (Sq. Ft.)*

3100

Existing Usable Open Space (% of GFA)*

59

Proposed Usable Open Space (% of GFA)*

62

Minimum Usable Open Space required by Zoning*

0

Existing Number of Parking Spaces*

4

Proposed Number of Parking Spaces*

4

Minimum Number of Parking Spaces required by
Zoning*

0

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by
Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by
Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

8

Proposed Slope of proposed roof(s) (in. per ft.)*

8

Minimum Slope of Proposed Roof(s) required by Zoning*

0

Existing type of construction*

Two Family Home

Proposed type of construction*

Two Family Home

Open Space Information

Existing Total Lot Area*

4950

Proposed Total Lot Area*

4950

Existing Open Space, Usable*

3150

Proposed Open Space, Usable*

3000

Existing Open Space, Landscaped*

3150

Proposed Open Space, Landscaped*

3000

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area ?

1000

Basement or Cellar, Proposed Gross Floor Area

1000

1st Floor, Existing Gross Floor Area

1000

New Field

—

1st Floor, Proposed Gross Floor Area

1150

2nd Floor, Existing Gross Floor Area

1000

2nd Floor, Proposed Gross Floor Area

1000

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

100

Attic, Proposed Gross Floor Area

100

Parking Garages, Existing Gross Floor Area ?

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies,
Existing Gross Floor Area

150

All weather habitable porches and balconies,
Proposed Gross Floor Area

100

Total Existing Gross Floor Area

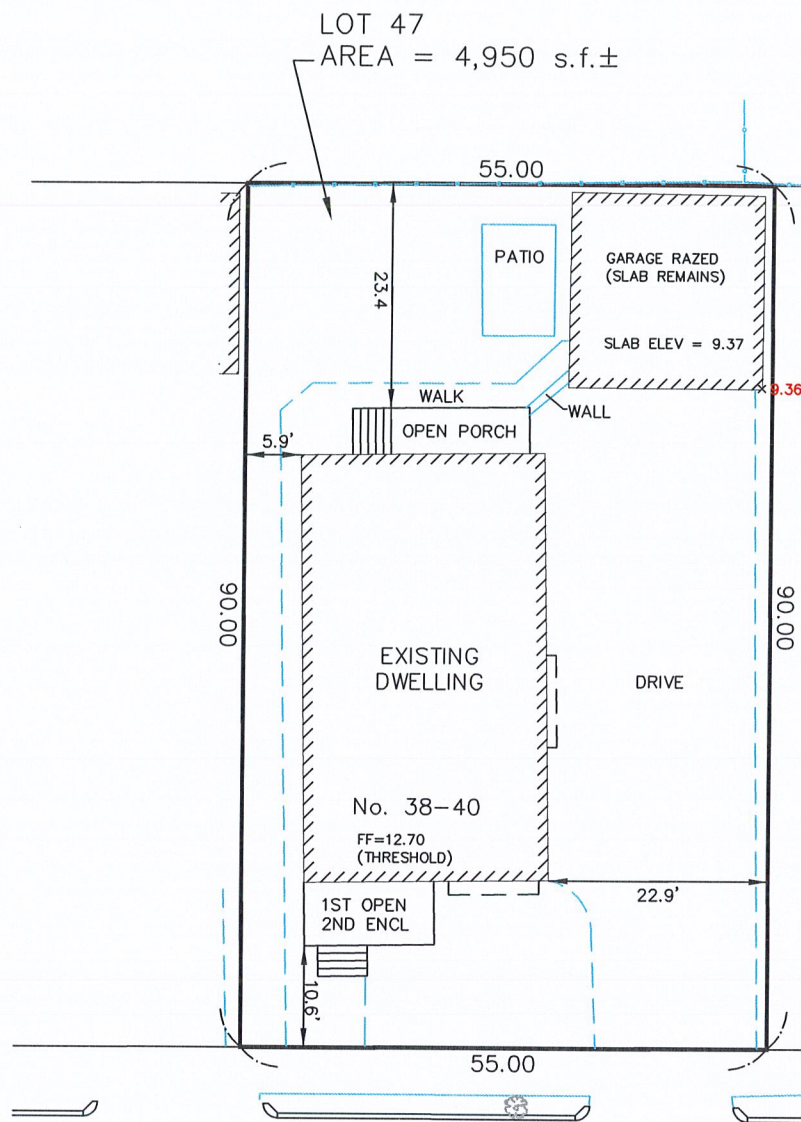
3250



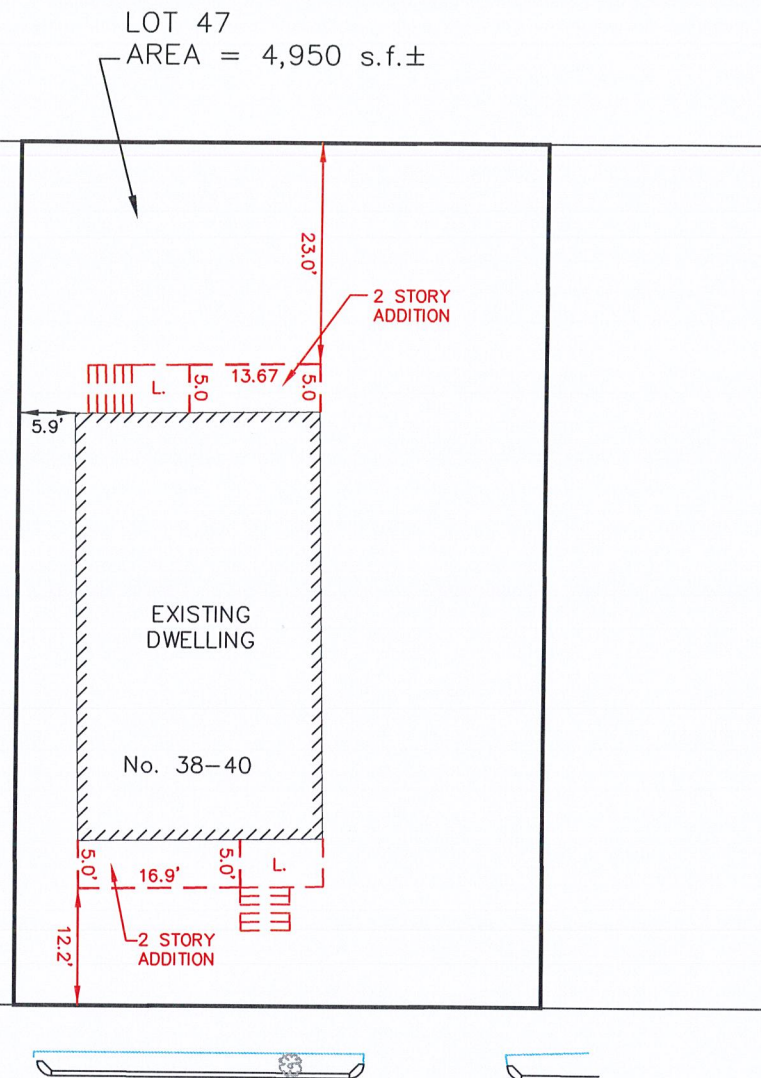
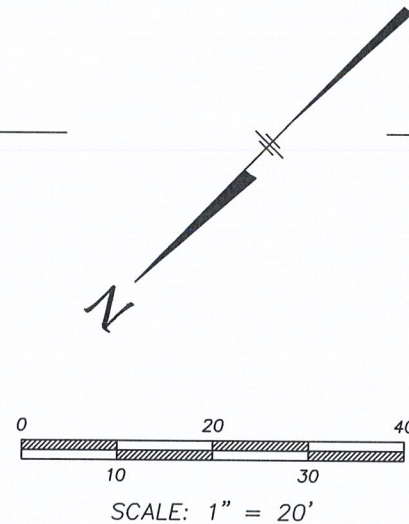
Total Proposed Gross Floor Area

3350





MILTON STREET



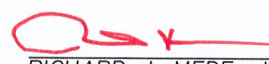
MILTON STREET

SURVEYOR'S CERTIFICATION:

TO: BRENDEN LYONS

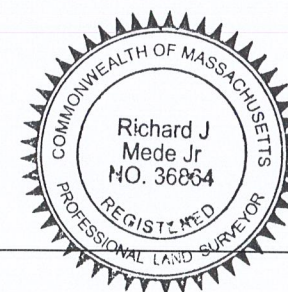
I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: APRIL 23, 2023
DATE OF PLAN: AUGUST 11, 2023 (ADDITION)


RICHARD J. MEDE, JR. P.L.S.
27 of 96

08/11/2023

DATE:



NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: PATERICA BENCH

TITLE REFERENCE: BK 15716 PG 171

PLAN REFERENCE: BK 321 PLAN 13 & LCC 3413

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

PREPARED BY:

**MEDFORD
ENGINEERING
& SURVEY**

ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED FOR:

BRENDEN LYONS

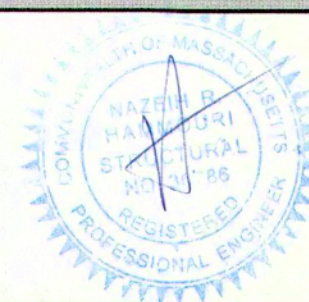
DRAWN	CHECKED	FILE No.
CAV	RJM	21911

Proposed Addition / Renovation
38-40 Milton Street
Arlington, MA 02474

Proposed Addition / Renovation
38-40 Milton Street
Arlington, MA 02474

DATE: 05/15/23
SCALE: AS NOTED
DRAWN BY: SK
CHECKED BY: NRH

HAMMOURI P.E.
PROFESSIONAL ENGINEERING
47 Manfield Street
Everett, MA 02149
(857) 312 9212



REVISION:	DATE:

DRAWING TITLE:

COVER PAGE

SHEET NUMBER:

T-1

DRAWING INDEX

T-1	COVER SHEET
A-1	PROPOSED PLANS
A-2	PROPOSED PLANS
A-3	PROPOSED ELEVATIONS
A-4	PROPOSED FRAMING PLANS
A-5	PROPOSED FRAMING PLANS
A-6	PROPOSED FRAMING PLANS AND DETAILS
A-7	TYPICAL TJI NOTES AND DETAILS
A-8	CONSTRUCTION DETAILS
A-9	WALL TYPES AND NOTES

SCOPE OF WORKS

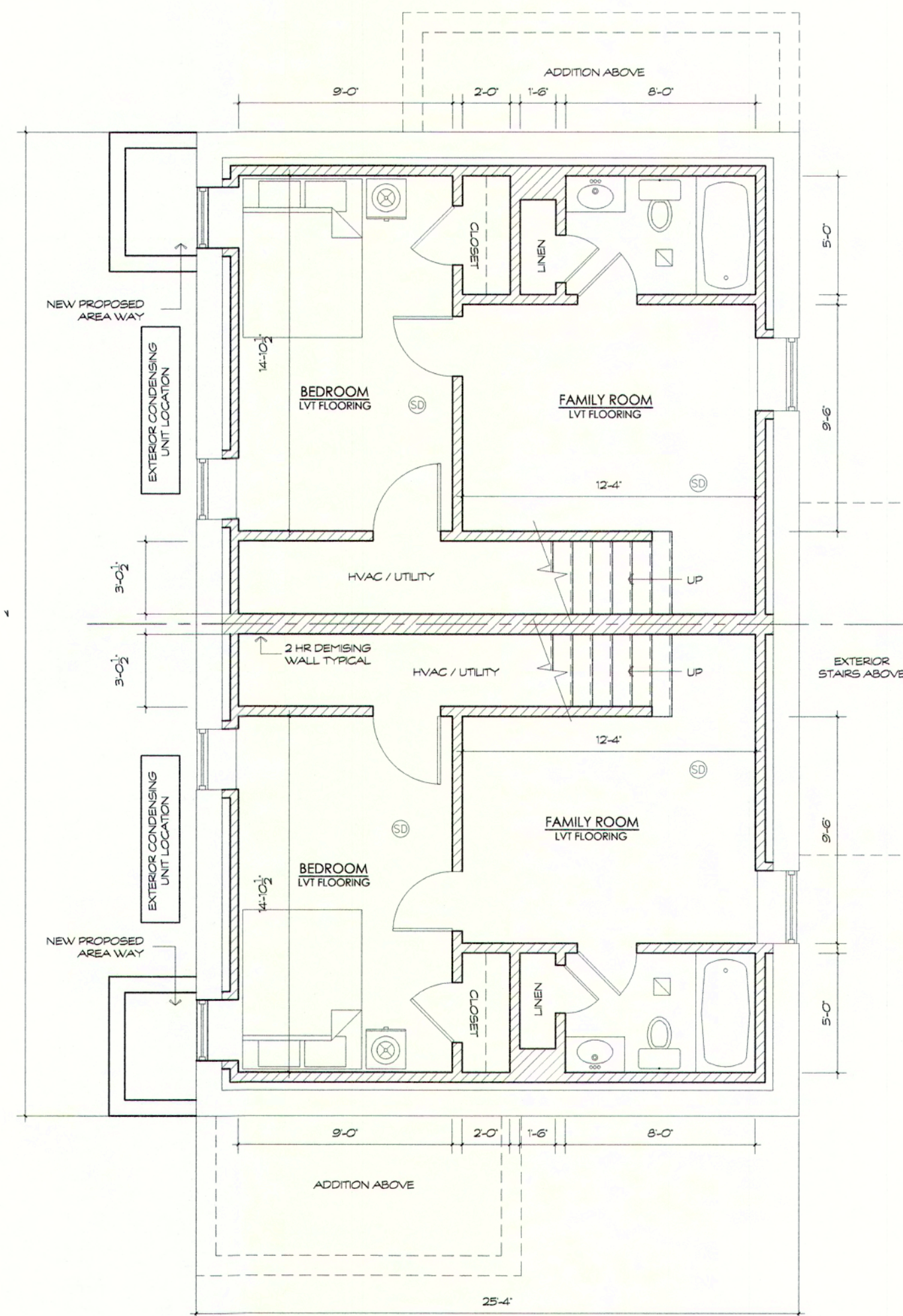
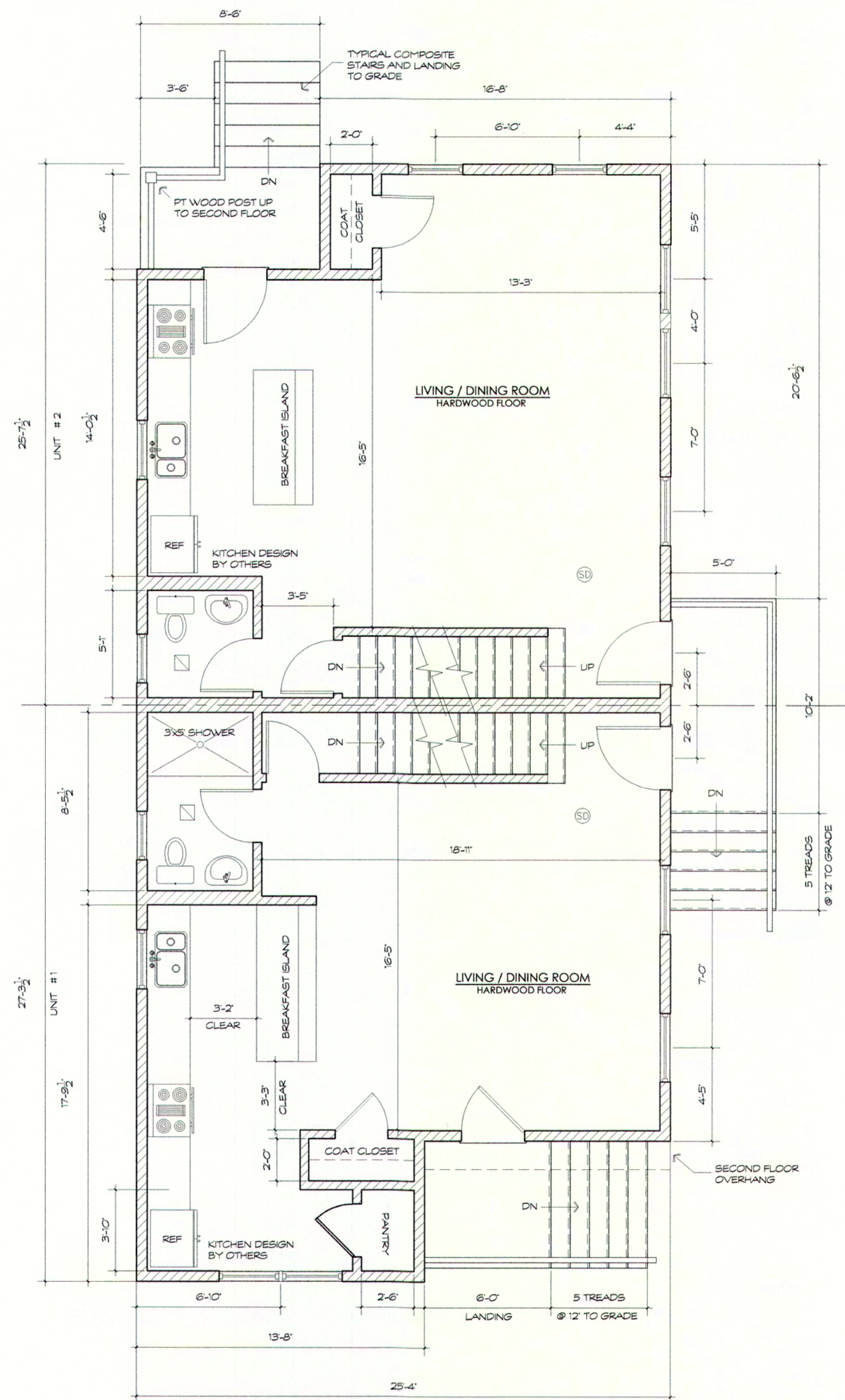
PROPOSED RENOVATION OF EXISTING TWO FAMILY HOME.
PROPOSED ADDITION IN THE FRONT AND REAR ENCLOSING
EXISTING STAIRS AND ENTRY DECK TO BE INCLUDED INSIDE
THERMAL ENVELOPE. BUILDING EXISTING FOOTPRINT TO
REMAIN. PROPOSED 4 BEDROOM 3.5 BATHROOM PER UNIT.
EXTERIOR COLORS AND FINISHES SELECTED BY OWNER -
SEE ELEVATIONS FOR BASIS OF DESIGN. SEE WALL TYPES
FOR MINIMUM R VALUES - HERS RATING TO BE DONE BY
OTHERS. KITCHEN DESIGN AND FINISHES TO BE SELECTED
BY OTHERS.

GENERAL NOTES

1. THE CONTRACTOR SHALL PAY FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
4. ALL ELECTRICAL & PLUMBING WORKS SHALL BE PERFORMED BY LICENSE ELECTRICIAN & LICENSE PLUMBER IN PERFORMANCE TO THE MASSACHUSETTS STATE BUILDING CODE.
5. PRIOR TO SUBMITTING A BID, THE GENERAL CONTRACTOR SHALL VISIT AND THOROUGHLY AQUATINTED WITH THE PROJECT.
6. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
7. THE CONTRACTOR SHALL MAKE APPLICATION FOR ALL UTILITIES AND SERVICES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING OF HIS WORK. KEEP THE SITE CLEAR FOR ACCESS BY THE OWNER AND HIS FORCES DURING THE COURSE OF THE JOB.
9. THE CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT WHEN THE WORK IS READY FOR A FINAL PUNCH LIST.
10. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
11. THE CONTRACTOR SHALL WARRANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.
12. DESIGN: IT IS INCUMBENT UPON THE CONTRACTOR TO BUILD THE PROJECT AS DESIGNED. ATTENTION SHOULD BE PAID TO THE DETAILS AS WELL AS THE OVERALL DESIGN. IF THERE ARE ANY QUESTIONS OR CHANGES TO BE MADE TO THE DESIGN THE ARCHITECT IS TO BE NOTIFIED BEFORE SAID CHANGES ARE MADE.

GRAPHIC SYMBOL LEGEND

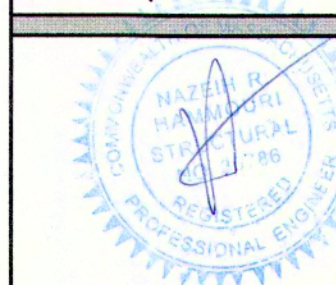
	NEW WALL TO BE CONSTRUCTED
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	PARTITION TYPE
	DOOR SYMBOL
	WINDOW SYMBOL
	SMOKE DETECTOR
	CARBON MONOXIDE / SMOKE DETECTOR
	SECTION DETAIL REFERENCE



Proposed Addition / Renovation
38-40 Milton Street
Arlington, MA 02474

DATE: 05/15/23
SCALE: AS NOTED
DRAWN BY: SK
CHECKED BY: NRH

HAZEIH AMMOURI P.E.
PROFESSIONAL ENGINEERING
47 Manfield Street
Everett, MA 02149
(857) 312 9212

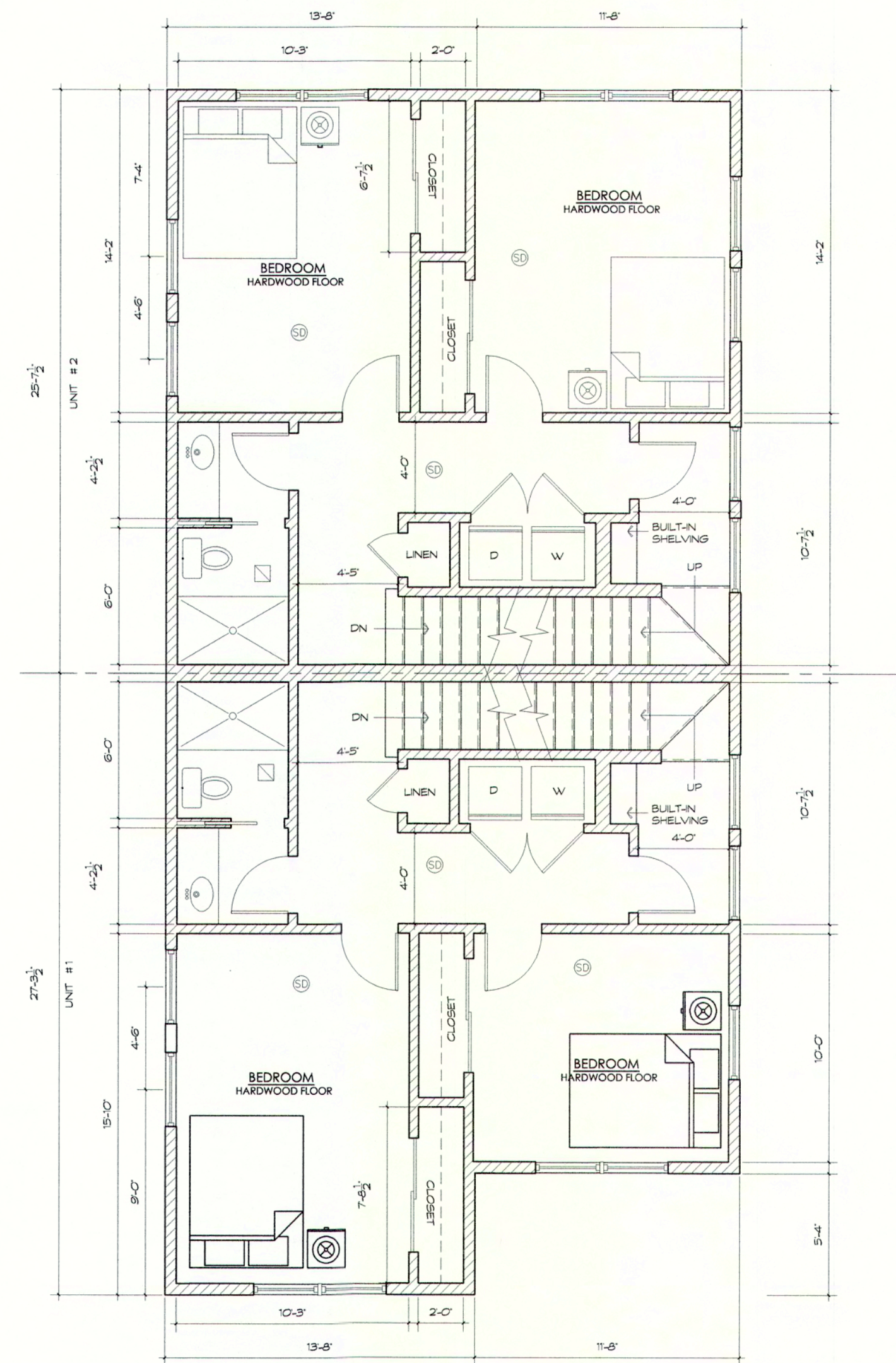
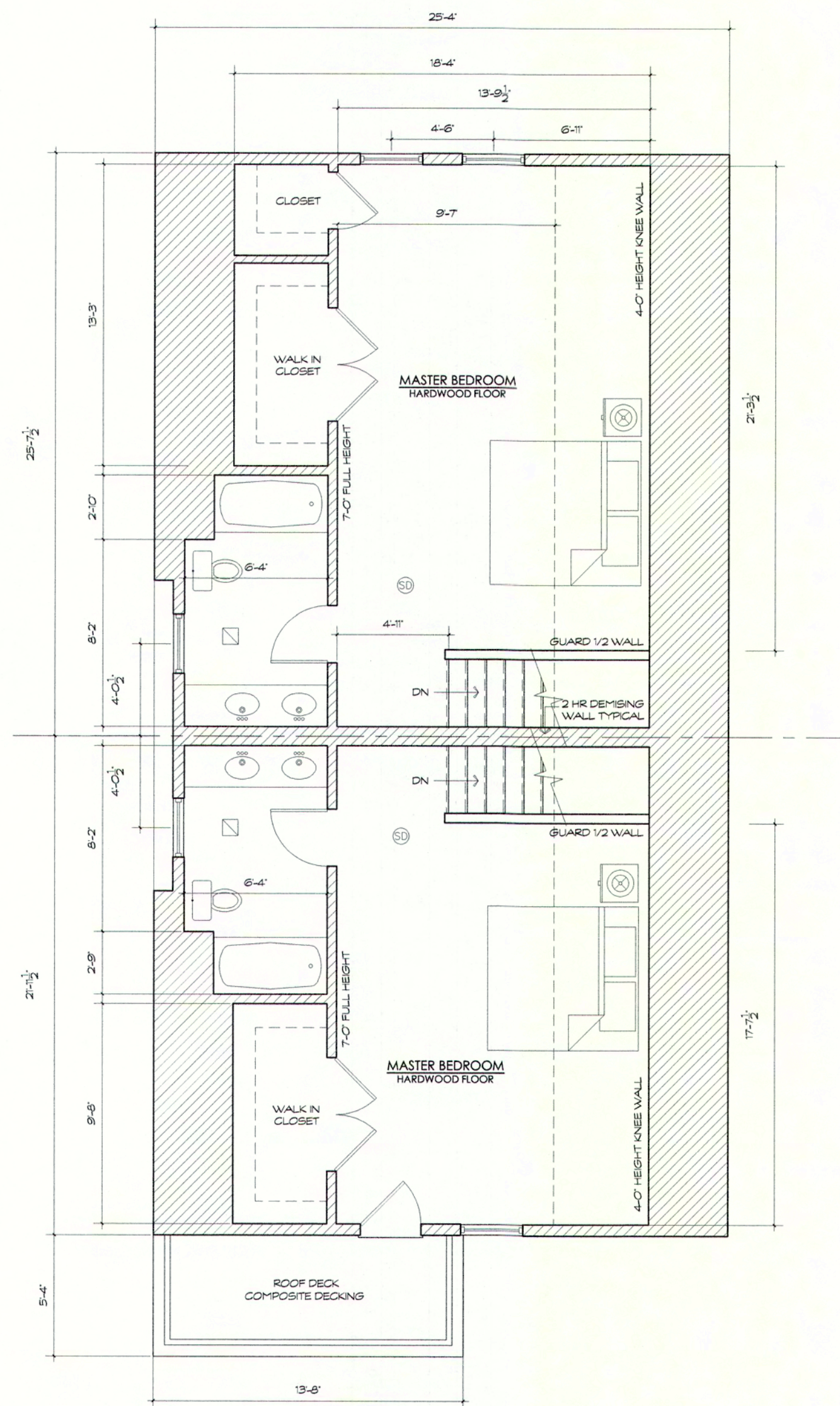


REVISION:	DATE:

DRAWING TITLE:
PROPOSED PLANS

SHEET NUMBER:

A-1



Proposed Addition / Renovation
38-40 Milton Street
Arlington, MA 02474

DATE: 05/15/23
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47 Manfield Street
Everett, MA 02149
(857) 312 9212



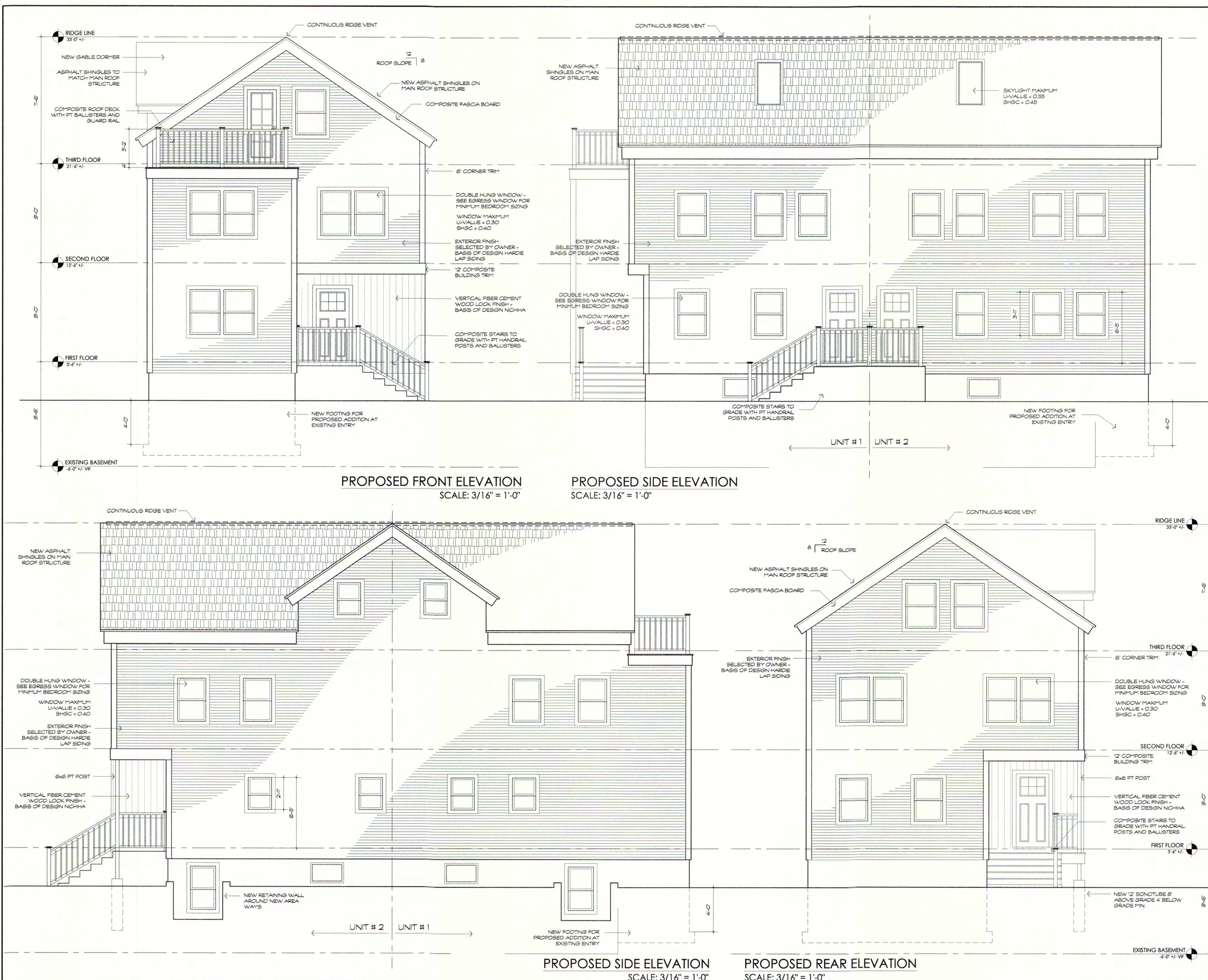
REVISION:	DATE:

DRAWING TITLE:

PROPOSED PLANS

SHEET NUMBER:

A-2



PROPOSED FRONT ELEVATION
SCALE: 3/16" = 1'-0"

PROPOSED SIDE ELEVATION
SCALE: 3/16" = 1'-0"

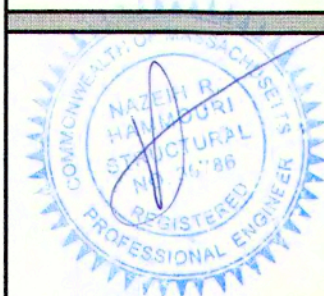
PROPOSED SIDE ELEVATION
SCALE: 3/16" = 1'-0"

PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"

Proposed Addition / Renovation
38-40 Milton Street
Arlington, MA 02474

DATE: 05/15/23
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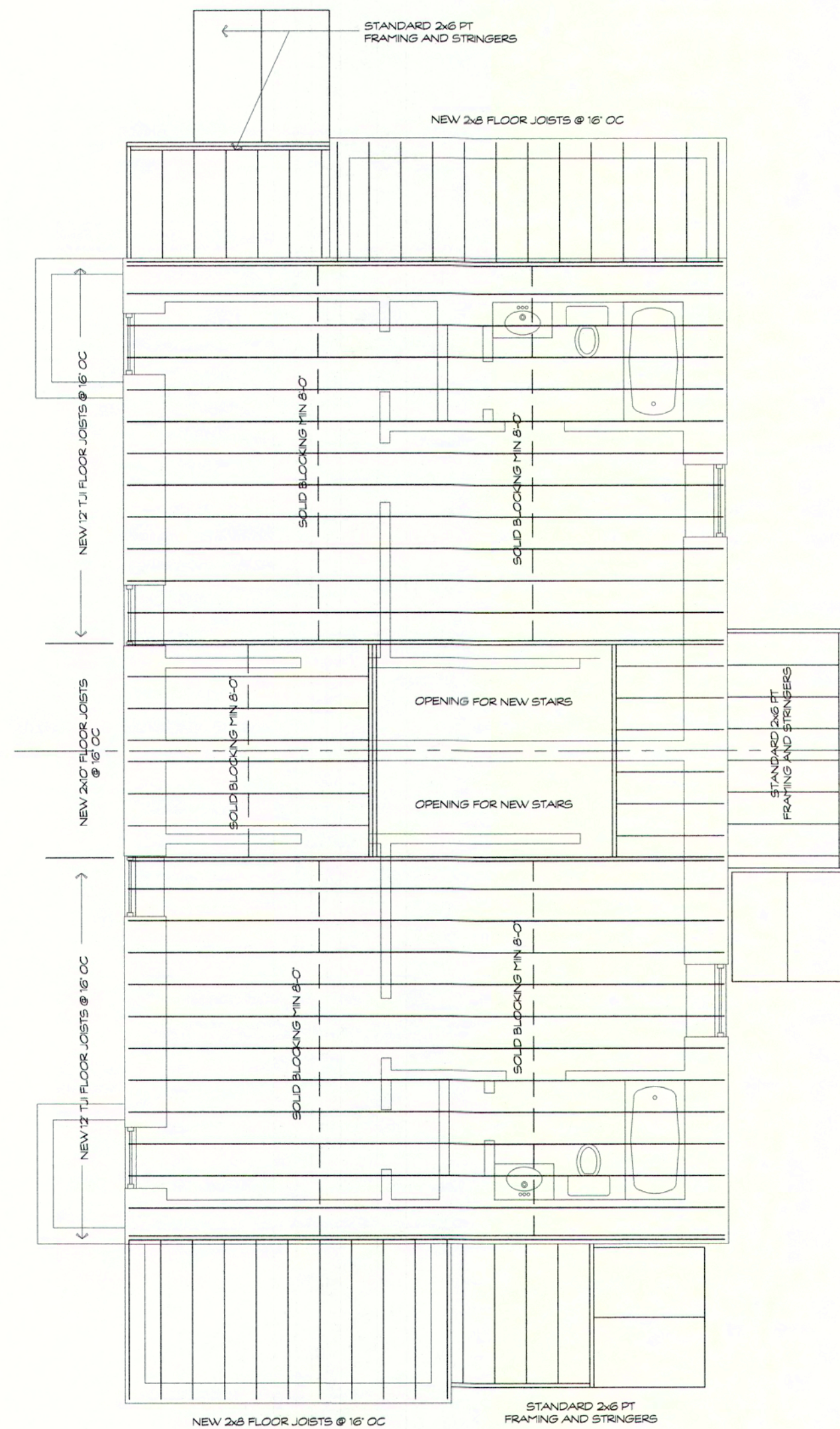
REVISION:	DATE:

DRAWING TITLE:

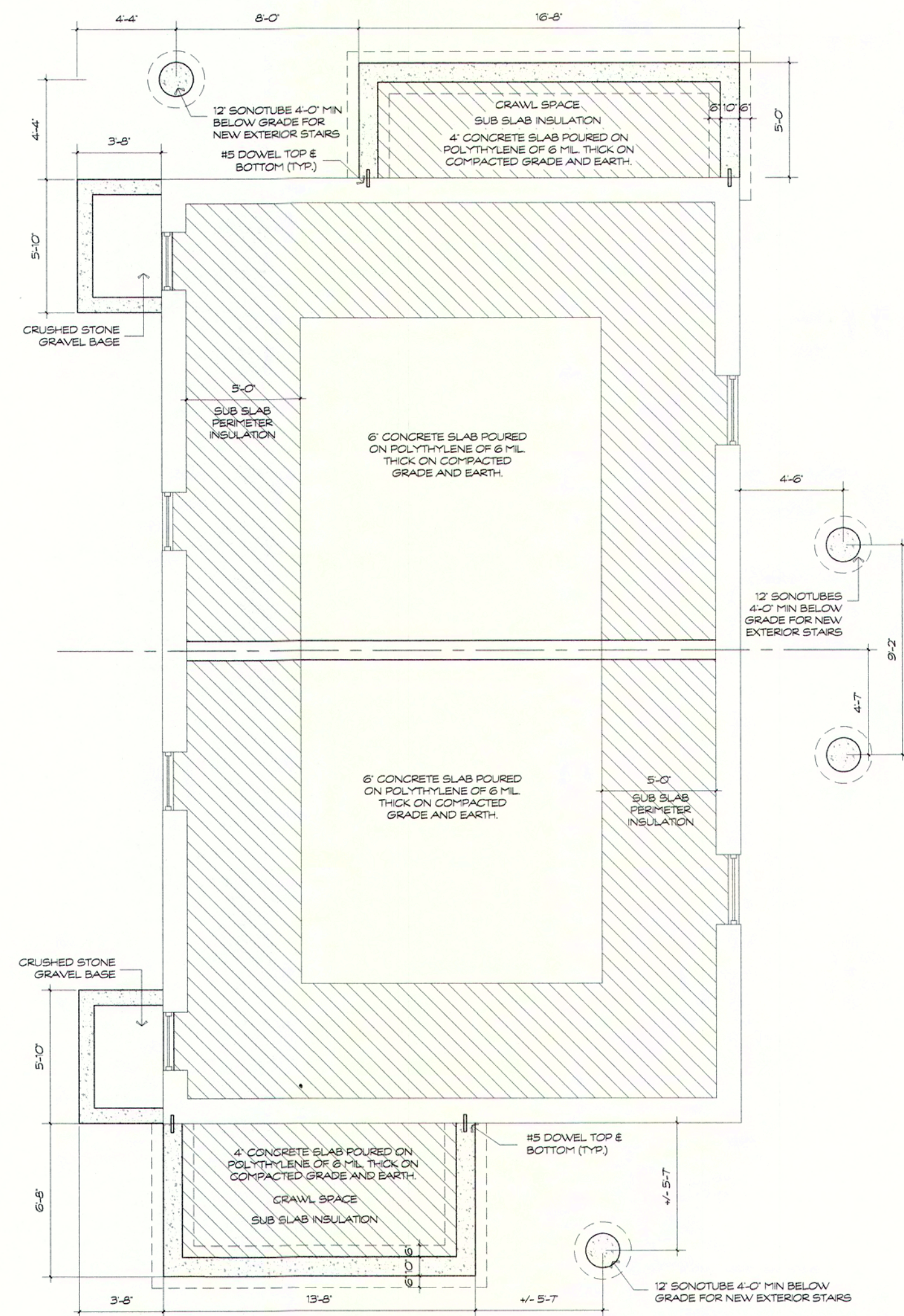
PROPOSED ELEVATIONS

SHEET NUMBER:

A-3



FIRST FLOOR FRAMING
SCALE: 3/16" = 1'-0"

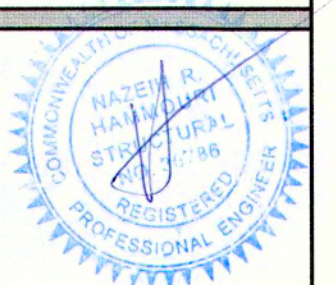


PROPOSED FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

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38-40 Milton Street
Arlington, MA 02474

DATE: 05/15/23
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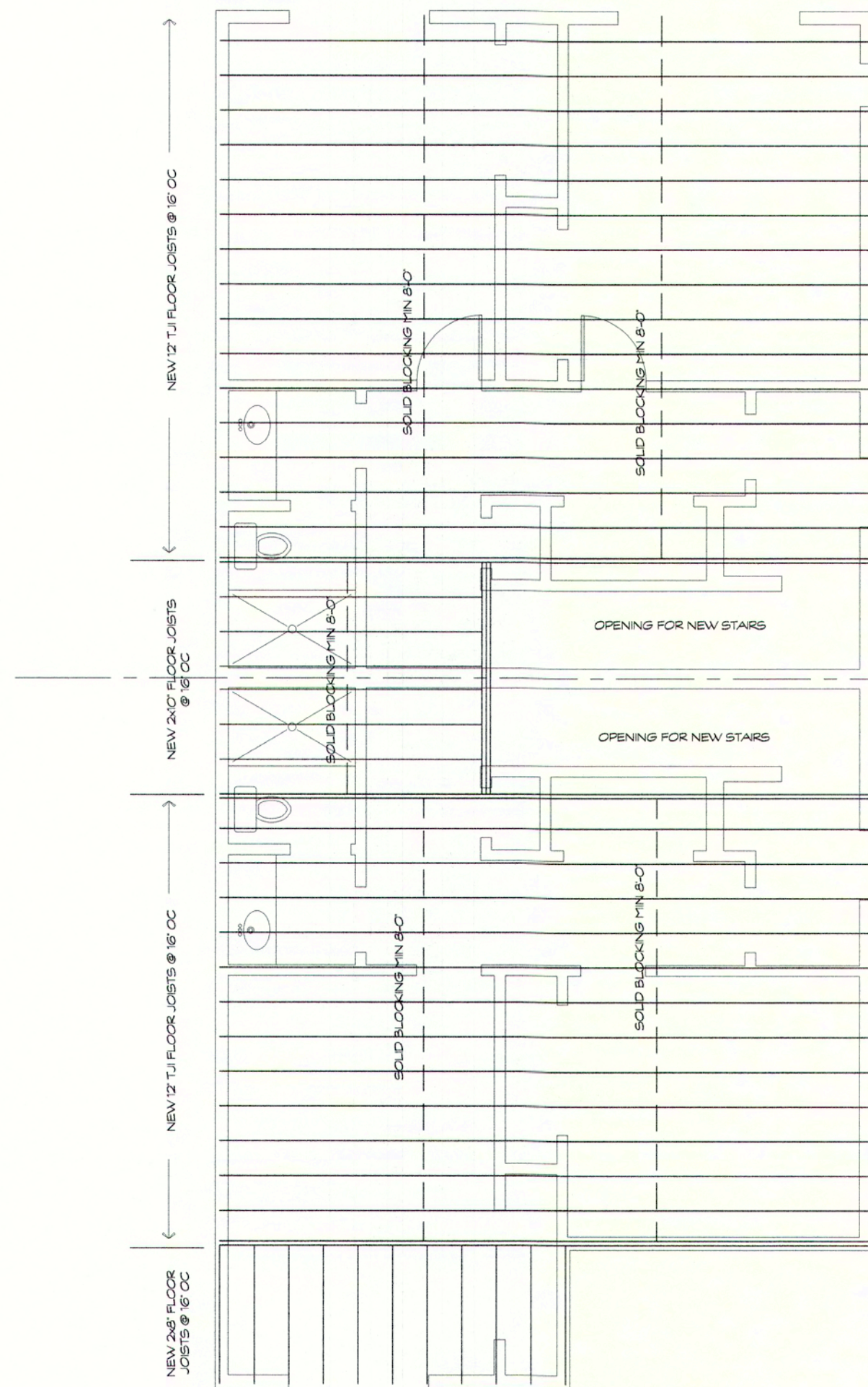
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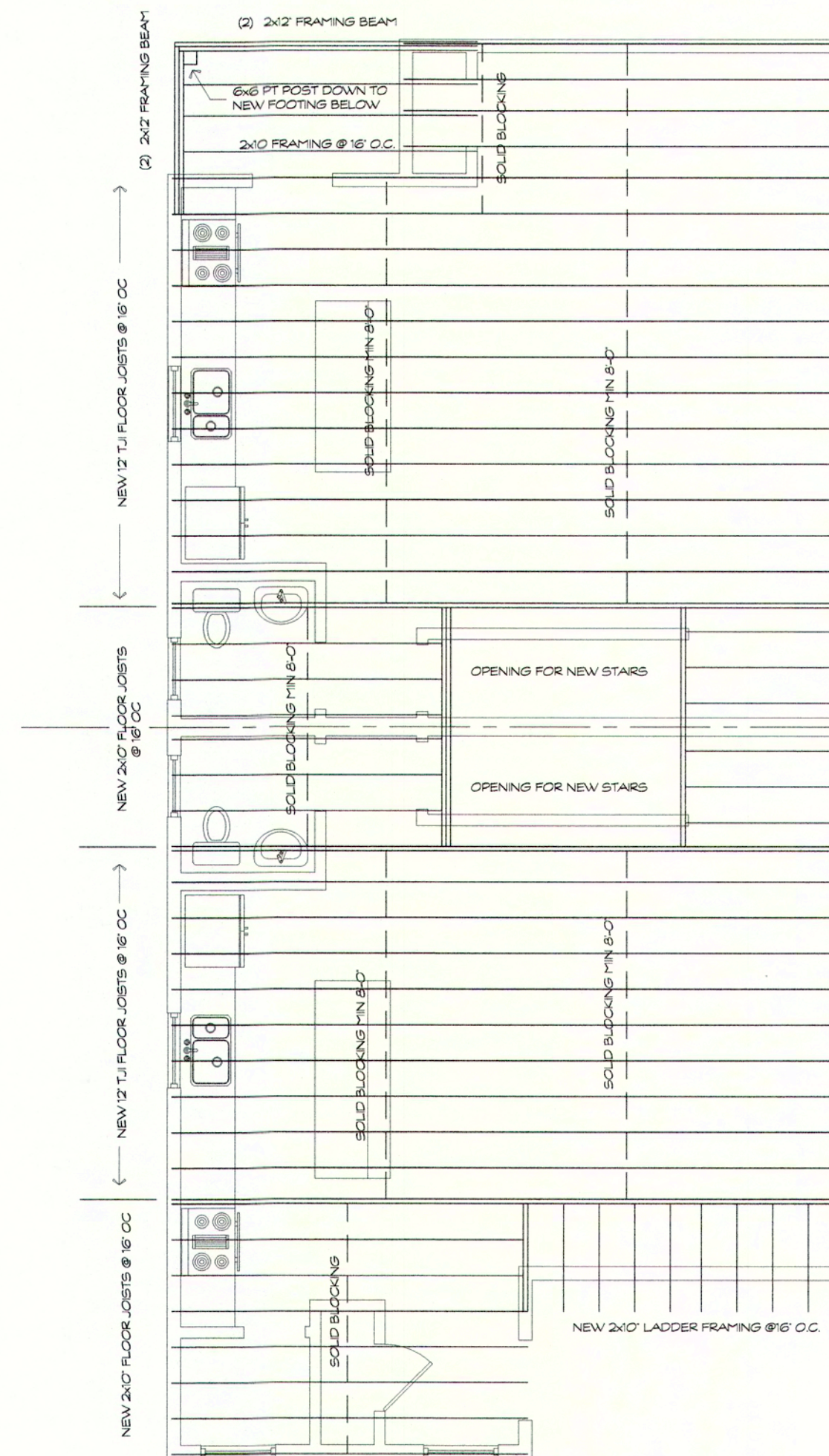
PROPOSED FRAMING
PLANS

SHEET NUMBER:

A-4



THIRD FLOOR FRAMING
SCALE: 3/16" = 1'-0"

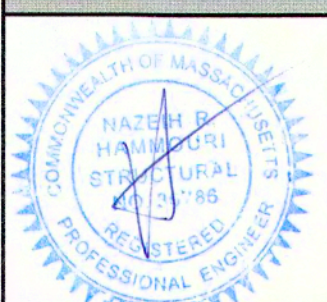


SECOND FLOOR FRAMING
SCALE: 3/16" = 1'-0"

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Arlington, MA 02474

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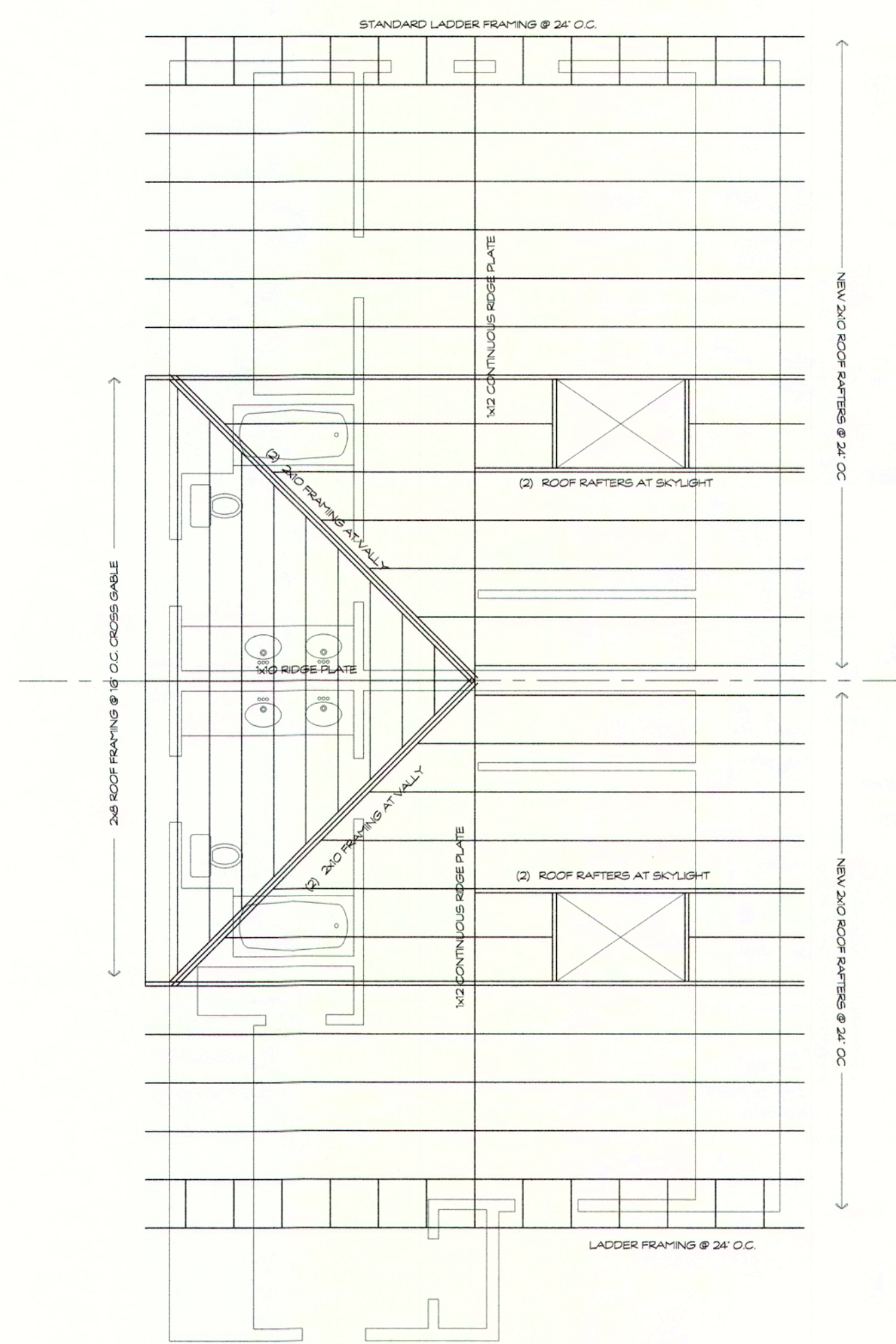
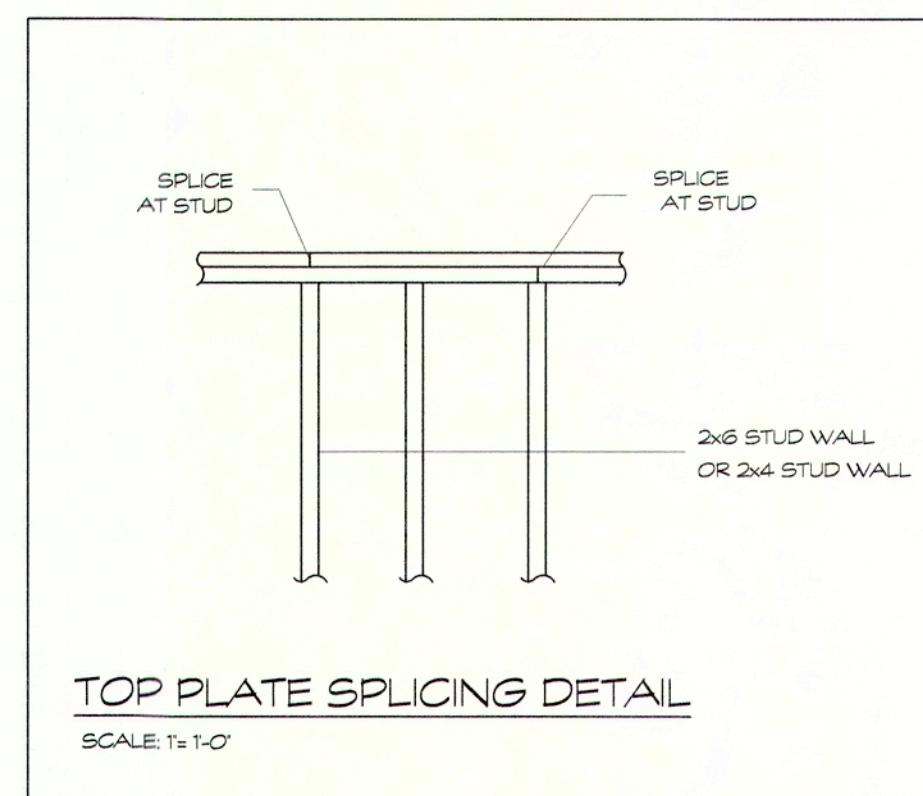
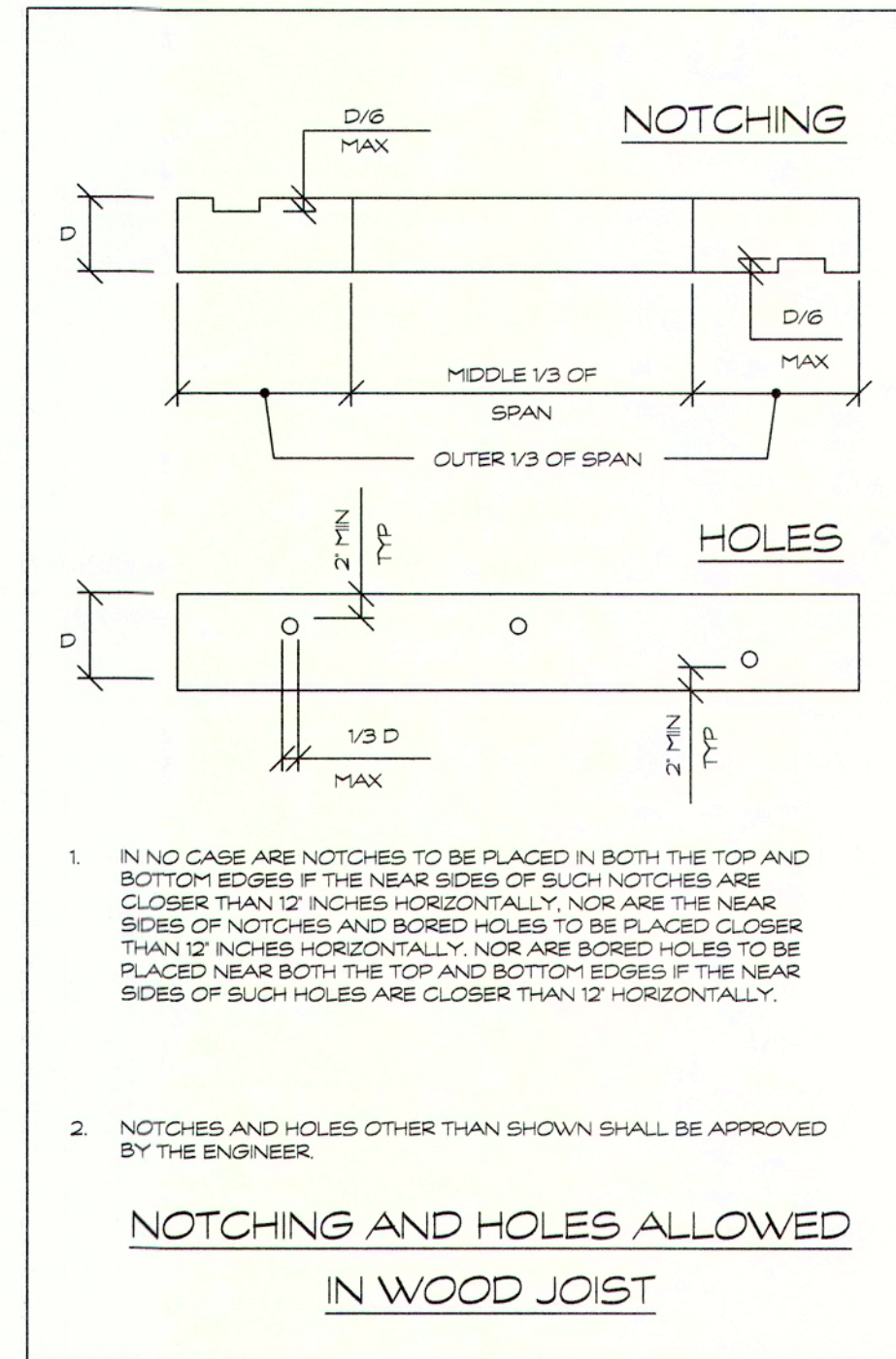
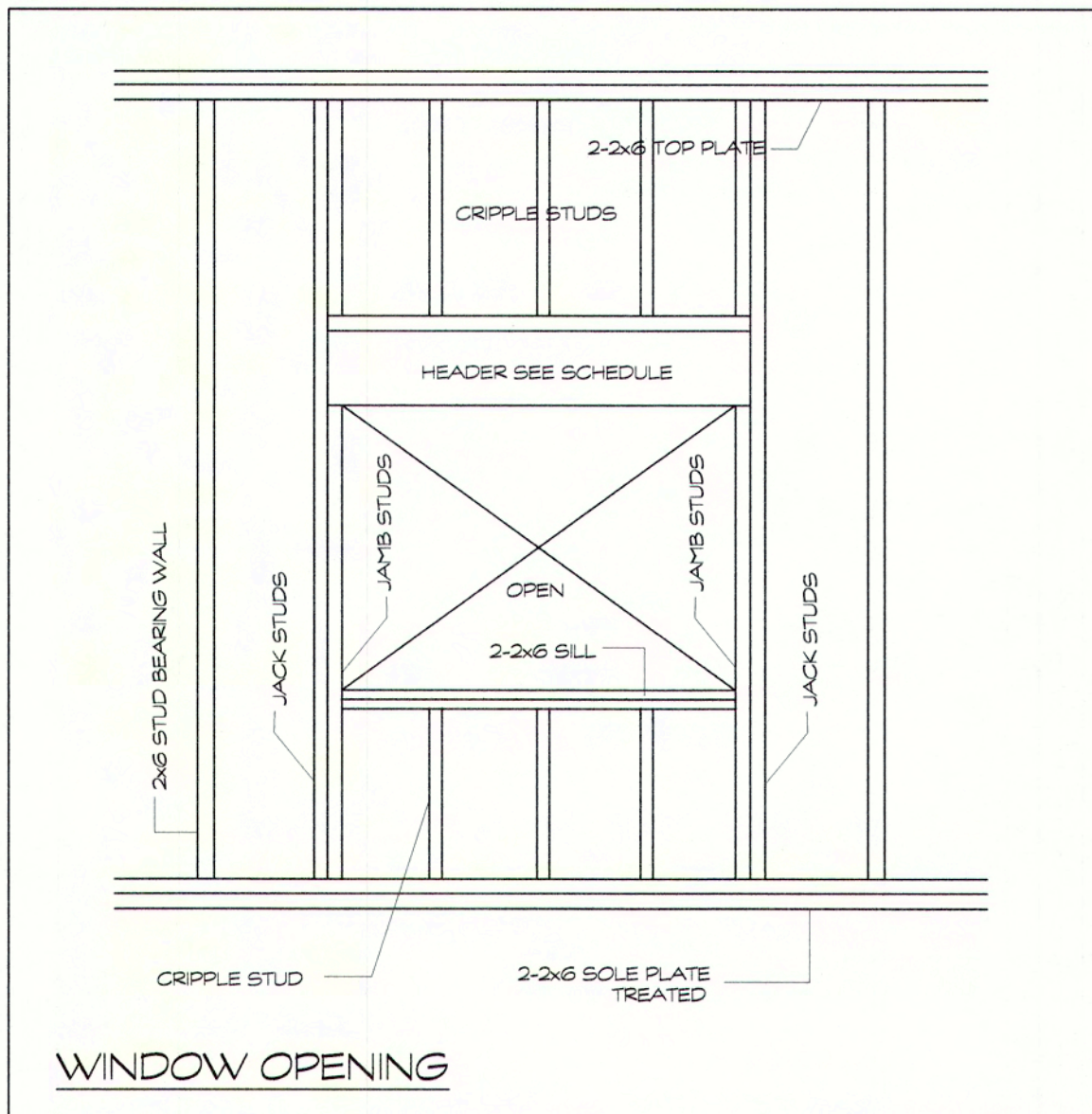
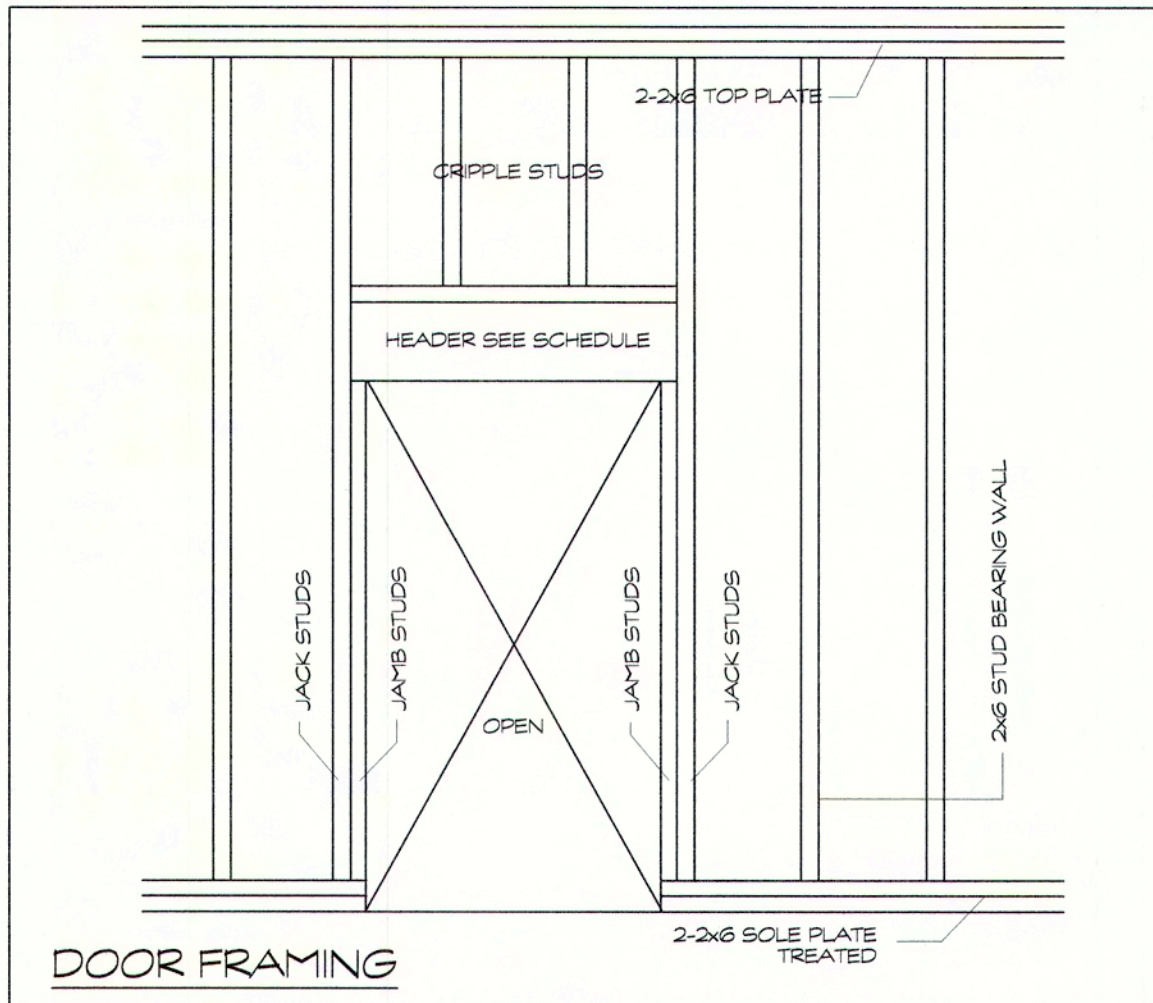
REVISION:	DATE:

DRAWING TITLE:

PROPOSED FRAMING
PLANS

SHEET NUMBER:

A-5



HEADER SCHEDULE AT INTERIOR BEARING WALLS (UNLESS OTHERWISE NOTED ON DRAWINGS)										INTERIOR WALLS
SPAN	SUPPORTING ROOF			SUPPORTING ROOF+ 1 FLOOR			SUPPORTING ROOF+ 2 FLOORS			
	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB	
0'-0" TO 3'-0"	3-2x6	1-2x6	1-2x6	3-2x8	1-2x6	1-2x6	3-2x8	1-2x6	1-2x6	
3'-1" TO 5'-0"	3-2x10	1-2x6	1-2x6	3-2x12	2-2x6	1-2x6	3-2x12	2-2x6	3-2x6	
5'-1" TO 8'-0"	3-2x12	1-2x6	1-2x6	3-1 3/4X 7 1/4" ML	2-2x6	2-2x6	3-1 3/4X 9 1/2" ML	3-2x6	3-2x6	

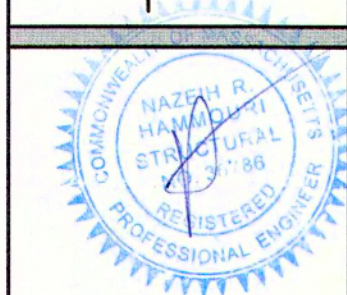
HEADER SCHEDULE AT EXTERIOR BEARING WALLS (UNLESS OTHERWISE NOTED ON DRAWINGS)										EXTERIOR WALLS
SPAN	SUPPORTING ROOF			SUPPORTING ROOF+ 1 FLOOR			SUPPORTING ROOF+ 2 FLOORS			
	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB	
0'-0" TO 3'-0"	3-2x6	1-2x6	1-2x6	3-2x8	1-2x6	1-2x6	3-2x8	1-2x6	1-2x6	
3'-1" TO 5'-0"	3-2x10	1-2x6	1-2x6	3-2x12	2-2x6	2-2x6	3-2x12	2-2x6	3-2x6	
5'-1" TO 8'-0"	3-2x12	1-2x6	2-2x6	3-1 3/4X 7 1/4" ML	2-2x6	2-2x6	3-1 3/4X 9 1/2" ML	3-2x6	3-2x6	

PROPOSED ROOF FRAMING
SCALE: 3/16" = 1'-0"

Proposed Addition / Renovation
38-40 Milton Street
Arlington, MA 02474

DATE: 05/15/23
SCALE: AS NOTED
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REVISION:	DATE:

DRAWING TITLE:

PROPOSED FRAMING
PLANS AND DETAILS

SHEET NUMBER:

A-6

WARNING

Joists are unstable until braced laterally

Bracing Includes:

- Blocking
- Sheathing
- Strut Lines
- Hangers
- Rim Board
- Rim Joist



DO NOT walk on joists until braced. INJURY MAY RESULT.



DO NOT walk on joists that are lying flat.



DO NOT stack building materials on unsheathed joists. Stack only over beams or walls.

WARNING NOTES:

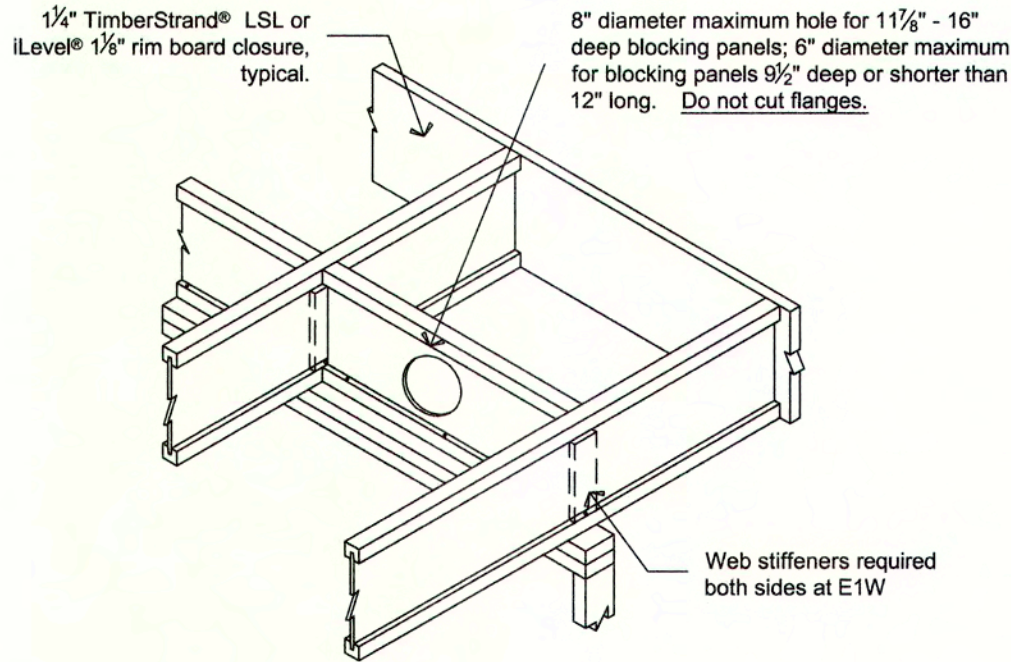
Lack of proper bracing during construction can result in serious accidents. Observe the following guidelines:

1. All blocking, hangers, rim boards and rim joists at the end supports of the TJI joists must be completely installed and properly nailed.
2. Establish a permanent deck (sheathing), fastened to the first 4 feet of joists at the end of the bay or braced end wall.
3. Safety bracing of 1x4 (minimum) must be nailed to a braced end wall or sheathed area and to each joist.
4. Sheathing must be completely attached to each TJI joist before additional loads can be placed on the system.
5. Ends of cantilevers require safety bracing on both the top and bottom flanges.
6. The flanges must remain straight within 1/2" from true alignment.

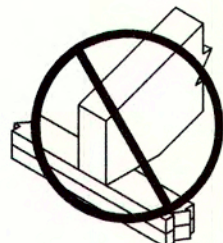


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June 2010 Reorder TJ-4015

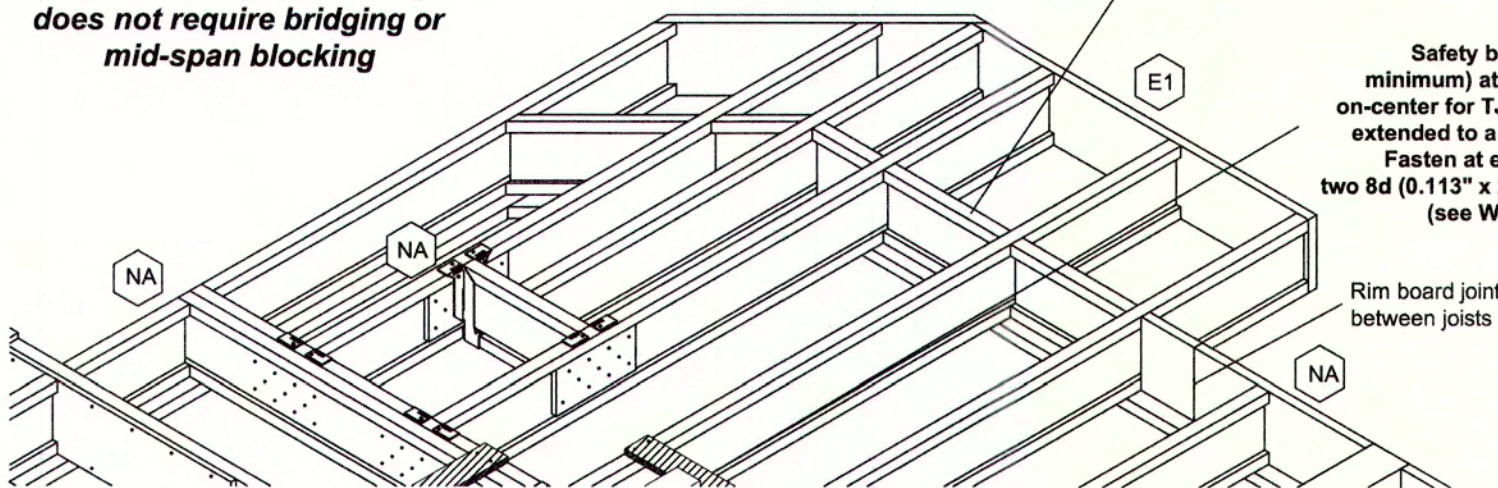


E1 - CANTILEVER DETAIL SOLID BLOCKING AND WEB STIFFENERS REQUIRED



DO NOT overhang seat cuts on beams beyond the inside face of support member.

Silent Floor® joist framing does not require bridging or mid-span blocking

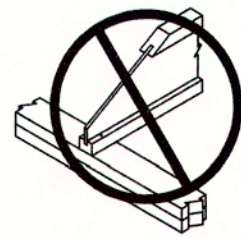


Joists must be laterally supported at cantilever and end bearings by blocking panels, hangers, or direct attachment to a rim board or rim joist.

Safety bracing (1x4 minimum) at 8' on-center (6' on-center for TJI® 110 Joists) and extended to a braced end wall. Fasten at each joist with two 8d (0.113" x 2 1/2") nails minimum (see WARNING).



DO NOT use sawn lumber for rim board or blocking, as it may shrink after installation. Use only engineered lumber.



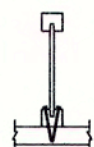
DO NOT bevel cut joist beyond inside face of wall.

TJI® JOIST NAILING REQUIREMENTS at BEARING

TJI® Joist to Bearing Plate

1/4" TimberStrand® LSL or iLevel® 1/8" rim board.

One 8d (0.113" x 2 1/2") nail each side. Drive nails at an angle at least 1 1/2" from end.

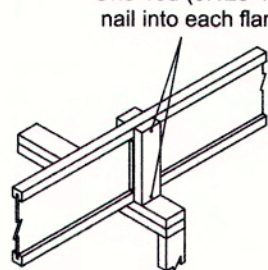


1 3/4" minimum bearing at end support; 3 1/2" minimum at intermediate support

Shear transfer: Connections equivalent to floor panel nailing schedule

Squash Blocks to TJI® Joist (Load bearing wall above)

One 10d (0.128" x 3") nail into each flange



Rim to TJI® Joist

1/4" TimberStrand® LSL or iLevel® 1/8" rim board or 1 3/4" wide TJI® rim joist: One 10d (0.128" x 3") nail into each flange

2 1/8" - 2 3/8" wide TJI® rim joist: One 16d (0.135" x 3 1/2") nail into each flange

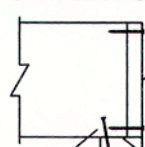
1 3/4" minimum bearing

Locate rim board joint between joists.

BEAM ATTACHMENT at BEARING



One 10d (0.128" x 3") nail each side of member at bearing, 1 1/2" minimum from end



Drive nails at an angle to minimize splitting of plate

See framing plan (if applicable) or iLevel® Framer's Pocket Guide for minimum end and intermediate bearing lengths.

FASTENING OF FLOOR PANELS

Guidelines for Closest On-Center Spacing per Row

Nail Size	TJI®(1)		Rim Board		1 1/2" TimberStrand® LSL or wider		Microlam LVL		Parallam PSL	
	110, 210, and 230	360 and 560	iLevel® 1/8"	1/4" TimberStrand® LSL						
8d (0.131" x 2 1/2")	4"	3"	6"	4"	3"	3"	3"	3"	3"	3"
10d (0.148" x 3")	4"	4"	6"	4"	4"	4"	4"	4"	4"	4"
16d (0.162" x 3 1/2")	6"	6"	16"	6" (2)	6" (2)	8"	8"	6"	6"	6"

(1) One row of fasteners permitted (two at abutting panel edges) for diaphragms. Stagger nails when using 4" on-center spacing and maintain 3/8" joist and panel edge distance. For other applications, multiple rows of fasteners are permitted if the rows are offset at least 1/2" and staggered.

(2) Can be reduced to 4" on-center if nail penetration into the narrow edge is no more than 1 1/8" (to avoid splitting).

- Recommended nailing is 12" on-center in field and 6" on-center along panel edge. Fastening requirements on engineered drawings supersede recommendations listed above.

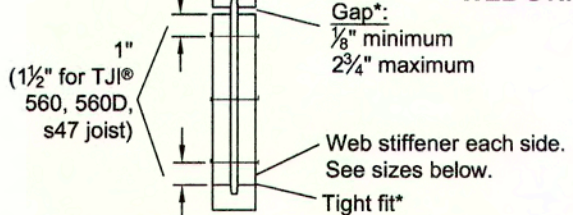
- iLevel recommends using a non-polyurethane subfloor adhesive on all contact points between panels and floor framing.

- Nailing rows must be offset at least 1/2" and staggered.

- 14 ga. staples may be substituted for 8d (0.113" x 2 1/2") nails if minimum penetration of 1" into the TJI® joist or rim board is achieved.

- Maximum spacing of nails is 18" on-center for TJI® joists.

WEB STIFFENER ATTACHMENT



* With point load from above, install web stiffener tight to top flange (gap at bottom flange) when there is no support below.

TJI Joist Series	Depth (in.)	Minimum Web Stiffener Size	Nailing Requirements		
			Type	Number Nails	
110 210 230 & 360 s31 & s33	All	5/8" x 2 5/8"	8d (0.113" x 2 1/2")	3	3
	All	3/4" x 2 5/8"			
	All	7/8" x 2 5/8"			
	All	1" x 2 5/8"			
560 & s47	All	2x4	16d (0.135" x 3 1/2")		
560D	18"	2x4	16d (0.135" x 3 1/2")	4	4
	20"			5	5
	22"			6	11
	24"			6	13

ALLOWABLE HOLES - TJI® Joists

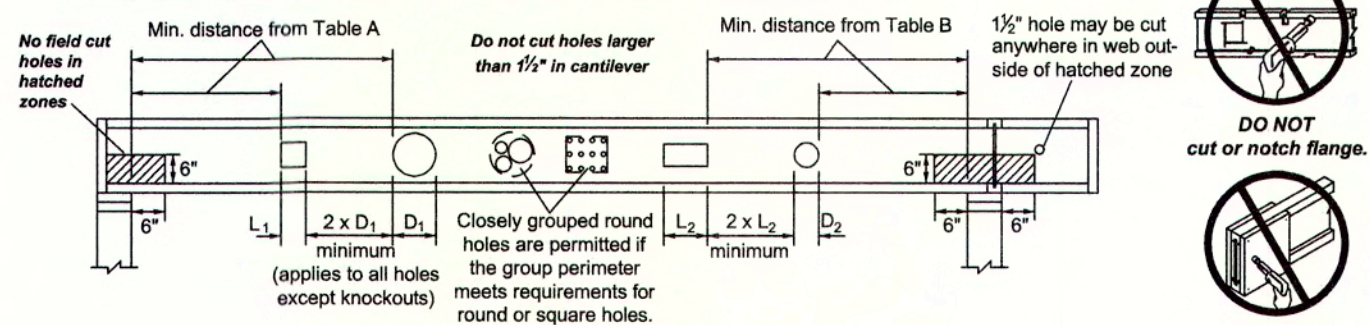


Table A - End Support

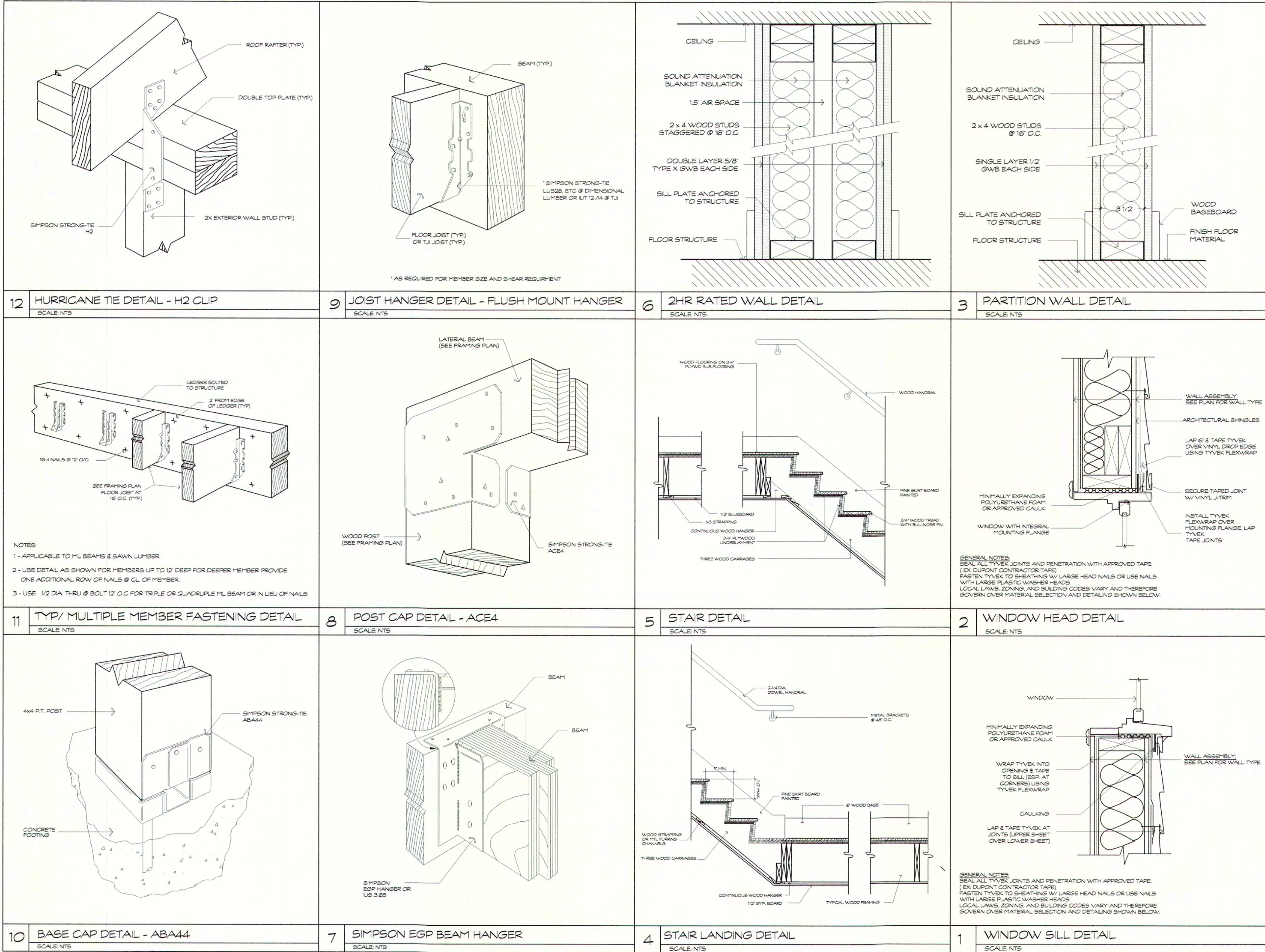
Minimum distance from edge of hole to inside face of nearest end support

JOIST DEPTH	TJI®	ROUND HOLE SIZE											SQUARE OR RECTANGULAR HOLE SIZE										
		2"	3"	4"	5"	6"	8"	10"	12"	14"	16"	18"	2"	3"	4"	5"	6"	8"	10"	12"	14"	16"	18"
9 1/2"	110	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
	210	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
	230	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
	360	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
11 1/4"	110	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
	210	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
	230	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
	360	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
14"	110	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
	210	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
	230	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
	360	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
16"	110	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
	210	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
	230	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
	360	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
18"	110	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
	210	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
	230	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
	360	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
20"	110	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
	210	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
	230	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"
	360	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"

Table B - Intermediate or Cantilever Support

Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support

JOIST DEPTH	TJI®	ROUND HOLE SIZE											SQUARE OR RECTANGULAR HOLE SIZE										
		2"	3"	4"	5"	6½"	7"	8½"	11"	13"	2"	3"	4"	5"	6½"	7"	8½"	11"	13"				
9½"	110	1'-6"	2'-6"	3'-0"	4'-0"	7'-6"					1'-6"	2'-6"	3'-6"	5'-6"	6'-6"								
	210	2'-0"	2'-6"	3'-6"	4'-6"	7'-6"				2'-0"	3'-0"	4'-0"	6'-0"	7'-0"									
	230	2'-6"	3'-0"	4'-0"	5'-0"	8'-0"				2'-6"	3'-0"	4'-6"	6'-6"	7'-6"									
	360	3'-0"	4'-0"	5'-6"	6'-6"	9'-0"				3'-0"	4'-6"	5'-6"	7'-6"	8'-0"									
11½"	110	1'-0"	1'-6"	2'-6"	4'-0"	4'-0"	6'-0"			1'-0"	1'-6"	2'-6"	4'-6"	6'-6"	7'-0"	9'-0"							
	210	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	9'-0"		1'-0"	2'-0"	3'-6"	4'-6"	6'-6"	8'-0"	9'-0"							
	230	1'-0"	2'-0"	2'-6"	3'-6"	5'-0"	5'-6"	9'-6"		1'-0"	2'-6"	3'-6"	5'-0"	8'-6"	10'-0"								
	360	2'-0"	3'-0"	4'-0"	5'-6"	7'-0"	7'-6"	11'-0"		2'-0"	3'-6"	5'-0"	7'-0"	9'-6"	9'-6"	11'-0"							
14"	560	1'-6"	3'-0"	4'-6"	5'-6"	8'-0"	8'-6"	12'-0"		3'-0"	4'-6"	6'-0"	8'-0"	10'-6"	11'-0"	12'-0"							
	110	1'-0"	1'-0"	1'-0"	2'-0"	2'-0"	2'-6"	4'-6"	8'-0"	1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	9'-0"	12'-0"						
	210	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-0"	9'-0"	1'-0"	1'-0"	2'-0"	3'-6"	6'-0"	7'-0"	10'-0"	12'-6"						
	230	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	3'-6"	5'-6"	10'-0"	1'-0"	1'-0"	2'-6"	4'-0"	5'-6"	7'-6"	10'-6"	13'-0"						
16"	560	1'-0"	2'-0"	3'-6"	5'-6"	6'-6"	8'-6"	12'-6"		1'-0"	2'-0"	4'-0"	5'-6"	9'-0"	12'-0"	14'-0"							
	560	1'-0"	2'-0"	3'-6"	5'-6"	6'-6"	8'-6"	13'-6"		1'-0"	3'-0"	5'-0"	7'-6"	11'-0"	13'-6"	15'-0"							
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	5'-6"	9'-6"	1'-0"	1'-0"	1'-0"	2'-0"	4'-6"	5'-6"	12'-6"	15'-6"						
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	4'-0"	6'-6"	10'-0"	1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	8'-0"	16'-0"	18'-0"					
16"	360	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	4'-0"	6'-6"	10'-0"	13'-6"													
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	7'-0"	11'-0"	15'-0"													
		4"	5"	6"	7"	8"	10"	12"	15"	17"		4"	5"	6"	7"	8"	10"	12"	15"	17"			
18"	360	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	6'-0"	9'-0"	15'-0"			1'-0"	1'-6"	4'-0"	6'-6"	9'-0"	14'-6"	16'-6"	19'-0"				
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	10'-0"	15'-0"			1'-0"	3'-0"	6'-0"	8'-6"	11'-6"	16'-6"	18'-6"	20'-6"				
20"	360	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	6'-0"	11'-0"	19'-6"			1'-0"	1'-0"	1'-6"	4'-0"	7'-0"	12'-6"	16'-6"	21'-0"				
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	5'-6"	12'-0"	19'-6"		1'-0"	1'-0"	3'-0"	6'-0"	8'-6"	14'-0"	17'-6"	19'-6"	20'-6"			



Proposed Addition / Renovation
38-40 Milton Street
Arlington, MA 02474

DATE: 05/15/23
SCALE: AS NOTED
DRAWN BY: SK
CHECKED BY: NRH

HAZIEH HAMMOURI P.E.
PROFESSIONAL ENGINEERING
47 Manfield Street
Everett, MA 02149
(857) 312 9212



REVISION:	DATE:
1	1.29.23

DRAWING TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

A-8

STRUCTURAL NOTES

GENERAL

1. ALL DESIGN AND CONSTRUCTION REQUIRED OF THE CONTRACTORS BY THE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ADOPTED STATE AND LOCAL BUILDING CODES AND OSHA REGULATIONS, SUPPLEMENTED BY THE CONTRACT DOCUMENTS. THE GOVERNING BUILDING CODE USED IN THE STRUCTURAL DESIGN IS THE MASSACHUSETTS BUILDING CODE 9th EDITION WITH THE LATEST ADOPTED AMENDEMENTS AND SUPPLEMENTS.
2. STRUCTURAL CONTRACT DOCUMENTS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, EQUIPMENT AND SITE CONTRACT DOCUMENTS, THE PROJECT SPECIFICATIONS AND THE SHOP DRAWINGS.
3. ALL DIMENSIONS, ELEVATIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
4. UNLESS OTHERWISE NOTED, DETAILS, SECTIONS AND NOTES SHOWN IN THE CONTRACT DOCUMENTS SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.

SHOP DRAWINGS

1. SUBMIT SHOP DRAWINGS, REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR, FOR CONCRETE AND GROUT MIX DESIGNS, CONCRETE AND MASONRY REINFORCING, STRUCTURAL STEEL, AND WOOD TRUSSES SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE FABRICATION, MANUFACTURE, DELIVERY AND ERECTION CAN PROCEED.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE SHALL BE READY MIX COMPLYING WITH THE REQUIREMENTS OF ASTM C94, AND SHALL BE NORMAL WEIGHT AND ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT THE END OF 28 DAYS AS DETERMINED BY ASTM C39.

CONCRETE AND MASONRY REINFORCING

1. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60. ALL WELDED WIRE MESH (WWM) SHALL BE SMOOTH BARS CONFORMING TO ASTM A185.

CONVENTIONAL WOOD FRAMING

1. ALL SAWN LUMBER FRAMING MEMBERS SHALL BE SPRUCE-PINE-FIR WITH THE FOLLOWING MINIMUM GRADES:
- A. JOISTS, RAFTERS, SOLID AND BUILT-UP BEAMS, WALL STUDS AND LINTELS; NO. 1 & NO. 2 GRADE.
- B. SILLS AND PLATES; STUD GRADE.
- C. SOLID WOOD POSTS; NO. 1 GRADE.
- D. BRIDGING, BLOCKING AND NAILERS; STUD GRADE.
2. ALL "MICROLAM" MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
- A. $E = 2,000,000$ PSI
- B. $F_b = 2800$ PSI
- C. $F_t = 1850$ PSI
- D. F_c (perpendicular) = 500 PSI
- E. F_c (parallel) = 2700 PSI
- F. $F_v = 285$ PSI
3. UNLESS OTHERWISE NOTED, ALL NAILING AND FASTENING SHALL BE IN ACCORDANCE WITH TABLE 2305.2, FASTENING SCHEDULE, 1993 BOCA BUILDING CODE.
4. WOOD SILLS BENEATH ALL INTERIOR AND EXTERIOR BEARING WALLS AND ALL MEMBERS EXPOSED TO WEATHER OR MOISTURE SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH THE "AMERICAN WOOD PRESERVERS ASSOCIATION, STANDARD C1".
5. ALL STUD WALLS, BEARING AND NON-BEARING, SHALL HAVE ONE ROW OF CONTINUOUS 2X SOLID BLOCKING BETWEEN STUDS AT MID-HEIGHT. BLOCKING SIZE TO MATCH STUD SIZE.
6. FRAMING MEMBERS SHALL NOT BE NOTCHED, CUT OR ALTERED IN THE FIELD WITHOUT THE SPECIFIC APPROVAL OF THE ENGINEER.
7. ALL METAL CONNECTORS FOR WOOD CONSTRUCTION SHALL BE HOT- DIPPED GALVANIZED METAL SHAPES AS MANUFACTURED BY "SIMPSON STRONG-TIE COMPANY, INC." AND BE ATTACHED BY THE GENERAL CONTRACTOR AS PER THE "SIMPSON STRONG-TIE" SPECIFICATIONS.
8. ALL EXTERIOR WALL SHEATHING SHALL BE 5/8 INCH O. S. B. EXTERIOR SHEATHING.
9. ALL ROOF SHEATHING SHALL BE 5/8 INCH APA RATED PLYWOOD SHEATHING 3216. USE EXPOSURE 1 PANELS, EXCEPT USE EXTERIOR PANELS FOR STARTER STRIPS ALONG EAVES AND WHEN LONG CONSTRUCTION DELAYS ARE ANTICIPATED. APPLY PANELS WITH FACE GRAIN PERPENDICULAR TO THE RAFTERS OR TRUSSES AND CONTINUOUS OVER TWO OR MORE SPANS. INSTALL PANEL CLIPS ALONG PANEL ENDS BETWEEN EACH RAFTER OR TRUSS. ATTACH PANELS WITH GLUE AND 6d RING OR SCREW SHANK NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.
10. LEAD HOLES FOR WOOD SCREWS AND LAG BOLTS SHALL BE DRILLED 7/8 OF THE SHANK DIAMETER FOR THE DEPTH OF SHANK EMBEDMENT AND 7/8 OF THE THREADED PORTION DIAMETER FOR THE DEPTH OF THE THREAD EMBEDMENT.

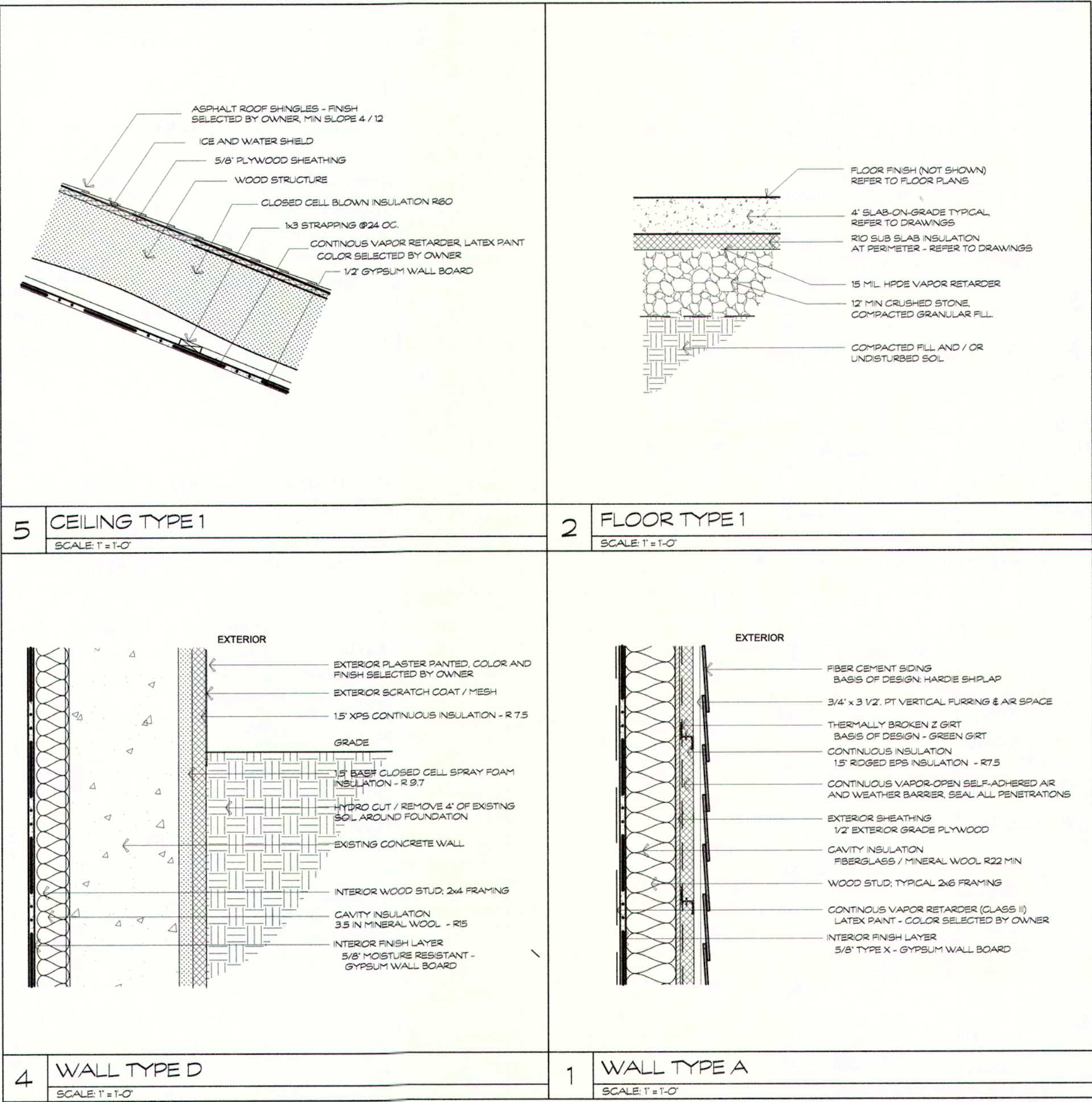
SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue opening required. Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

R310.1.1 Operational constraints and opening control devices. Emergency escape and rescue openings all be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices complying with ASTM F 2090 shall be permitted for use on windows serving as a required emergency escape and rescue opening.

R310.2.1 Minimum opening area. Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m2). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

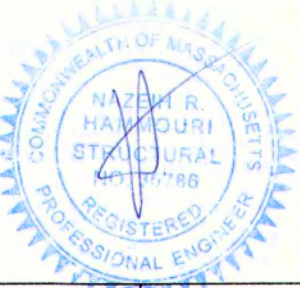
R310.2.2 Window sill height. Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches (1118 mm) above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3



Proposed Addition / Renovation
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HAZEH R. HAMMOURI P.E.
PROFESSIONAL ENGINEERING
47 Manfield Street
Everett, MA 02149
(857) 312 9212



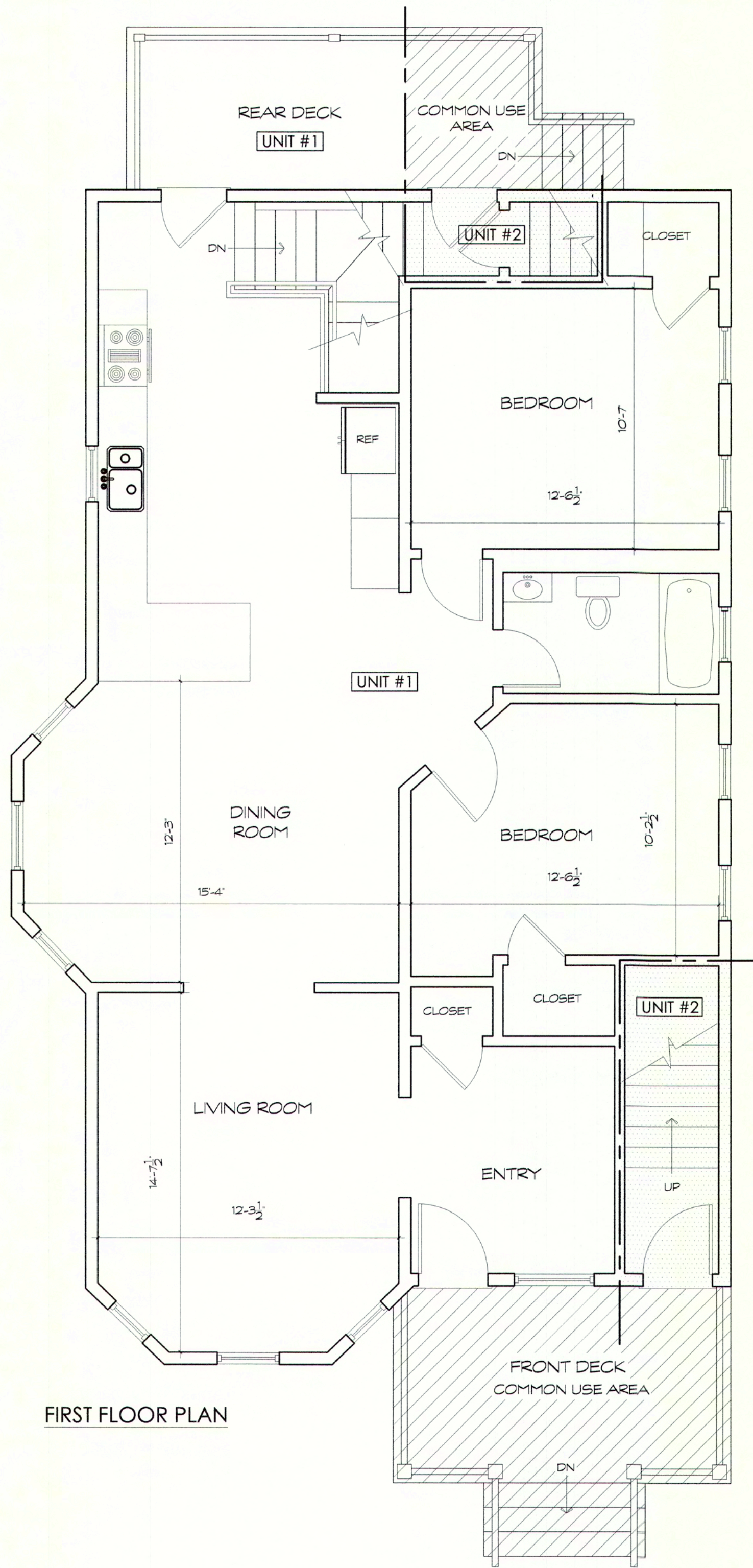
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1	1.29.23

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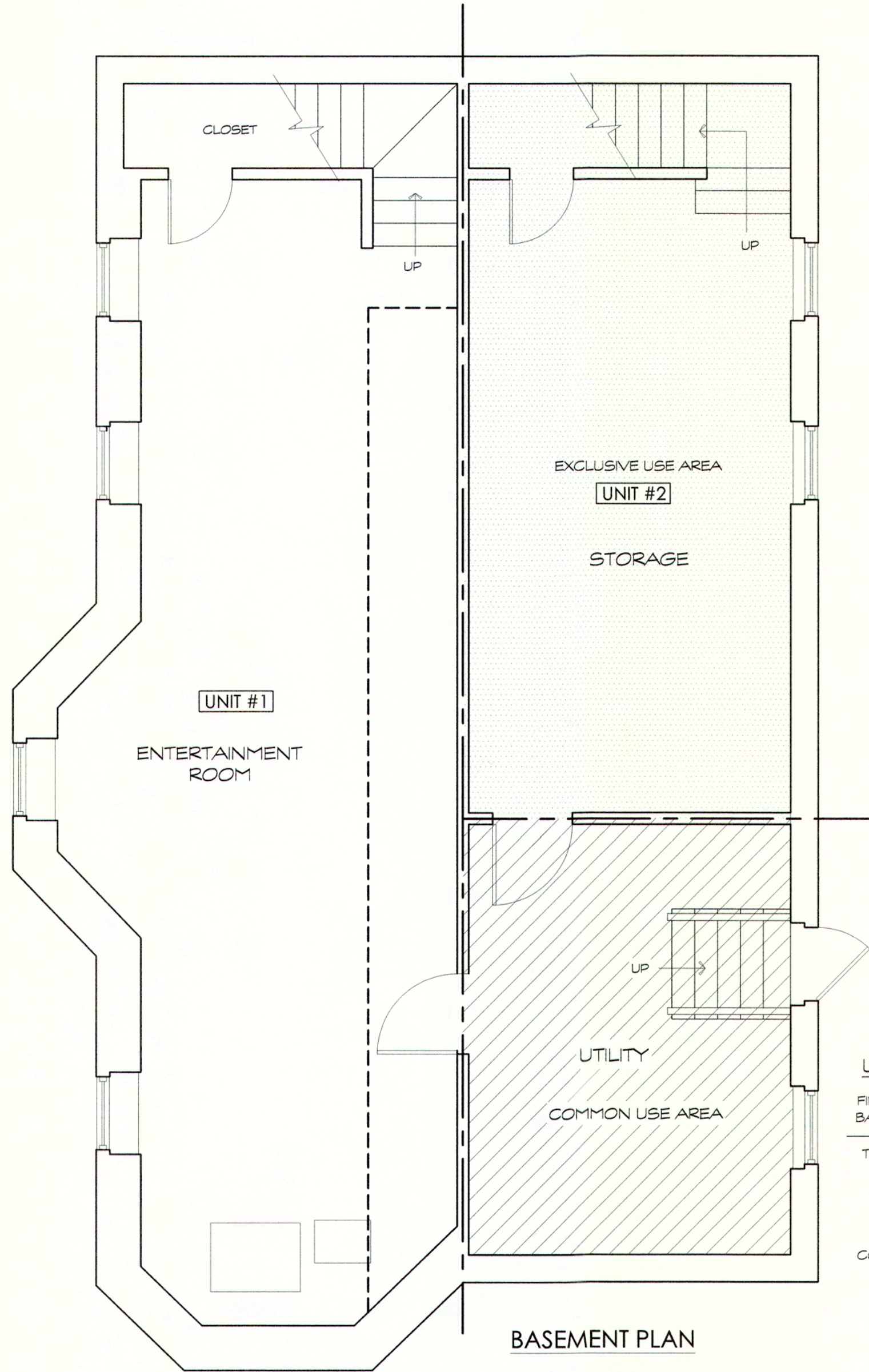
WALL TYPES /
NOTES

SHEET NUMBER:

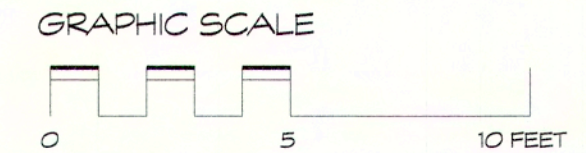
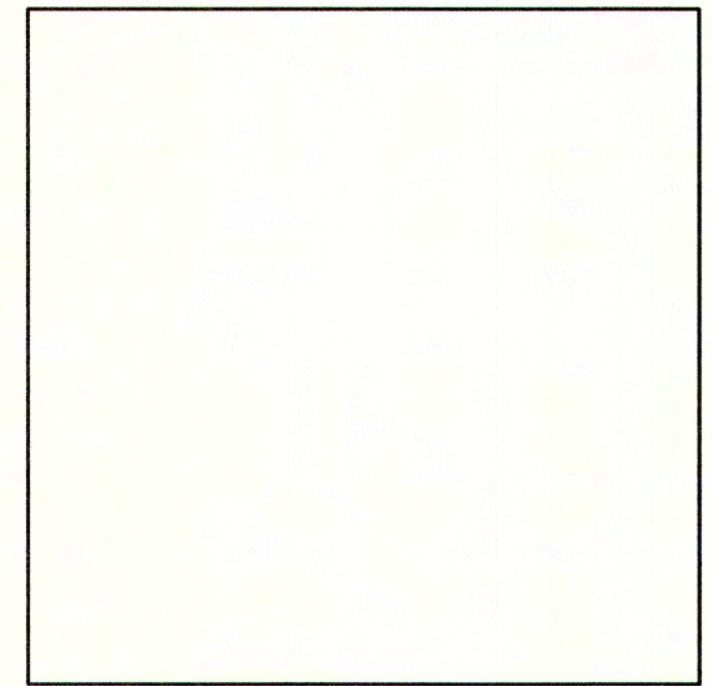
A-9



FIRST FLOOR PLAN



BASEMENT PLAN



LEGEND KEY	
	COMMON AREA
	OTHER UNIT
	UNIT

UNIT 1	
FIRST FLOOR AREA :	1,145.93 SQ. FT.
BASEMENT FLOOR AREA :	427.23 SQ. FT.
TOTAL FLOOR AREA :	1,573.16 SQ. FT.
EXCLUSIVE USE - REAR DECK	74.87 SQ. FT.
EXCLUSIVE USE	ONSITE PARKING
COMMON AREA :	366.65 SQ. FT.

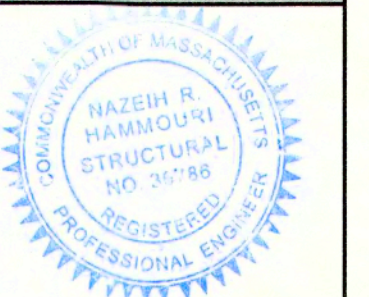
I HEREBY CERTIFY THAT THIS PLAN SHOWS THE UNIT 1 OF 14-16 EGERTON ROAD CONDOMINIUM AND THE UNIT DESIGNATION OF THE IMMEDIATELY ADJOINING UNIT(S), AND I FURTHER CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS AS BUILT. I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS IN PREPARING THE PLANS.

DATE 5/16/23 SIGNED [Signature]

Condo Deeds
14 - 16 Egerton Road
Arlington, MA
UNIT DEED

DATE: 05/16/23
SCALE: AS NOTED
DRAWN BY: SH
CHECKED BY: NH

N AZEIH HAMMOURI P.E.
PROFESSIONAL ENGINEERING
47 Manfield Street
Everett, MA 02149
(857) 312 9212



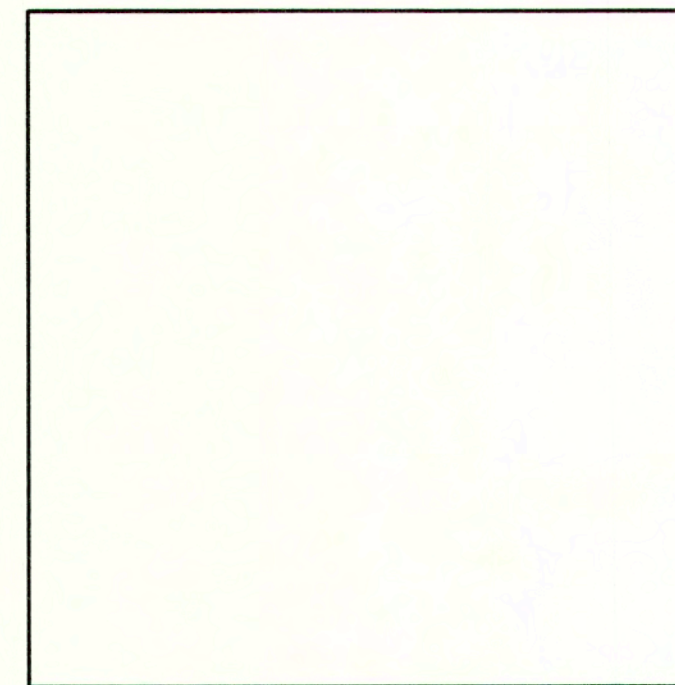
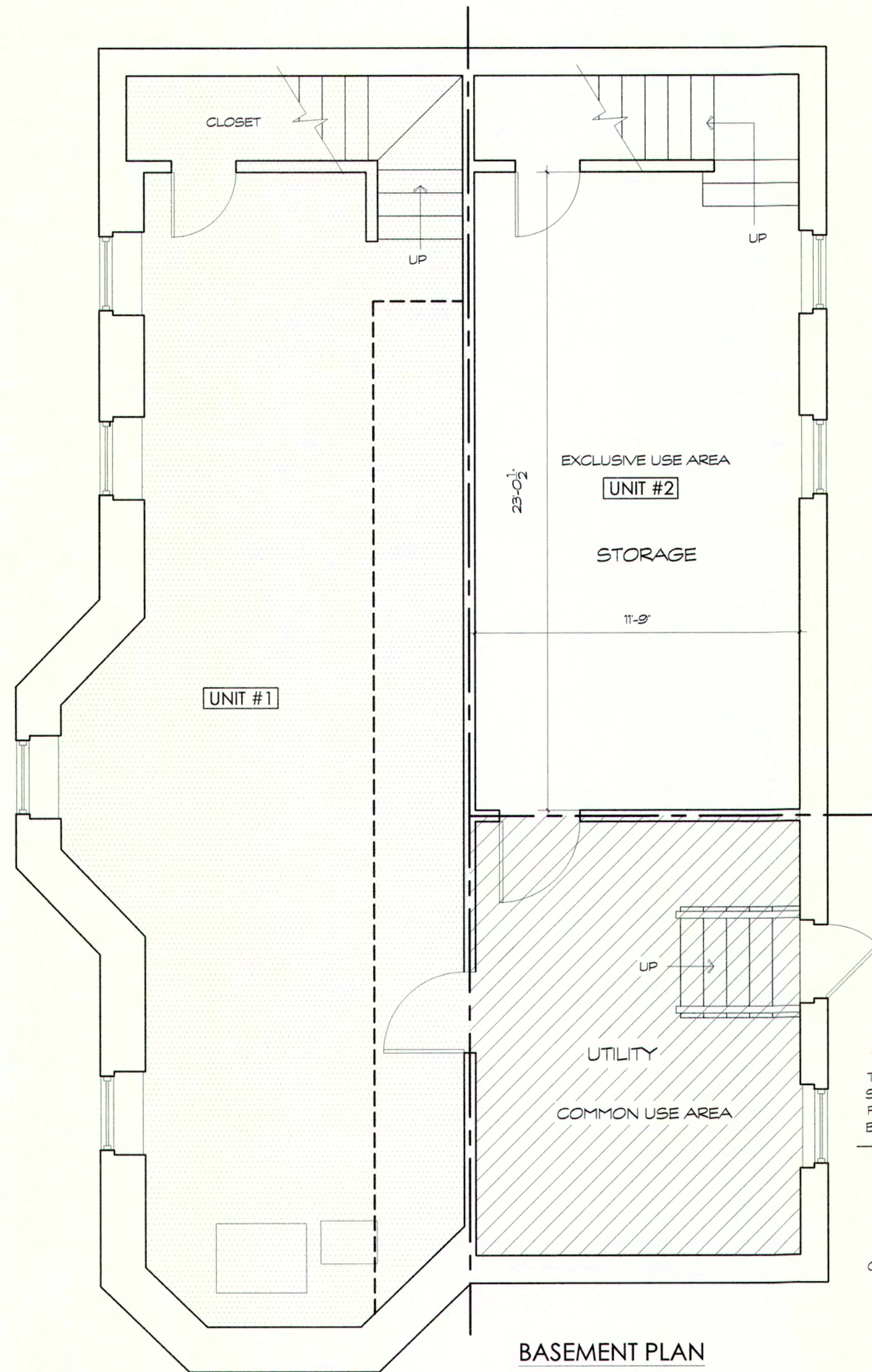
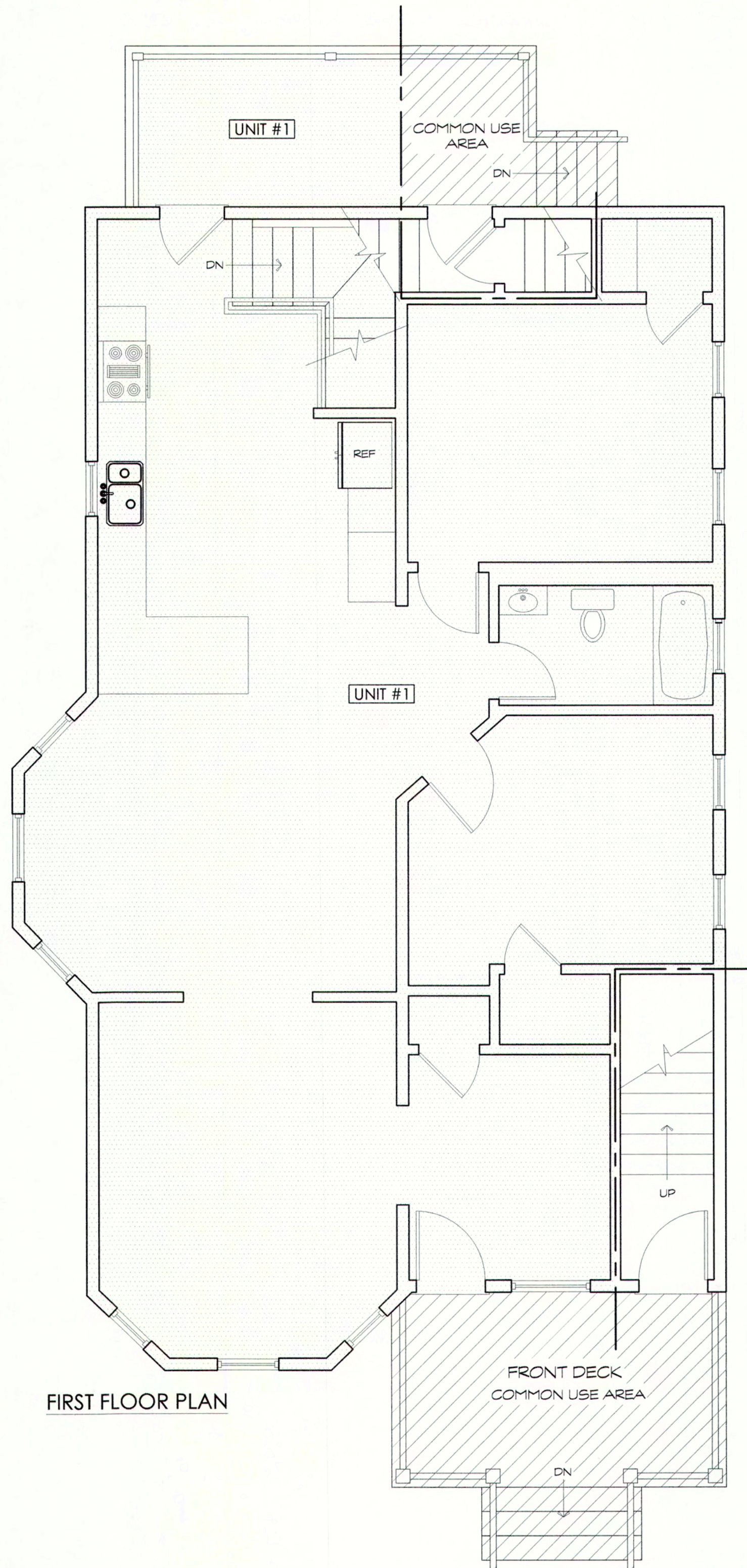
REVISION:	DATE:

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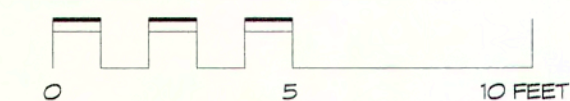
UNIT DEED #1

SHEET NUMBER:

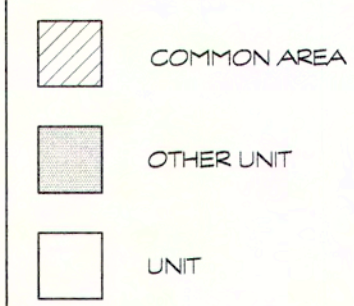
U-1
(SHEET 1 OF 1)



GRAPHIC SCALE



LEGEND KEY



UNIT 2

THIRD FLOOR AREA : 869.12 SQ. FT.
 SECOND FLOOR AREA : 1,266.36 SQ. FT.
 FIRST FLOOR AREA : 90.67 SQ. FT.
 BASEMENT FLOOR AREA : 319.92 SQ. FT.

TOTAL FLOOR AREA : 2,546.07 SQ. FT.

EXCLUSIVE USE - REAR DECK 111.64 SQ. FT.
 EXCLUSIVE USE ONSITE PARKING

COMMON AREA : 366.65 SQ. FT.

I HEREBY CERTIFY THAT THIS PLAN SHOWS THE UNIT 2 OF 14-16 EGERTON ROAD CONDOMINIUM AND THE UNIT DESIGNATION OF THE IMMEDIATELY ADJOINING UNIT(S), AND I FURTHER CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS AS BUILT. I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS IN PREPARING THE PLANS.

DATE 9/16/23 SIGNED N/A

Condo Deeds
 14 - 16 Egerton Road
 Arlington, MA

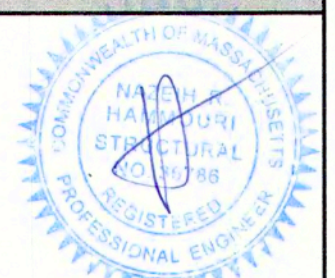
UNIT DEED

DATE: 05/16/23

SCALE: AS NOTED

DRAWN BY: SH
 CHECKED BY: NH

N AZEIH **H** AMMOURI P.E.
 PROFESSIONAL ENGINEERING
 47 Manfield Street
 Everett, MA 02149
 (857) 312 9212



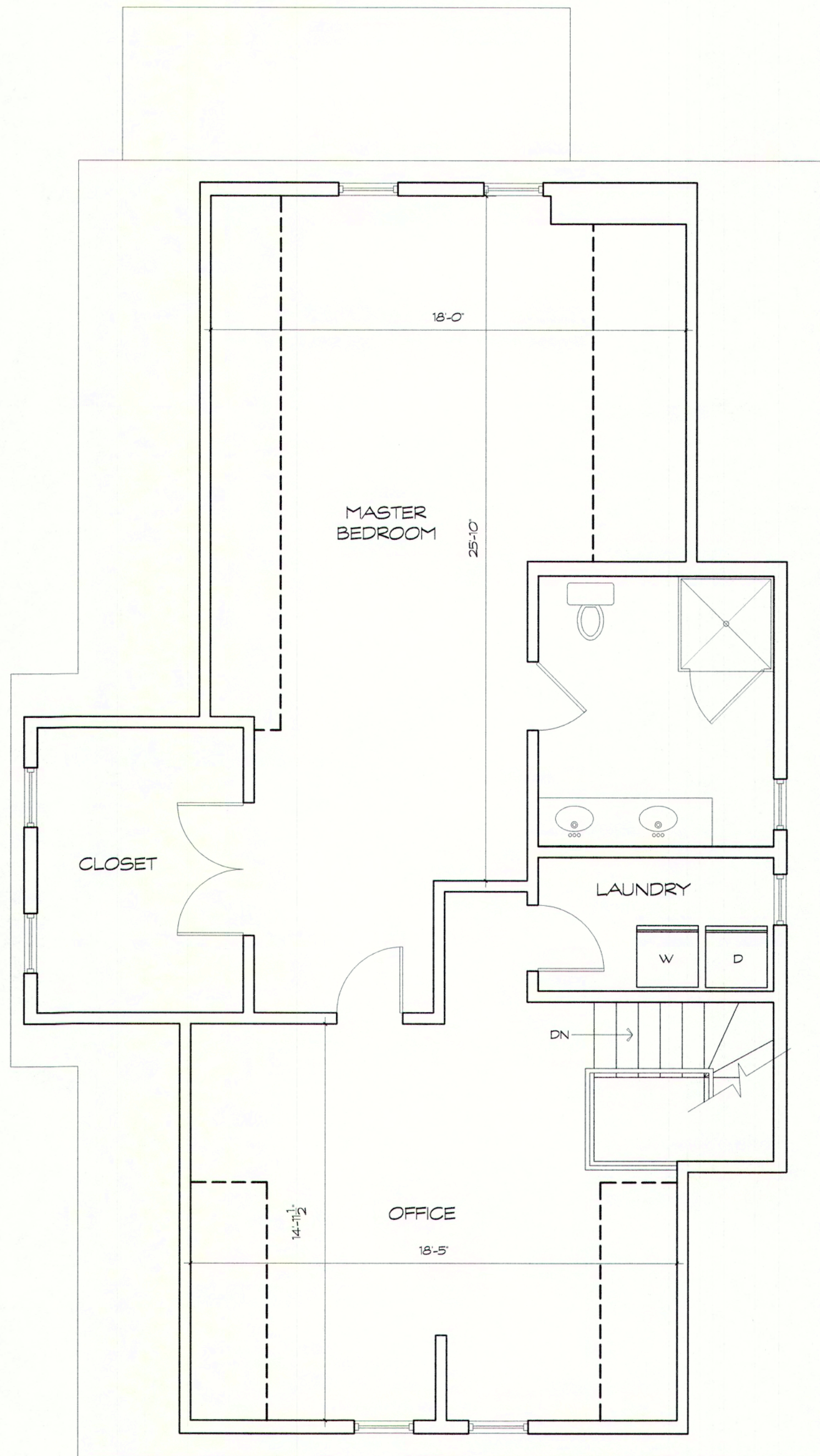
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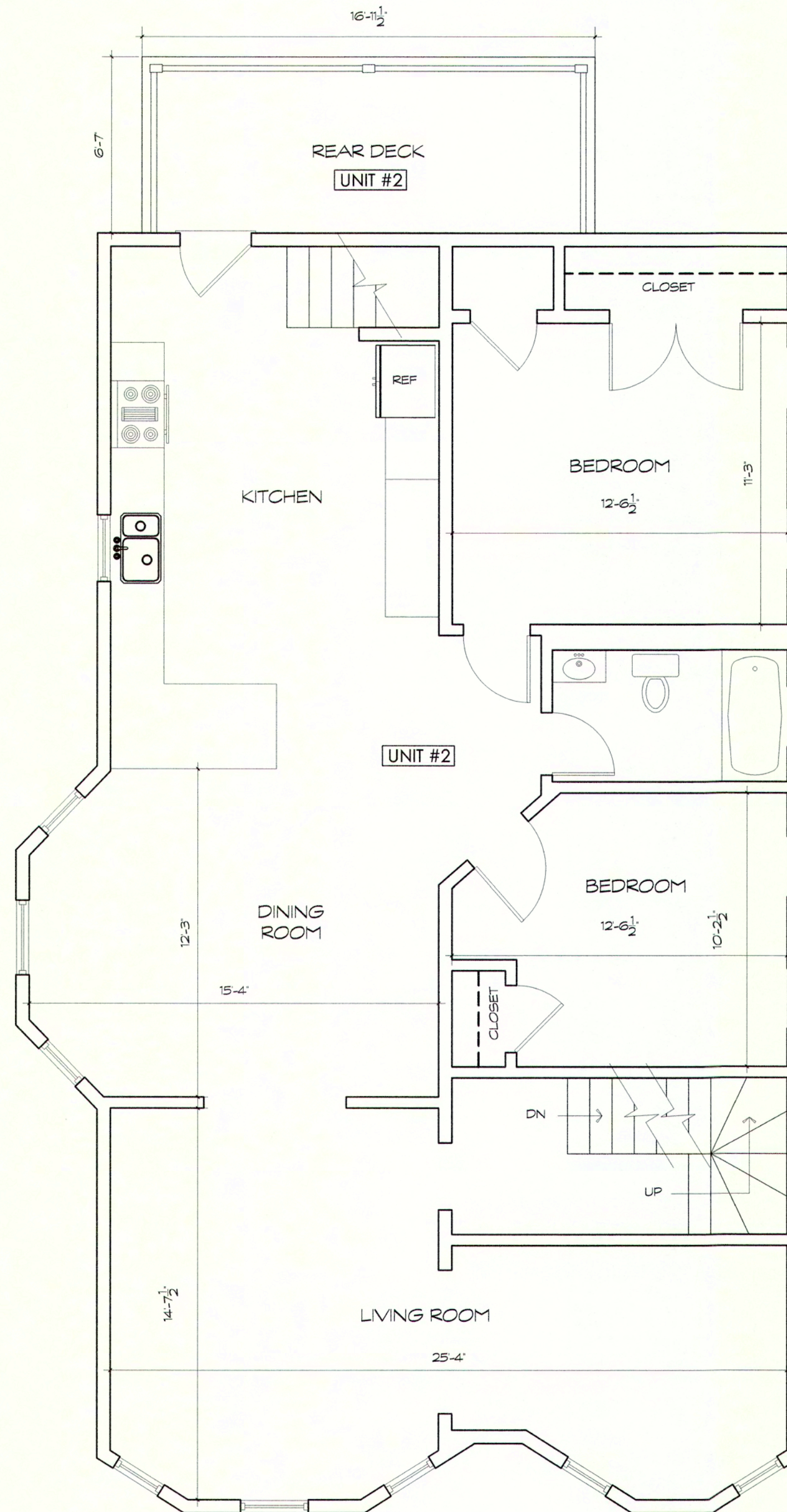
UNIT DEED #2

SHEET NUMBER:

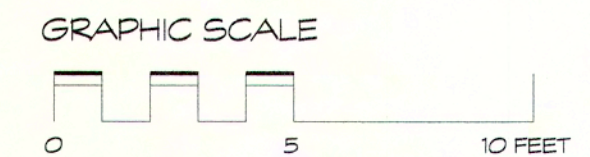
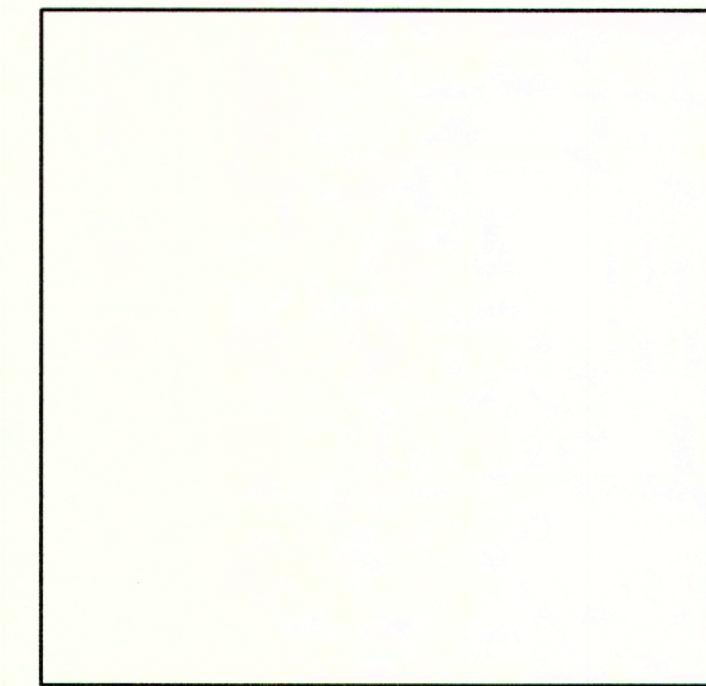
U-2
 (SHEET 1 OF 2)



FIRST FLOOR PLAN



BASEMENT PLAN



LEGEND KEY	
	COMMON AREA
	OTHER UNIT
	UNIT

UNIT 2

THIRD FLOOR AREA :	869.12 SQ. FT.
SECOND FLOOR AREA :	1,266.36 SQ. FT.
FIRST FLOOR AREA :	90.67 SQ. FT.
BASEMENT FLOOR AREA :	319.92 SQ. FT.

TOTAL FLOOR AREA : 2,546.07 SQ. FT.

EXCLUSIVE USE - REAR DECK 111.64 SQ. FT.
EXCLUSIVE USE ONSITE PARKING

COMMON AREA : 366.65 SQ. FT.

I HEREBY CERTIFY THAT THIS PLAN SHOWS THE UNIT 2 OF 14-16 EGERTON ROAD CONDOMINIUM AND THE UNIT DESIGNATION OF THE IMMEDIATELY ADJOINING UNIT(S), AND I FURTHER CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS AS BUILT. I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS IN PREPARING THE PLANS.

DATE 5/10/23 SIGNED

Condo Deeds
14 - 16 Egerton Road
Arlington, MA
UNIT DEED

DATE: 05/16/23
SCALE: AS NOTED
DRAWN BY: SH
CHECKED BY: NH

N AZEIH HAMMOURI P.E.
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47 Manfield Street
Everett, MA 02149
(857) 312 9212



REVISION:	DATE:

DRAWING TITLE:

UNIT DEED #2

SHEET NUMBER:

U-2
(SHEET 2 OF 2)



Town of Arlington, Massachusetts

Docket #3792 529 Summer Street

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	#3792_529_Summer_Street_legal_ad.pdf	#3792 529 Summer Street legal ad
▢ Reference Material	#3792_529_Summer_Street_Variance_Application.pdf	#3792 529 Summer Street Variance Application
▢ Reference Material	#3792_529_Summer_Street_Plot_Plan.pdf	#3792 529 Summer Street Plot Plan



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Jeremy Clyman and Lara Rubinstein** of Arlington, MA. on March 19, 2024, a petition seeking to alter their property located at **529 Summer Street - Block Plan 113.0-0010-0001.0**. Said petition would require a **Variance** under **Section 5.3.8 A and 5.4.2 A** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on April 30, 2024, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**

<https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend.

For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

DOCKET NO 3792

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**



V-24-3

Variance Permit Application (ZBA)

Status: Active

Submitted On: 3/22/2024

Primary Location

529 SUMMER ST

Arlington, MA 02474

Owner

CLYMAN JEREMY; RUBINSTEIN LARA

Summer 529 ARLINGTON, MA 02474

Variance Permit Criteria

Describe the circumstances relating to the soil conditions, shape, or topography especially affecting such land or structures but not affecting generally the Zoning District in which it is located that would substantiate the granting of a Variance.*

The lot is triangular, with two adjoining streets. The rear street, sunset road, is significantly higher than summer street. The lot is existing non conforming, with restrictions from surrounding roads.

Describe how a literal enforcement of the provisions of the Zoning Bylaw, specifically relating to the circumstances affecting the land or structure noted above, would involve substantial hardship, financial or otherwise, to the Petitioner or Appellant.*

The homeowner would like to remain at the property, they currently reside with their family and have a home office on the ground level for clients. The lot shape and restriction by roads does not allow for addition by-right. In order to gain space for their family they would require a variance.

Describe how desirable relief may be granted without substantial detriment to the public good.*

The location of the addition does not affect neighbors or pedestrians in any way. It is discrete and tastful addition to the home. It keeps the scale and character similar to other additions neighbors' currently have in their rear yard. The addition is a single story, so light and air would still be able to penetrate neighbors yards.

Describe how desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw of the Town of Arlington, Massachusetts.*

The zoning by-law does not take into consideration non-conforming unique lots that occur in the fabric of Arlingtons landscape. This unique lot shape and size is hard to conform, the character of the addition is within the scale and feeling of the surrounding neighborhood.

State Law (MGL Chapter 40a, Section 10) requires that the Zoning Board of Appeals must find that all four (4) criteria are met in order to be authorized to grant a Variance. If any one of the standards is not met, the Board must deny the Variance.

Dimensional and Parking Information

Present Use/Occupancy *

Residential

Proposed Use/Occupancy *

Residential

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

1900

Proposed Gross Floor Area (Sq. Ft.)*

2115

Existing Lot Size (Sq. Ft.)*

4375

Proposed Lot Size (Sq. Ft.)* ?

4375

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

80

Proposed Frontage (ft.)*

80

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0.43

Proposed Floor Area Ratio*

0.63

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

18

Proposed Lot Coverage (%)*

23

Max. Lot Coverage required by Zoning*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

4376

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

4375

Minimum Lot Area per Dwelling Unit required by
Zoning*

6000

Existing Front Yard Depth (ft.)*

23

Proposed Front Yard Depth (ft.)*

23

Minimum Front Yard Depth required by Zoning*

25

Existing Left Side Yard Depth (ft.)*

12.9

Proposed Left Side Yard Depth (ft.)*

8.7

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

6.9

Proposed Right Side Yard Depth (ft.)*

4

Minimum Right Side Yard Depth required by Zoning*

10

Existing Rear Yard Depth (ft.)*

12.9

Proposed Rear Yard Depth (ft.)*

7.7

Minimum Rear Yard Depth required by Zoning*

18.5

Existing Height (stories)

2.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

0

Existing Height (ft.)*

30.6

Proposed Height (ft.)*

30.6

Maximum Height (ft.) required by Zoning*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

2075

Proposed Landscaped Open Space (Sq. Ft.)*

1890

Existing Landscaped Open Space (% of GFA)*

118

Proposed Landscaped Open Space (% of GFA)*

96

Minimum Landscaped Open Space (% of GFA)
required by Zoning*

10

Existing Usable Open Space (Sq. Ft.)*

705

Proposed Usable Open Space (Sq. Ft.)*

705

Existing Usable Open Space (% of GFA)*

40

Proposed Usable Open Space (% of GFA)*

36

Minimum Usable Open Space required by Zoning*

30

Existing Number of Parking Spaces*

3

Proposed Number of Parking Spaces*

3

Minimum Number of Parking Spaces required by
Zoning*

2

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by
Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by
Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

712

Proposed Slope of proposed roof(s) (in. per ft.)*

412

Minimum Slope of Proposed Roof(s) required by
Zoning*

213

Existing type of construction*

Type V wood frame

Proposed type of construction*

Type V wood frame

Open Space Information

Existing Total Lot Area*

4375

Proposed Total Lot Area*

4375

Existing Open Space, Usable*

705

Proposed Open Space, Usable*

705

Existing Open Space, Landscaped*

2075

Proposed Open Space, Landscaped*

1890

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area 

500

Basement or Cellar, Proposed Gross Floor Area

500

1st Floor, Existing Gross Floor Area

775

New Field

0

1st Floor, Proposed Gross Floor Area

990

2nd Floor, Existing Gross Floor Area

625

2nd Floor, Proposed Gross Floor Area

625

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

0

Attic, Proposed Gross Floor Area

0

Parking Garages, Existing Gross Floor Area ?

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies,
Existing Gross Floor Area

0

All weather habitable porches and balconies,
Proposed Gross Floor Area

0

Total Existing Gross Floor Area

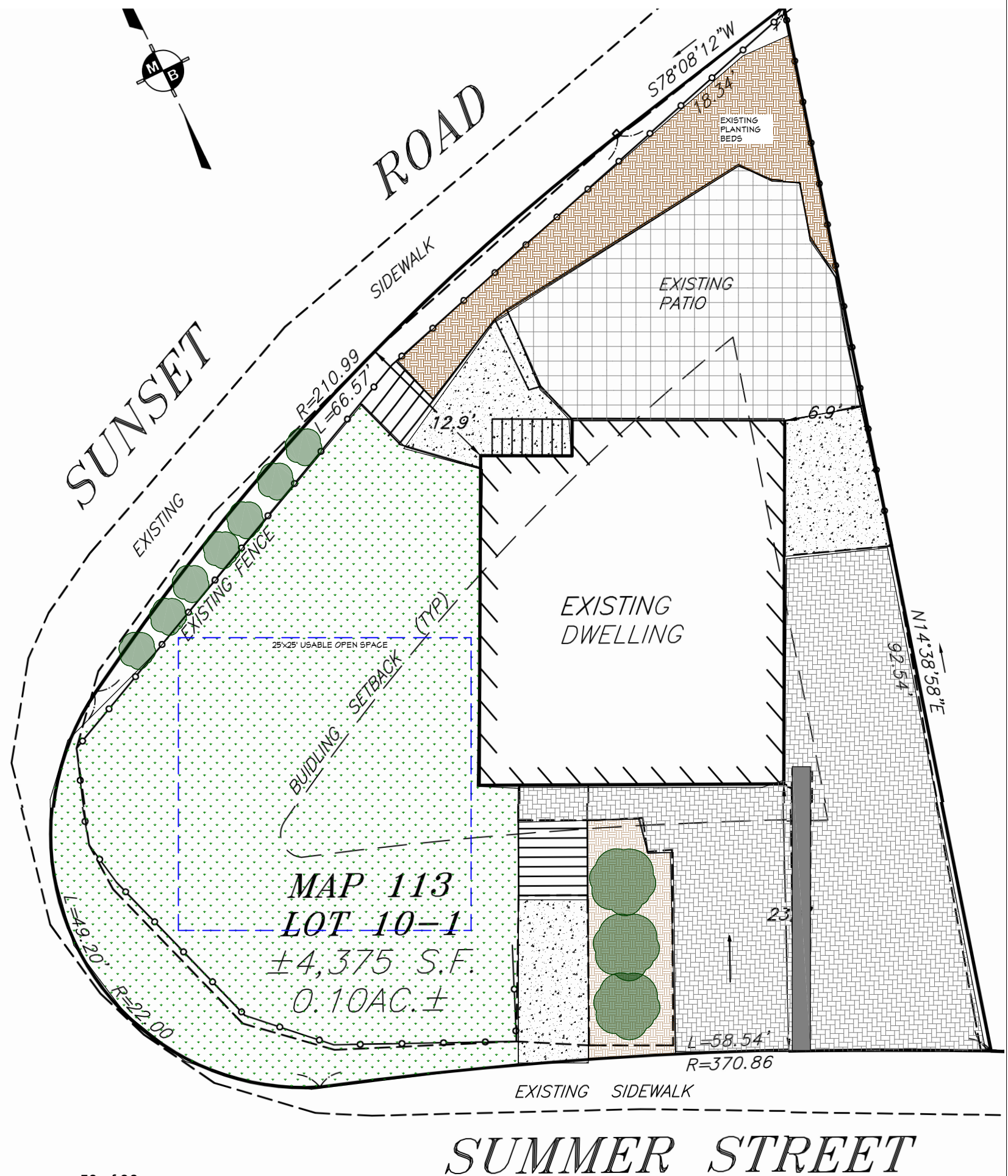
1900



Total Proposed Gross Floor Area

2115





727 Main Street
Melrose MA, 02176
781.662.1593

Rubinstein-Clyman Renovation
529 Summer St
Arlington, MA

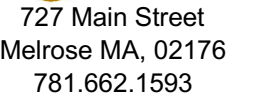
SHEET TITLE
Existing Site Plan & Photos

SCALE
1:10

DATE
3/22/2024

SHEET NO.

1



Rubinstein-Clyman Renovation
529 Summer St
Arlington, MA

SHEET TITLE

Proposed Site Plan

SCALE

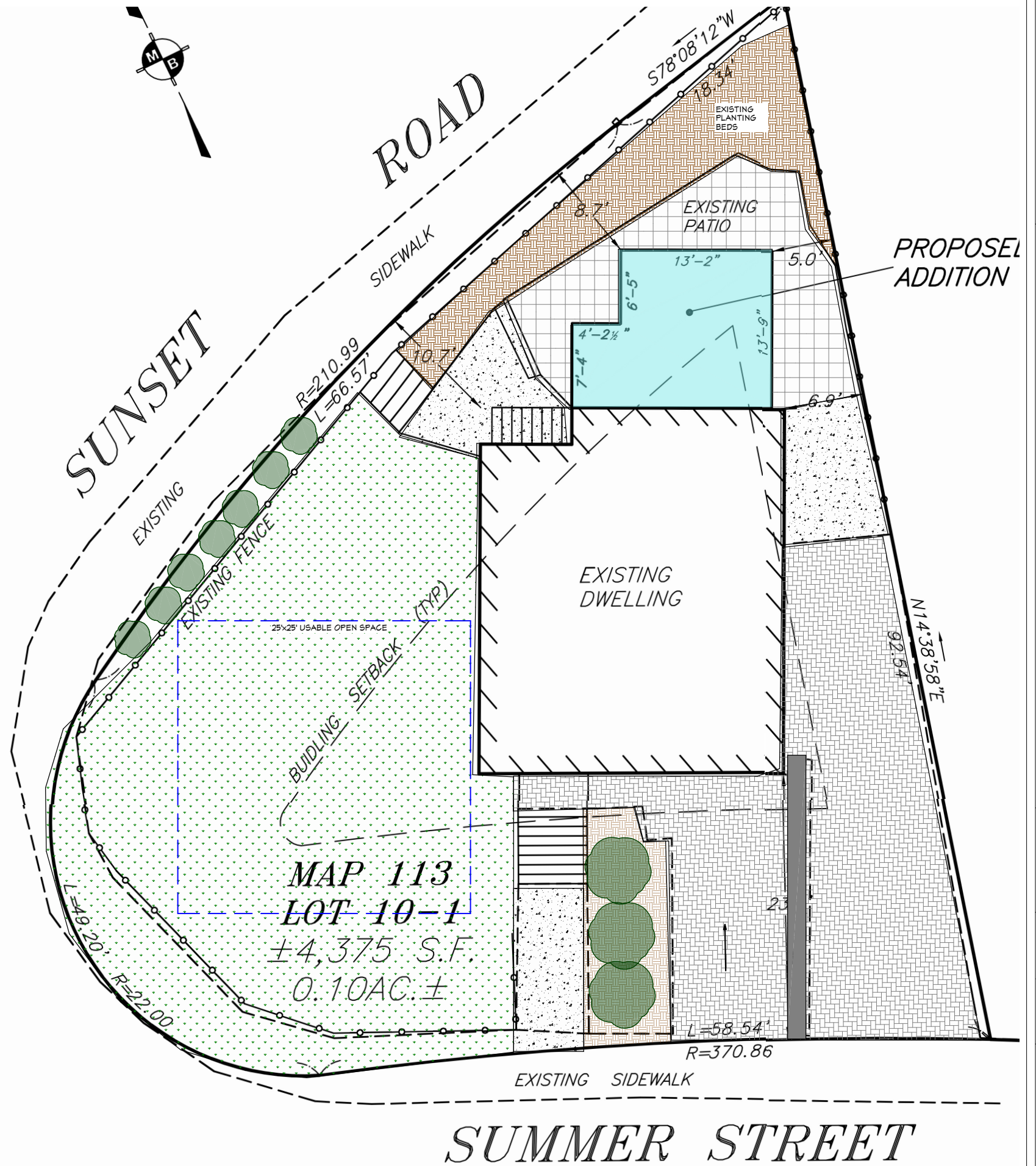
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DATE _____

3/22/2024

HEET NO.

2





Town of Arlington, Massachusetts

Docket #3793 30 Mayflower Road

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	#3793_30_Mayflower_Road_Legal_ad.pdf	#3793 30 Mayflower Road Legal ad
▢ Reference Material	#3793_30_Mayflower_Variance_Application.pdf	#3793 30 Mayflower Variance Application
▢ Reference Material	#3793_30_Mayflower_Rd_-_Site_Plan.pdf	#3793 30 Mayflower Rd - Site Plan
▢ Reference Material	#3793_30_Mayflower_Rd_-_CD_Set.pdf	#3793 30 Mayflower Rd - CD Set



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by Shannon Smith of Arlington, MA. on March 26, 2024, a petition seeking to alter their property located at **30 Mayflower Road - Block Plan 182.0-0001-0016.0**. Said petition would require a **Special Permit** under **5.4.2B(6)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on April 30, 2024, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**
<https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend.

For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

DOCKET NO 3793

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**



SP-24-8

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 3/26/2024

Primary Location

30 MAYFLOWER RD
Arlington, MA 02476


Owner

SMITH SHANNON A
Mayflower Rd 30
ARLINGTON, MA 02476

Applicant

 Pablo Picker
 617-888-0552
pickerconsruction@gmail.com
 33 Mystic Ave
Somerville, MA 02145

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)**** 

The existing single-family building is being renovated and an addition is being constructed off the rear. The GFA of the addition outside the existing foundation wall is 999 SF, which requires a special permit under section 5.4.2.B(6) in the zoning bylaw. The existing nonconformities with the lot area, right side yard setback, rear yard (considered a front yard due to the through lot) setback, and parking location will remain. The proposed deck will extend 8 ft beyond the existing foundation wall in the rear (front) yard, which is allowed under 5.3.9.B in the zoning bylaw.

Explain why the requested use is essential or desirable to the public convenience or welfare.*

The expanded use will provide additional living space in line with the prevailing pattern of development in Arlington. Enlargement of exisisting smaller homes makes them more suitable to the changing needs of Arlingotn residents.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

The proposed addition will not increase the number of dwelling units nor the number of vehicles. There are no changes proposed approaching Mayflower Road, so there will be no impact on pedestrian safety.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

The proposed addition does not change the use of the property, nor does it substantially increase the number of residents. The impact on the existing municipal systems will be minimal.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

The proposed addition includes a large addition which under section 5.4.2.B(6) requires a finding by the Board that the alteration or addition is in harmony with other structures and uses in the vicinity. Additionally, the Board shall consider whether the proposed alteration or addition's dimensions and setbacks in relation to abutting structures and uses and its conformity to the purposes of this Bylaw. The question of harmony is addressed in the following section. The addition is limited to the existing side and rear (front) lines of the existing house. The addition will not encroach on any of the existing setbacks, avoiding creating any new impositions on the neighbors. The addition will preserve access to light and air and avoid undue concentration of population. It provides reasonable consideration to the character of the district. The proposed deck in the rear (front) yard setback is allowed under section 5.3.9.B.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

The proposed addition is in keeping with the recommendations of the Residential Design Guidelines. The neighborhood is in the "Single-family, Small Lot" category, which encourages smaller scale front porches, maintenance of the side yard dimensions, rear yard additions, location of mechanical units in the rear yard, and maintenance of permeable area. While the immediate neighborhood is mostly 1 1/2 story cape-style houses, there are several 2 and 2 1/2 story colonial revival homes on the street. The rear and vertical additions will be in keeping with the colonial revival look and scale of the other homes with a front porch / portico facing Mayflower Road. The new roof will be suitable pitch with eave returns at the gable ends. Windows facing the street are organized vertically, with shutters on the windows closest to the street.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

The existing single-family dwelling use will remain, so there is not additional use being requested.

Dimensional and Parking Information

Present Use/Occupancy *

Single Family

Proposed Use/Occupancy *

Single Family

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

2082

Proposed Gross Floor Area (Sq. Ft.)*

4156

Existing Lot Size (Sq. Ft.)*

5326

Proposed Lot Size (Sq. Ft.)* ?

5326

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

67

Proposed Frontage (ft.)*

67

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0.39

Proposed Floor Area Ratio*

0.78

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

20.6

Proposed Lot Coverage (%)*

28.1

Max. Lot Coverage required by Zoning*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

5326

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

5326

Minimum Lot Area per Dwelling Unit required by Zoning*

0

Existing Front Yard Depth (ft.)*

24.9

Proposed Front Yard Depth (ft.)*

24.9

Minimum Front Yard Depth required by Zoning*

25

Existing Left Side Yard Depth (ft.)*

12.2

Proposed Left Side Yard Depth (ft.)*

12.2

Minimum Left Side Yard Depth required by Zoning*

0

Existing Right Side Yard Depth (ft.)*

9.5

Proposed Right Side Yard Depth (ft.)*

9.5

Minimum Right Side Yard Depth required by Zoning*

10

Existing Rear Yard Depth (ft.)*

20.3

Proposed Rear Yard Depth (ft.)*

20.3

Minimum Rear Yard Depth required by Zoning*

25

Existing Height (stories)

1.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

0

Existing Height (ft.)*

20.5

Proposed Height (ft.)*

30.8

Maximum Height (ft.) required by Zoning*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

3728

Proposed Landscaped Open Space (Sq. Ft.)*

3310

Existing Landscaped Open Space (% of GFA)*

179

Proposed Landscaped Open Space (% of GFA)*

80

**Minimum Landscaped Open Space (% of GFA)
required by Zoning***

0

Existing Usable Open Space (Sq. Ft.)*

2360

Proposed Usable Open Space (Sq. Ft.)*

1197

Existing Usable Open Space (% of GFA)*

113

Proposed Usable Open Space (% of GFA)*

29

Minimum Usable Open Space required by Zoning*

30

Existing Number of Parking Spaces*

1

Proposed Number of Parking Spaces*

1

Minimum Number of Parking Spaces required by Zoning*

1

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

0

Proposed Slope of proposed roof(s) (in. per ft.)*

0

Minimum Slope of Proposed Roof(s) required by Zoning*

0

Existing type of construction*

Type-V

Proposed type of construction*

Type-V

Open Space Information

Existing Total Lot Area*

5326

Proposed Total Lot Area*

5326

Existing Open Space, Usable*

2360

Proposed Open Space, Usable*

1197

Existing Open Space, Landscaped*

3728

Proposed Open Space, Landscaped*

3310

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area ?

537

Basement or Cellar, Proposed Gross Floor Area

870

1st Floor, Existing Gross Floor Area

1098

New Field

0

1st Floor, Proposed Gross Floor Area

1431

2nd Floor, Existing Gross Floor Area

447

2nd Floor, Proposed Gross Floor Area

1431

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

0

Attic, Proposed Gross Floor Area

424

Parking Garages, Existing Gross Floor Area ?

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies,
Existing Gross Floor Area

0

All weather habitable porches and balconies,
Proposed Gross Floor Area

0

Total Existing Gross Floor Area

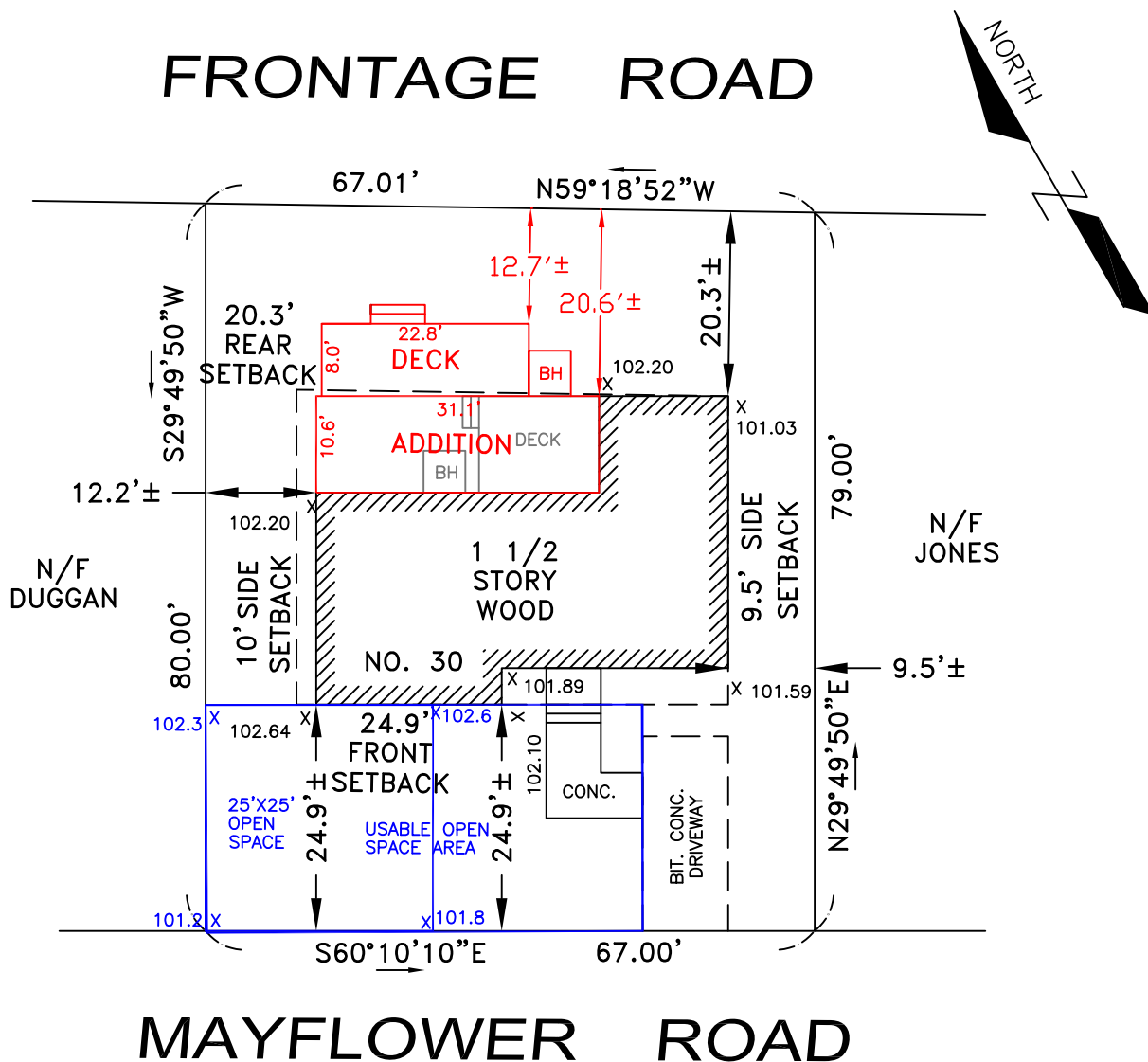
2082



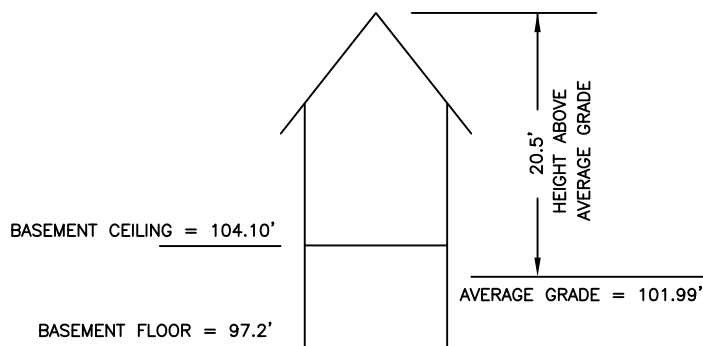
Total Proposed Gross Floor Area

4156



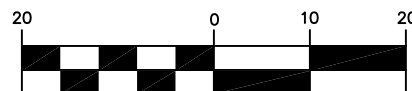


LOT AREA = 5,326 S.F.±
 EXISTING BUILDING = 1,106 S.F.±
 EXISTING PAVEMENT + WALK = 290 S.F.±
 PROPOSED ADDITION = 330 S.F.±
 EXISTING LOT COVERAGE = 20.8%
 PROPOSED LOT COVERAGE = 27.0%
 EXISTING OPEN SPACE = 73.8%
 PROPOSED OPEN SPACE = 67.6%



NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 54018, PAGE 476.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 6060, PAGE 1.
3. SUBJECT PARCEL IS LOCATED IN ZONE R-1.
4. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL 25017C0412E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.



(IN FEET)
1 inch = 20 ft.

CERTIFIED PLOT PLAN
IN
ARLINGTON, MA

SCALE: 1" = 20' MARCH 1, 2024

DLJ GEOMATICS
 PROFESSIONAL LAND SURVEYING
 276 NORTH STREET
 WEYMOUTH, MA 02191
 (781) 812-0457

PROFESSIONAL LAND SURVEYOR

DATE

30 MAYFLOWER RD ARLINGTON.dwg

Smith Residence

30 Mayflower Road

Arlington, MA 02476

Special Permit Review Set
March 22, 2024

Owner

Shannon Smith
30 Mayflower Road
Arlington, MA 02476
617.966.5138

Contractor

Pablo Picker
Picker Construction
15 Paul Gore Street
Boston, MA 02130
617.888.0552

Architect

Bryan Poisson
APPROACH³
50 Pinecliff Drive
Marblehead, MA 01945
617.688.2407

Structural

Frank Lagodimos
Spartan Engineering
50 Spruce Street
Framingham, MA 01701
508.532.0876

Energy

Bijan KHosraviani
A9 Green
329 Mass. Avenue, #3
Lexington, MA 02420
781.357.2454

DRAWING INDEX:

- A.00

EXISTING BASEMENT DEMOLITION PLAN
- A.01

EXISTING FIRST FLOOR DEMOLITION PLAN
- A.02

EXISTING SECOND FLOOR DEMOLITION PLAN
- A.04

EXISTING ROOF DEMOLITION PLAN
- A.10

BASEMENT CONSTRUCTION PLAN
- A.11

FIRST FLOOR CONSTRUCTION PLAN
- A.12

SECOND FLOOR CONSTRUCTION PLAN
- A.13

ATTIC CONSTRUCTION PLAN
- A.14

ROOF CONSTRUCTION PLAN
- A.31

FRONT (SOUTH) EXTERIOR ELEVATION
- A.32

RIGHT SIDE (EAST) EXTERIOR ELEVATION
- A.33

REAR (NORTH) EXTERIOR ELEVATION
- A.34

LEFT SIDE (WEST) EXTERIOR ELEVATION

REFERENCED CODES AND GUIDANCE:

BASE CODE: 780 CMR (IBC 2015 WITH MASS AMENDMENTS)

RESIDENTIAL CODE: 780 CMR 51.00 (IRC 2015 WITH MASS AMENDMENTS)

EXISTING BUILDING CODE: 780 CMR 34.00 (IBC 2015 WITH MASS AMENDMENTS)

ENERGY CONSERVATION CODE: 780 CMR 22.00, APPENDIX RC (MASSACHUSETTS MUNICIPAL OPT-IN SPECIALIZED STRETCH CODE 2023, RESIDENTIAL LOW-RISE BUILDING PROVISIONS), AN AMENDED VERSION OF THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC 2021)

ENERGY CODE GUIDE: DOER 2023 TECHNICAL GUIDANCE, MASSACHUSETTS STRETCH ENERGY CODE'S

MECHANICAL CODE: 780 CMR 28.00 (IMC 2015 WITH MASS AMENDMENTS)

FIRE CODE: MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE (527 CMR 1.00), AN AMENDED VERSION OF THE 2012 NFPA 1, NATIONAL FIRE CODE

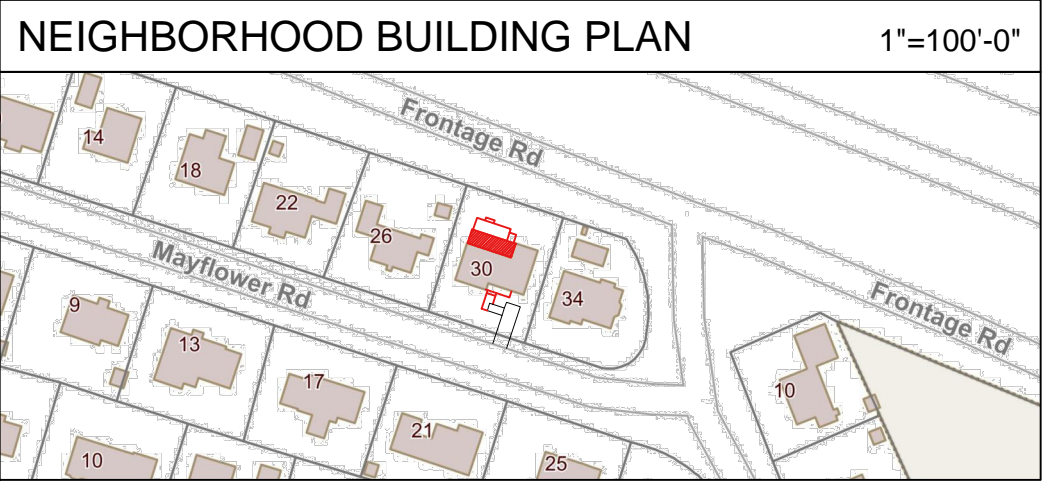
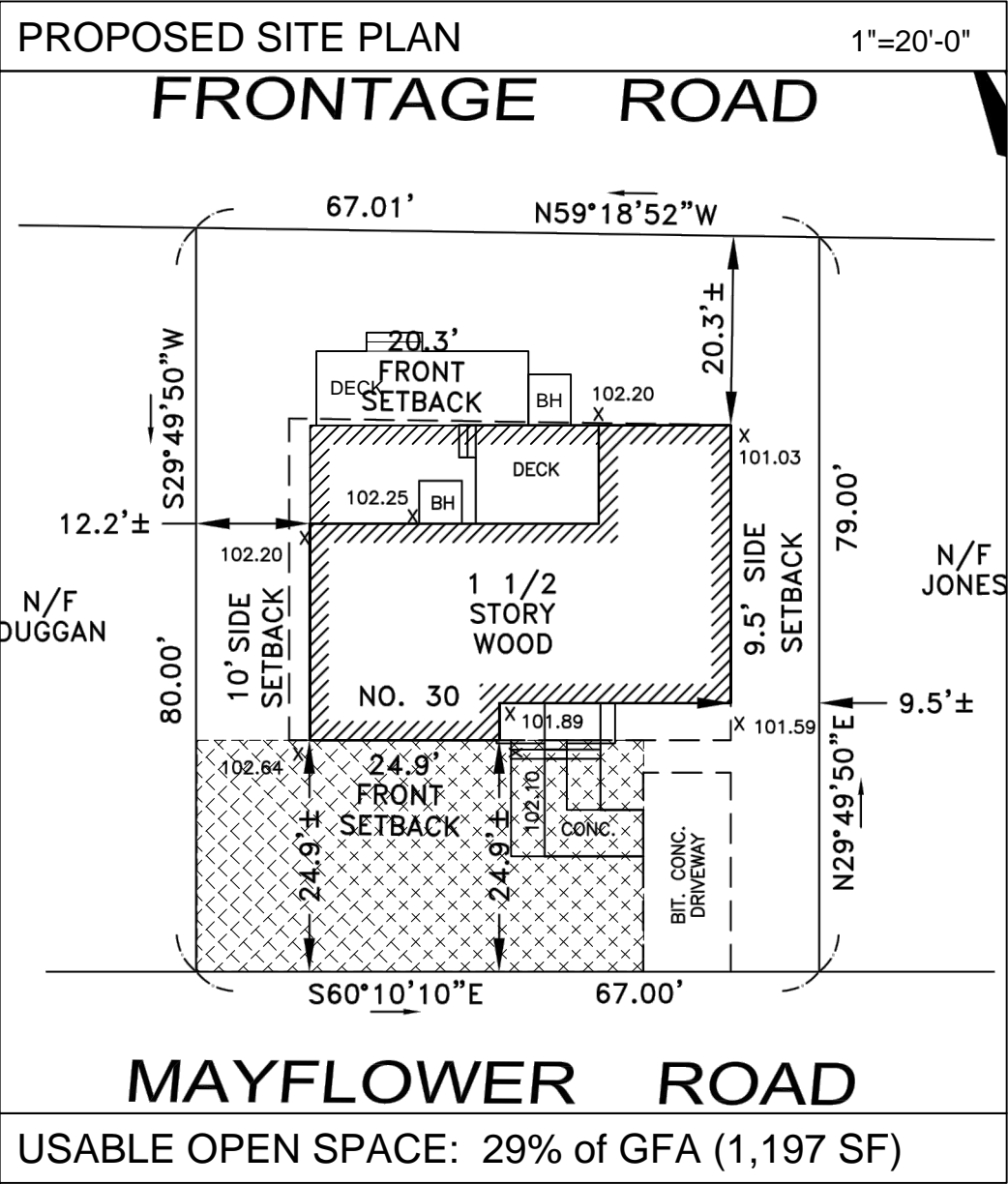
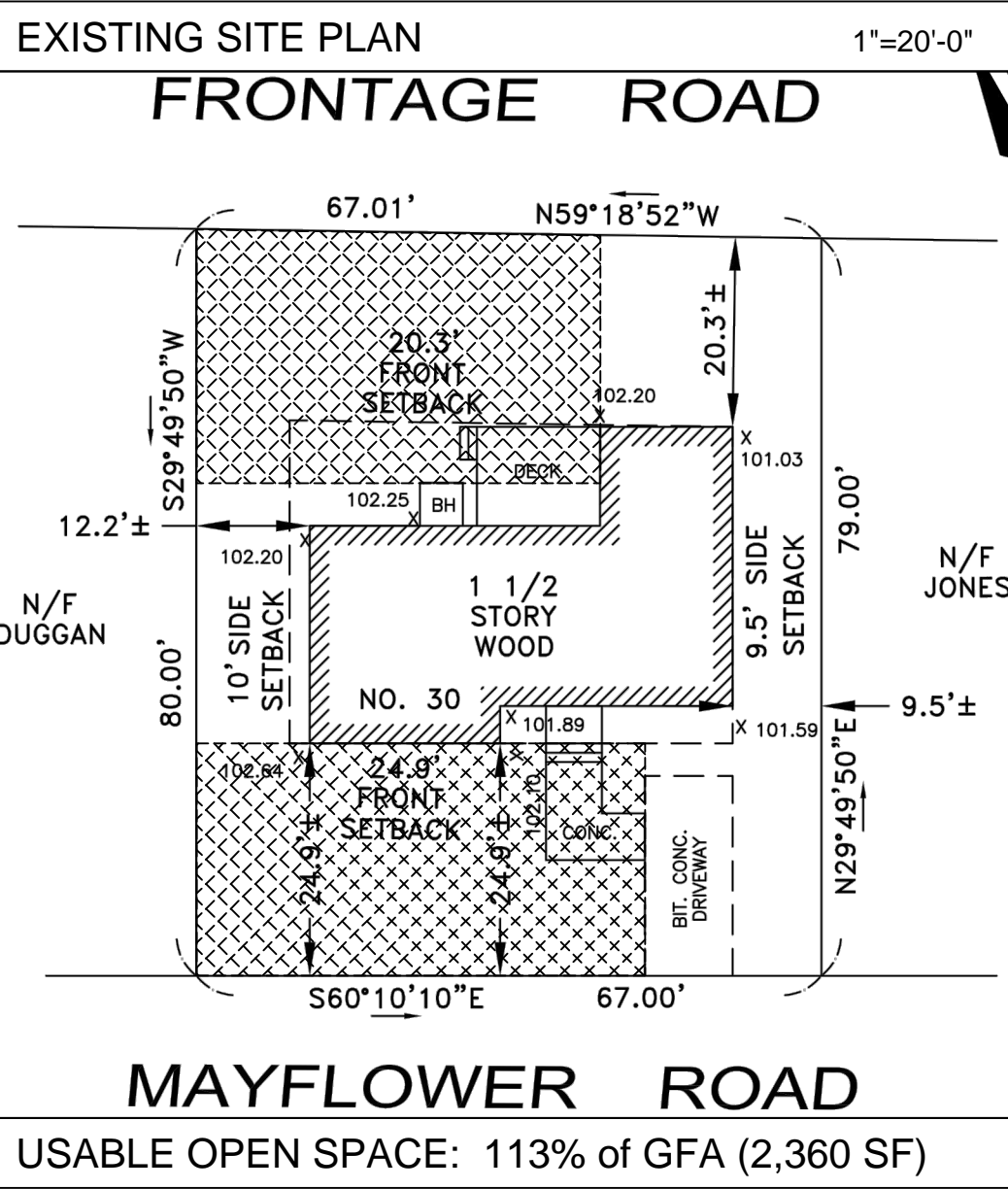
ELECTRICAL CODE: MASSACHUSETTS ELECTRICAL CODE (527 CMR 12.00), AN AMENDED VERSION OF THE 2020 NATIONAL ELECTRICAL CODE (NFPA 70)

PLUMBING CODE: MASSACHUSETTS FUEL GAS AND PLUMBING CODE (248 CMR); NFPA 54, 2012: NATIONAL FUEL GAS CODE WITH MASS AMENDMENTS

Zoning Constraints Summary

	REQUIREMENT	EXISTING	PROPOSED	CONFORMING	EXISTING NONCONFORMING	DIFFERENCE	FINDING
LOT AREA (MIN)	6,000 SF	5,326 SF	5,326 SF		X	-674 SF	NO CHANGE
LOT FRONTAGE (MIN)	60.0 FT	67.0 FT	67.0 FT	X		7.0 FT	NO CHANGE
FRONT YARD SETBACK (MIN)	25.0 FT	24.9 FT	24.9 FT		X	-0.1 FT	NO CHANGE
RIGHT SIDE YARD SETBACK (MIN)	10.0 FT	9.5 FT	9.5 FT		X	-0.5 FT	NO CHANGE
LEFT SIDE YARD SETBACK (MIN)	10.0 FT	12.2 FT	12.2 FT	X		2.2 FT	NO CHANGE
REAR YARD SETBACK (MIN)	25.0 FT	20.3 FT	20.3 FT		X	-4.7 FT	NO CHANGE
BUILDING HEIGHT (MAX)	35.0 FT	20.5 FT	30.8 FT	X		-4.2 FT	COMPLIES
BUILDING STORIES (MAX)	2.5	1.5	2.3	X		-	COMPLIES
LOT COVERAGE (MAX)	35%	21%	28%	X		7%	COMPLIES
LANDSCAPED OPEN SPACE (AREA)	-	3,728 SF	3,310 SF			-	-
LANDSCAPED OPEN SPACE (MIN %)	10.0%	179.1%	79.6%	X		70%	COMPLIES
USABLE OPEN SPACE (AREA)	-	2,360 SF	1,197 SF			-	(SEE NOTE)
USABLE OPEN SPACE (MIN %)	30.0%	113.4%	28.8%	X		-1.2%	COMPLIES
GROSS FLOOR AREA	-	2,082 SF	4,156 SF			2,074 SF	-
ADDITION OUTSIDE FOUNDATION	-	-	999 SF			-	§ 5.4.2.B(6)
PARKING SPACES	1	1	1	X		-	NO CHANGE
PARKING LOCATION (FRONT YARD)	-	-	-		X	-	NO CHANGE

NOTE: SHORT DIMENSION OF USABLE OPEN SPACE IS NOTED ON SITE PLAN AS BEING "24.9±". THIS DIMENSION IS TO BE REVIEWED BY THE ZONING ENFORCEMENT OFFICER TO DETERMINE I IT MEETS THE THE MINIMUM REQUIREMENT FOR USABLE OPEN SPACE PER THE DIFINITION IN SECTION 2 OF THE ZONING BYLAW.



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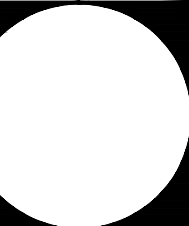
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ARCHITECTURE • CONSULTING • REAL ESTATE

Client: Smith Residence
30 Mayflower Road
Arlington, MA 02476

Drawing: Cover, Drawing List,
Zoning Information

Date: 22 MAR 24
File No. 22099
Architect: BDP

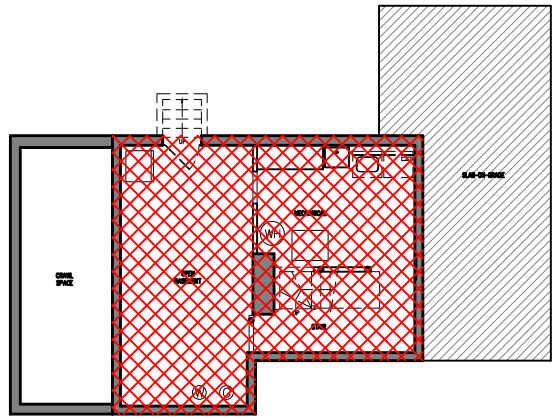
Revisions: 1 2



GROSS FLOOR AREA (GFA) & CONDITIONED FLOOR AREA (CFA) CALCULATIONS

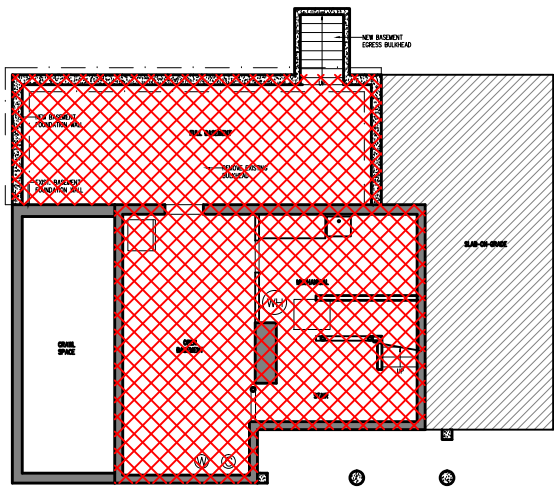
EXISTING BASEMENT PLAN

EXISTING GFA: 537 SF
EXISTING CFA: 470 SF



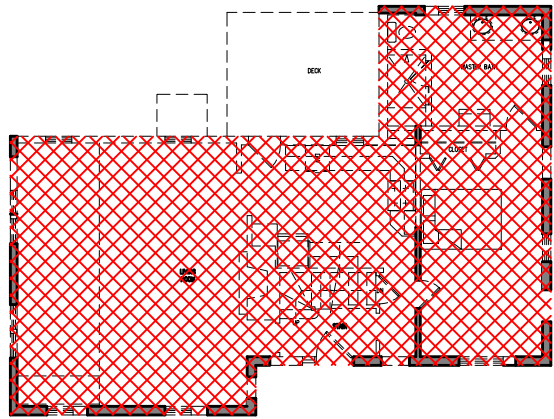
PROPOSED BASEMENT PLAN

PROPOSED GFA: 870 SF
PROPOSED CFA: 778 SF



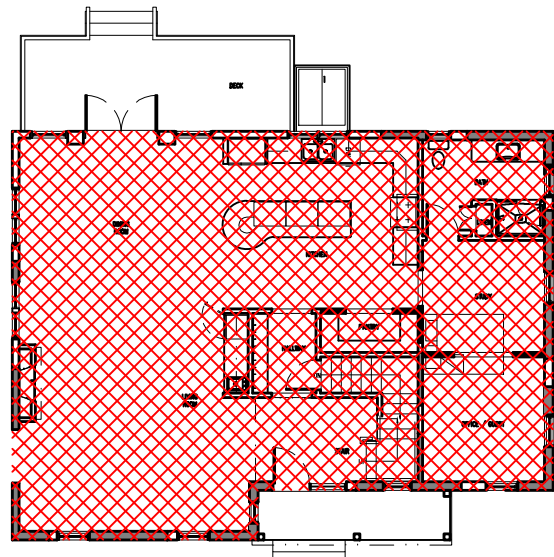
EXISTING FIRST FLOOR PLAN

EXISTING GFA: 1,098 SF
EXISTING CFA: 1,009 SF



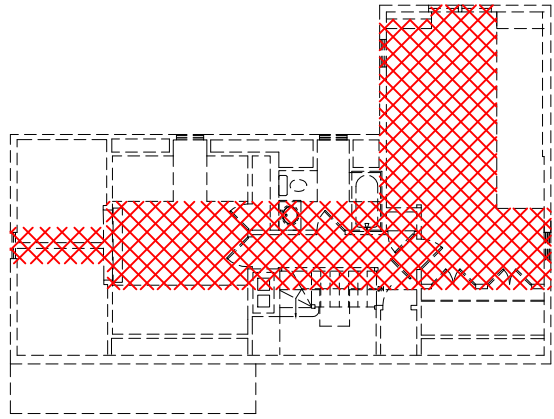
PROPOSED FIRST FLOOR PLAN

PROPOSED GFA: 1,431 SF
PROPOSED CFA: 1,342 SF



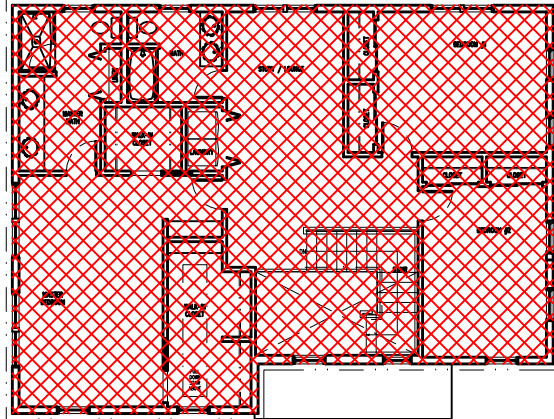
EXISTING SECOND FLOOR PLAN

EXISTING GFA: 447 SF
EXISTING CFA: 936 SF



PROPOSED SECOND FLOOR PLAN

PROPOSED GFA: 1,431 SF
PROPOSED CFA: 1,342 SF



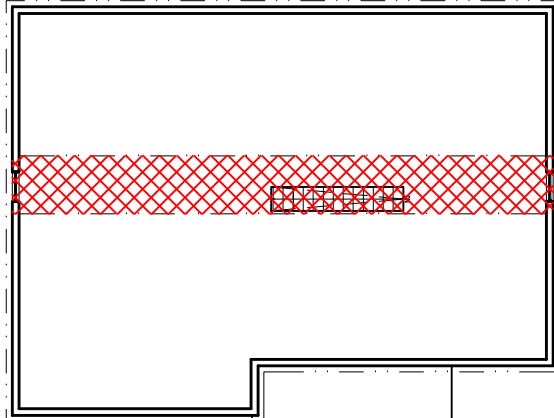
EXISTING ATTIC PLAN

EXISTING GFA: 0 SF
EXISTING CFA: 0 SF



PROPOSED ATTIC PLAN

PROPOSED GFA: 424 SF
PROPOSED CFA: 0 SF



TOTALS:

EXISTING GFA: 2,082 SF
EXISTING CFA: 2,415 SF

PROPOSED ATTIC PLAN

PROPOSED GFA: 4,156 SF
PROPOSED CFA: 3,462 SF

GENERAL DEMOLITION NOTES

- A. PROJECT IS A RENOVATION WITH ADDITION. CONTRACTOR TO MAINTAIN EXISTING FRONT WALL AND SIDE WALLS TO GREATEST EXTENT POSSIBLE THROUGHOUT PROJECT. CONTRACTOR TO DISCUSS RECONFIGURATION OF EXISTING EXTERIOR WALLS TO REMAIN WITH BUILDING INSPECTOR BEFORE EXPANDING THE SCOPE OF THE PROPOSED DEMOLITION.
- B. CONTRACTOR TO PERFORM ENVIRONMENTAL TESTING ON ANY SUSPECT MATERIALS PRIOR TO REMOVAL TO AVOID POSSIBLE EXPOSURE.
- C. CUT AND REMOVE EXISTING MATERIALS AS REQUIRED FOR NEW CONSTRUCTION. TAKE PRECAUTIONS AND USE PROTECTIVE DEVICES REQUIRED TO ASSURE SUPPORT OF EXISTING WORK TO REMAIN.
- D. REMOVE ALL ABANDONED MECHANICAL AND ELECTRICAL EQUIPMENT, LIGHT FIXTURES, PIPING, WIRING, AND CONDUIT THROUGHOUT INTERIOR OF EXISTING BUILDING NOT REQUIRED FOR NEW CONSTRUCTION – REFER TO DRAWINGS.
- E. RE-ROUTE ALL EXISTING PIPING TO REMAIN AS REQUIRED FOR NEW CONSTRUCTION.
- F. REMOVE ALL EXISTING RECEPTACLES, SWITCHES, AND CONDUIT ASSOCIATED WITH EXISTING WALLS AND PARTITIONS TO BE DEMOLISHED.
- G. REMOVE EXISTING FLOORING, PREPARE SUBFLOOR TO RECEIVE NEW FLOORING AS INDICATED ON FINISH PLAN.
- H. EXISTING LOAD-BEARING WALLS IDENTIFIED TO REMAIN ARE NOTED ON THE STRUCTURAL PLAN.
- I. CUT, FILL, REPAIR, AND PATCH EXISTING CONCRETE SLAB AS REQUIRED FOR INSTALLATION OF PLUMBING.
- J. CONTRACTOR TO PROVIDE ACCESS TO EXTERIOR SURFACES OF EXISTING FOUNDATION WALLS AS REQUIRED TO INSTALL REQUIRED INSULATION.

GENERAL CONSTRUCTION NOTES

- A. ALL DIMENSIONS ARE FACE OF FINISH TO FACE OF FINISH, EXCEPT WINDOWS WHICH ARE R.O. TO R.O. OR CENTER LINE, OR OTHER ITEMS AS INDICATED.
- B. DO NOT SCALE DRAWINGS. CONSULT WITH ARCHITECTS WHEN CONFLICTS OCCUR.
- C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES AS ADOPTED BY THE LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR TO ARRANGE FOR REQUIRED INSPECTIONS BY AUTHORITIES AT THE PROPER TIME DURING PROGRESS OF THE WORK.
- D. THIS SHEET IS PART OF AN ENTIRE SET OF CONSTRUCTION DOCUMENTS AS OUTLINED IN THE SCHEDULE OF DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN SUBCONTRACTORS BASED ON THE ENTIRE SET OF DOCUMENTS.
- E. IN CASE OF INACCURACIES OR DISCREPANCIES, THE MOST STRINGENT NOTE OR CONDITION SHALL APPLY AND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF SUCH DISCREPANCIES.
- F. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION. CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED ON INFORMATION OBTAINED FROM SITE VISITS PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK OR ORDERING MATERIALS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- G. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CURRENT SET OF CONSTRUCTION DOCUMENTS ON THE SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL INDICATE ON THESE PLANS ALL APPROVED CHANGES TO THE WORK DESCRIBED ON THESE DRAWINGS. THIS SHALL BE TURNED OVER TO THE OWNER WHEN THE PROJECT IS COMPLETED, WITH A COPY PROVIDED TO THE ARCHITECT.
- H. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS APPEAR ON THESE DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS, THE OWNER'S CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- I. THE CONTRACTOR SHALL VERIFY WITH THE OWNER ALL FIXTURES BY OTHERS, AND SHALL BE AVAILABLE TO RECEIVE DELIVERY AND ASSIST IN INSTALLATION OF ALL EQUIPMENT AND FIXTURES PROVIDED BY OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION OF ALL ITEMS STORED ON SITE.
- J. THE CONTRACTOR TO COORDINATE WORK SCHEDULES, DELIVERIES, AND UNUSUAL SERVICE DISCONNECTS WITH OWNER.
- K. THE CONTRACTOR IS TO PROVIDE ALL NECESSARY BARRIERS, DUST PROTECTION, AND OTHER FORMS OF PROTECTION FOR PORTIONS OF THE HOUSE NOT TO BE DAMAGED.
- L. THESE DRAWINGS ARE NOT TO BE ALTERED IN ANY WAY WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT. CHANGES IN DRAWINGS OR ACTUAL WORK SHALL BE ISSUED BY THE ARCHITECT.
- M. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS CONCERNING THE DEMOLITION AND DISPOSAL OF HAZARDOUS MATERIALS, INCLUDING LEAD, ASBESTOS, OIL, AND ALL OTHER MATERIALS DEEMED HAZARDOUS BY THE EPA.
- N. CONTRACTOR SHALL PROVIDE SUPPLEMENTARY SUPPORT AND/OR FRAMING FOR ALL FIXTURES, DEVICES, FIXTURES, EQUIPMENT, ETC.
- O. CONTRACTOR SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS AND INSTRUCTIONS, AND IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS OF WORKMANSHIP.
- P. CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY CONSTRUCTION SITE AT ALL TIMES.
- Q. CONTRACTOR SHALL EXAMINE ALL SURFACES TO DETERMINE THAT THEY ARE SOUND, DRY, CLEAN, AND READY TO RECEIVE FINISHES OR MILLWORK PRIOR TO INSTALLATION. START OF INSTALLATION SHALL IMPLY ACCEPTANCE OF SUBSTRATE AND SHALL NOT BE GROUNDS FOR CLAIMS AGAINST IMPROPER PERFORMANCE OF INSTALLED MATERIALS. NOTIFY ARCHITECT OF ANY EXISTING CONDITIONS NOT WITHIN INDUSTRY STANDARDS PRIOR TO START OF CONSTRUCTION.
- R. CONTRACTOR SHALL THOROUGHLY CLEAN ALL SURFACES OF DUST, DEBRIS, LOOSE CONSTRUCTION MATERIAL, AND EQUIPMENT PRIOR TO OCCUPANCY OF FINISHED WORK.
- S. CONTRACTOR SHALL COMPLETE ALL WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL WORK UNDER THE CONTRACT IS TO BE PERFORMED TO A COMPLETE AND FINISHED PRODUCT. AT END OF WORK, CONTRACTORS SHALL LEAVE THE JOB SITE IN AN ORDERLY AND NEAT FASHION CAPABLE OF BEING USED FOR THE INTENDED PURPOSE. ALL WORK IS TO BE WARRANTED FOR ONE YEAR AGAINST ANY DEFECTS OR DEFICIENCIES, UNLESS OTHERWISE STATED WITHIN THE CONTRACT DOCUMENTS. CONTRACTOR TO PROVIDE ALL KEYS, EQUIPMENT, OPERATING INSTRUCTIONS, RECORD DRAWINGS, ETC., TO OWNER.

GENERAL FINISH NOTES

- A. REFER TO INTERIOR FINISH SCHEDULE FOR SELECTED FINISHES. ALL OTHER FINISHES TO BE DETERMINED BY THE OWNER.
- B. LAMINATES TO BE MANUFACTURER'S HIGH GRADE PLASTIC LAMINATE FOR HORIZONTAL APPLICATION UNLESS NOTED OTHERWISE.
- C. PAINTED SURFACES TO RECEIVE ONE (1) PRIME COAT AND TWO (2) FINISH COATS MINIMUM.

ENERGY CODE COMPLIANCE NOTES

- 1. ARLINGTON HAS ADOPTED THE 2023 SPECIALIZED ENERGY CODE. PROJECT TO COMPLY WITH THE REQUIREMENTS OF THE STRETCH ENERGY CODE [225 CMR 22] AND THE REQUIREMENTS OF THE SPECIALIZED CODE [225 CMR 22, APPENDIX RC].
- 2. ARLINGTON IS A PARTICIPATING COMMUNITY IN THE DOER'S "MUNICIPAL FOSSIL FUEL FREE BUILDING CONSTRUCTION AND RENOVATION DEMONSTRATION PROJECT" [225 CMR 24]. MAJOR RENOVATION PROJECTS SEEKING A PERMIT AFTER THE EFFECTIVE DATE OF THE TOWN'S ACCEPTANCE INTO THE PROJECT MAY NOT INSTALL "EQUIPMENT OR APPLIANCES USED FOR SPACE HEATING, SERVICE WATER HEATING, COOKING, CLOTHES DRYING, AND/OR LIGHTING THAT CAN UTILIZE" FOSSIL FUELS.
- 3. PER SECTION R401, WHERE THE ADDITIONAL CFA IS GREATER THAN 1,000 SF, AND THE ALTERATION AFFECTS MORE THAN 50% OF THE EXISTING CFA, THE PROJECT MUST FOLLOW THE PRESCRIPTIVE PATH IN SECTION R502.3 AND THE ERI-BASED [HERS] RATING PATH IN SECTION R406.5..
- 4. PER SECTION R502.3, ADDITIONS SHALL COMPLY WITH THE FOLLOWING:
 - 4.1. ENVELOPE ASSEMBLIES SHALL COMPLY WITH R402.1, R402.2, R402.3.1-5, AND R402.4.
 - 4.2. HVAC DUCTS SHALL COMPLY WITH R402.4.1.2.
 - 4.3. HOT WATER SYSTEM SHALL COMPLY WITH R403.5.
 - 4.4. LIGHTING SYSTEMS SHALL COMPLY WITH R404.1.
- 5. PER SECTION R406.5, THE MAXIMUM ALLOWED HERS RATING IS 52.

GENERAL POWER NOTES

- A. CIRCUIT NUMBERS TO BE DETERMINED IN THE FIELD AND DOCUMENTED ON PANELBOARD SCHEDULE BY THE ELECTRICAL CONTRACTOR. INTERCONNECTING BRANCH WIRING SHALL BE SIZED EQUAL TO THE HOME RUN UNLESS NOTED OTHERWISE.
- B. VOLTAGE DROP SHALL BE A CONSIDERATION IN THE DESIGN OF ALL BRANCH CIRCUITRY AND FEEDER SIZES BASED UPON THE ILLUSTRATED EQUIPMENT LAYOUTS AND THE SHORTEST CONDUCTOR/RACEWAY ROUTING. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS TAKEN THAT WILL INCREASE CONDUCTOR/RACEWAY ROUTING LENGTHS. BRANCH CIRCUITS LONGER THAN 75' FOR 120V FROM PANEL TO LAST OUTLET SHALL BE INCREASED A MINIMUM OF ONE SIZE ABOVE THAT NORMALLY SPECIFIED TO LIMIT VOLTAGE DROP TO LESS THAN 3%. FEEDERS SHALL FOLLOW SIMILAR GUIDELINES AND BE LIMITED TO A 2% DROP.
- C. POWER BRANCH CIRCUITRY SHALL BE INSTALLED IN CONDUIT WHERE EXPOSED. BRANCH CIRCUITRY SHALL BE TYPE NM OR MC CABLE WHERE CONCEALED.
- D. PROVIDE SERVICE WITH FUSED DISCONNECT TO ALL MAJOR MECHANICAL AND PLUMBING EQUIPMENT REQUIRING POWER.
- E. DEVICE AND PLATE FINISHES TO BE DETERMINED BY ARCHITECT.
- F. PROVIDE GFCI PROTECTED DEVICES AT KITCHEN, LAUNDRY, AND RESTROOM AREAS.
- G. ELECTRICAL SYSTEM TO BE DESIGN TO COMPLY WITH THE REQUIREMENTS OF THE ELECTRIC READINESS, ON-SITE RENEWABLE ENERGY, AND ELECTRIC VEHICLE READINESS REQUIREMENTS OF THE SPECIALIZED ENERGY CODE.

GENERAL CEILING / LIGHTING NOTES

- A. CEILINGS TO RECEIVE SMOOTH PLASTER FINISH UNLESS NOTED OTHERWISE. PAINT CEILINGS FLAT WHITE.
- B. INDICATED LIGHT FIXTURE LOCATIONS ARE TO BE MAINTAINED AS CLOSE AS PRACTICAL. CONTRACTOR TO PROVIDE LIGHTING CONTROLS COMPATIBLE WITH LOCAL ENERGY CODE. EACH ROOM TO BE SWITCHED INDEPENDENTLY. COORDINATE SWITCH LOCATIONS WITH ELECTRICAL SUBCONTRACTOR, OWNER, AND ARCHITECT BY PROVIDING SCHEMATIC PLAN FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OF ANY SWITCHES.
- C. CIRCUIT NUMBERS TO BE DETERMINED IN THE FIELD AND DOCUMENTED ON AS-BUILT DOCUMENTATION BY THE ELECTRICAL CONTRACTOR. INTERCONNECTING BRANCH WIRING SHALL BE SIZED EQUAL TO THE HOME RUN UNLESS NOTED OTHERWISE.
- D. VOLTAGE DROP SHALL BE A CONSIDERATION IN THE DESIGN OF ALL BRANCH CIRCUITRY AND FEEDER SIZES BASED UPON THE ILLUSTRATED EQUIPMENT LAYOUTS AND THE SHORTEST CONDUCTOR/RACEWAY ROUTING. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS TAKEN THAT WILL INCREASE CONDUCTOR/RACEWAY ROUTING LENGTHS. BRANCH CIRCUITS LONGER THAN 75' FOR 120V FROM PANEL TO LAST FIXTURE SHALL BE INCREASED A MINIMUM OF ONE SIZE ABOVE THAT NORMALLY SPECIFIED TO LIMIT VOLTAGE DROP TO LESS THAN 3%.
- E. LIGHTING BRANCH CIRCUITRY SHALL BE INSTALLED IN CONDUIT WHERE EXPOSED. LIGHTING BRANCH CIRCUITRY MAY BE TYPE NM OR MC CABLE WHERE CONCEALED.
- F. PROVIDE COMMON FACE PLATE FOR ALL MULTIPLE GANG SWITCH LOCATIONS.
- G. DEVICE AND PLATE FINISHES TO BE DETERMINED BY ARCHITECT.
- H. ALL FIXTURES TO BE DIMMING AND CONNECTED TO DIMMING SWITCHES. COORDINATE FIXTURE SWITCHING IN FIELD WITH ARCHITECT.

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KEYED DEMOLITION NOTES

- 1

EXISTING STAIRWAY TO BE REMOVED.
- 2

EXISTING BULKHEAD AREA TO BE REMOVED
- 3

EXISTING DOOR AND FRAME TO BE REMOVED.
- 4

EXISTING APPLIANCES TO BE REMOVED OR RELOCATED.
- 5

EXISTING PLUMBING TO REMAIN.
- 6

EXISTING EQUIPMENT TO BE REMOVED.
- 7

AREA OF EXISTING PARTITION TO BE REMOVED.
- 8

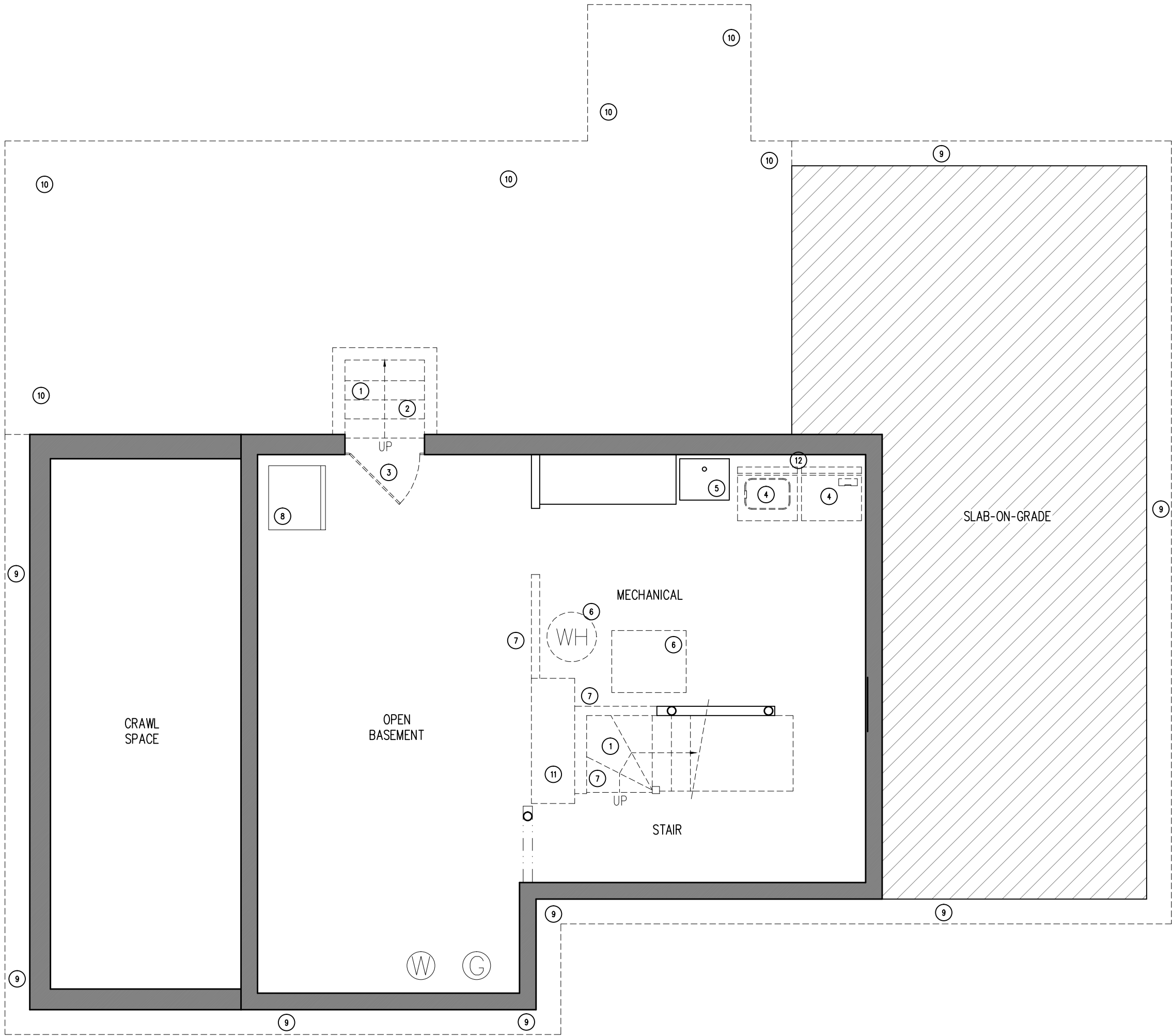
EXISTING APPLIANCE TO REMAIN.
- 9

EXCAVATE TO EXPOSE EXISTING FOUNDATION WALL.
- 10

EXCAVATE FOR PROPOSED FOUNDATION WALL.
- 11

EXISTING CHIMNEY TO BE REMOVED.
- 12

EXISTING PLUMBING TO BE REMOVED.



KEYED DEMOLITION NOTES

- 1

EXISTING STAIRWAY TO BE REMOVED.
- 2

EXISTING BULKHEAD AREA TO BE REMOVED
- 3

EXISTING DOOR AND FRAME TO BE REMOVED.
- 4

EXISTING APPLIANCES TO BE REMOVED OR RELOCATED.
- 5

EXISTING PLUMBING TO REMAIN.
- 6

<NOT USED>

7

AREA OF EXISTING PARTITION TO BE REMOVED.

8

<NOT USED>

9

<NOT USED>

10

<NOT USED>

11

EXISTING CHIMNEY TO BE REMOVED.

12

EXISTING PLUMBING TO BE REMOVED.

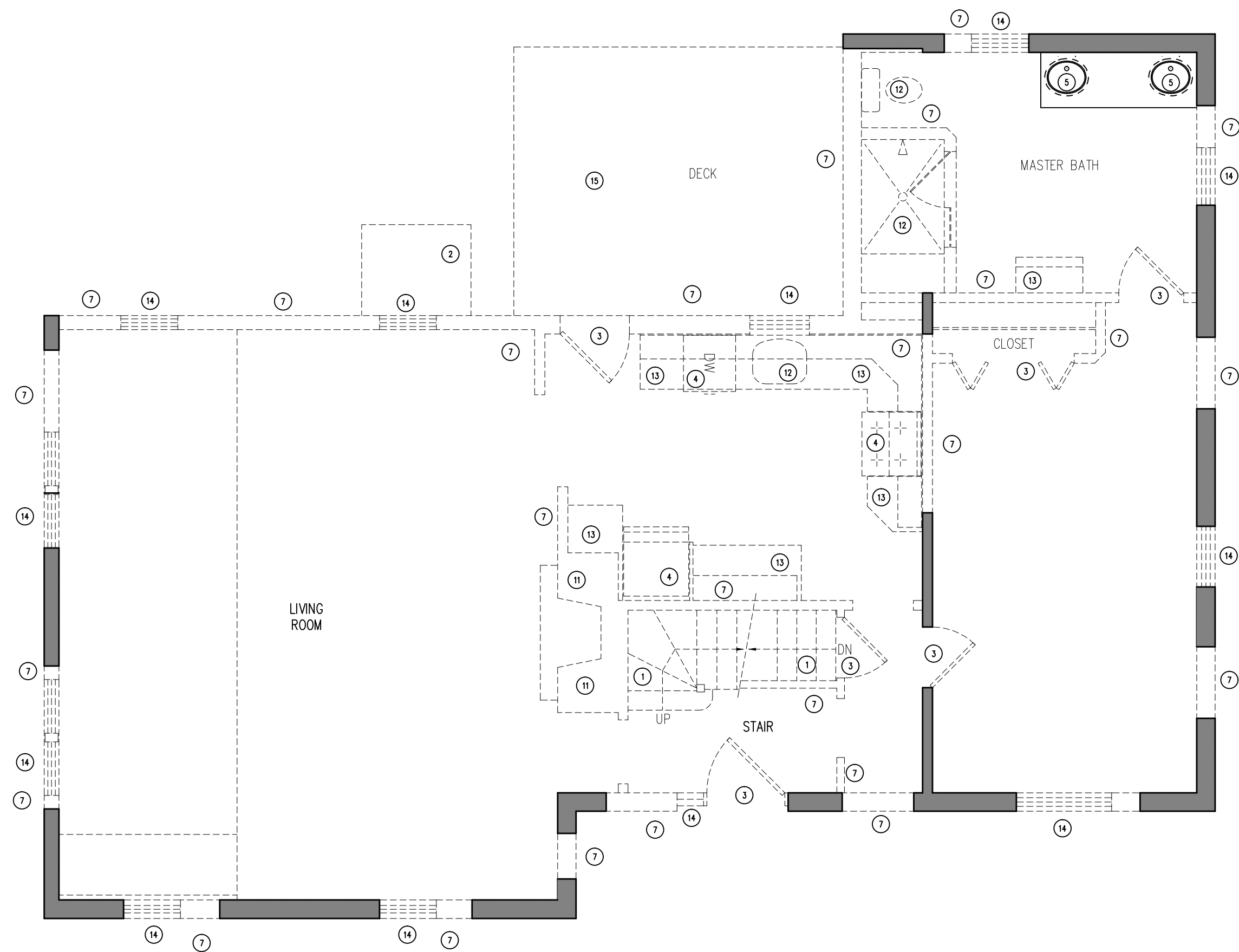
13

EXISTING MILLWORK TO BE REMOVED.

14

EXISTING WINDOW TO BE REMOVED.

15

EXISTING DECK AND STAIRS TO BE REMOVED.

KEYED DEMOLITION NOTES

- 1

EXISTING STAIRWAY TO BE REMOVED.
- 2

<NOT USED>
- 3

EXISTING DOOR AND FRAME TO BE REMOVED.
- 4

<NOT USED>
- 5

<NOT USED>
- 6

<NOT USED>
- 7

AREA OF EXISTING PARTITION TO BE REMOVED.
- 8

<NOT USED>
- 9

<NOT USED>
- 10

<NOT USED>
- 11

EXISTING CHIMNEY TO BE REMOVED.
- 12

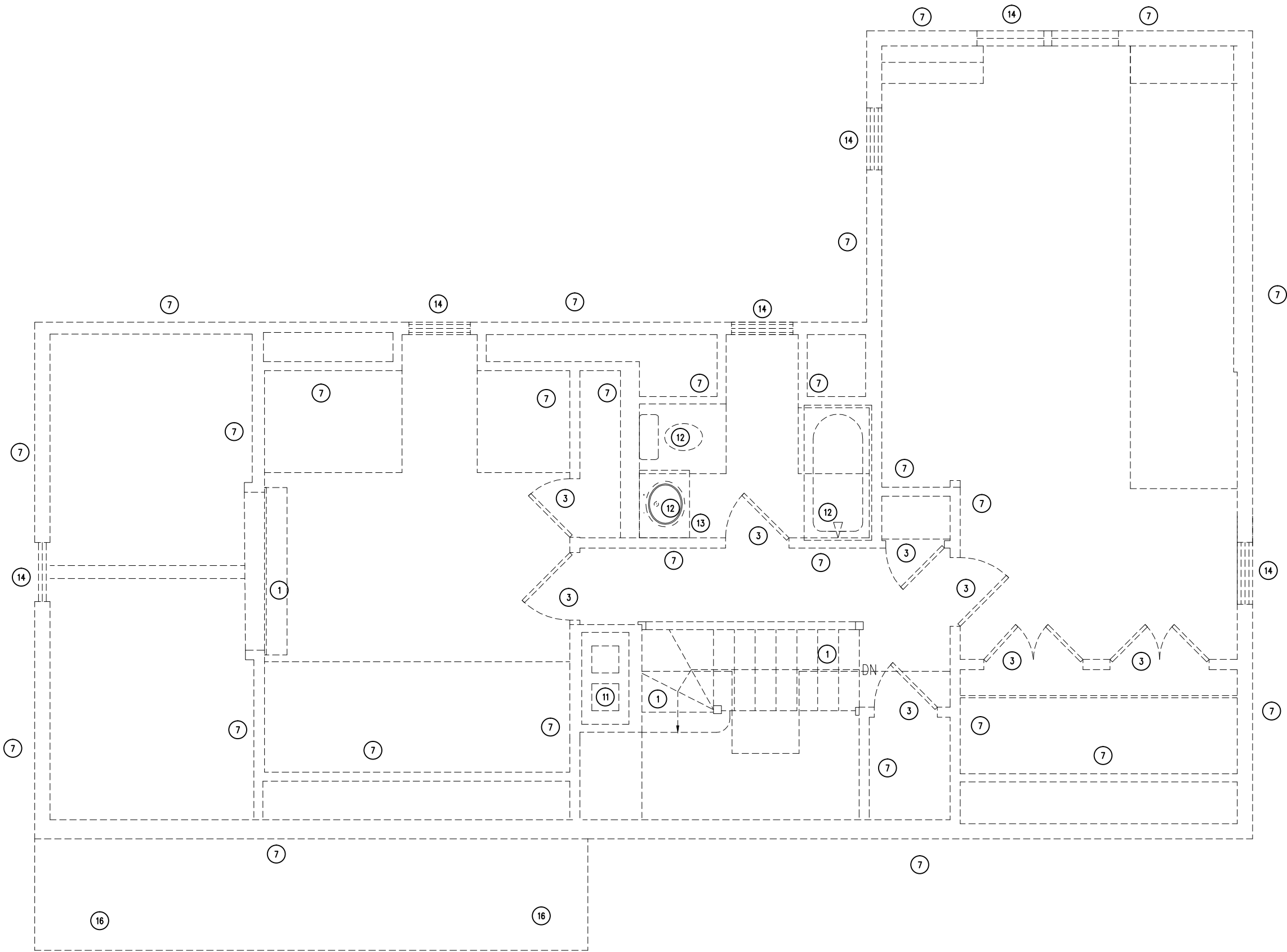
EXISTING PLUMBING TO BE REMOVED.
- 13

EXISTING MILLWORK TO BE REMOVED.
- 14

EXISTING WINDOW TO BE REMOVED.
- 15

<NOT USED>
- 16

EXISTING ROOF BELOW TO BE REMOVED.



KEYED DEMOLITION NOTES

- 1

<NOT USED>
- 2

<NOT USED>
- 3

<NOT USED>
- 4

<NOT USED>
- 5

<NOT USED>
- 6

<NOT USED>
- 7

<NOT USED>
- 8

<NOT USED>
- 9

<NOT USED>
- 10

<NOT USED>
- 11

EXISTING CHIMNEY TO BE REMOVED.
- 12

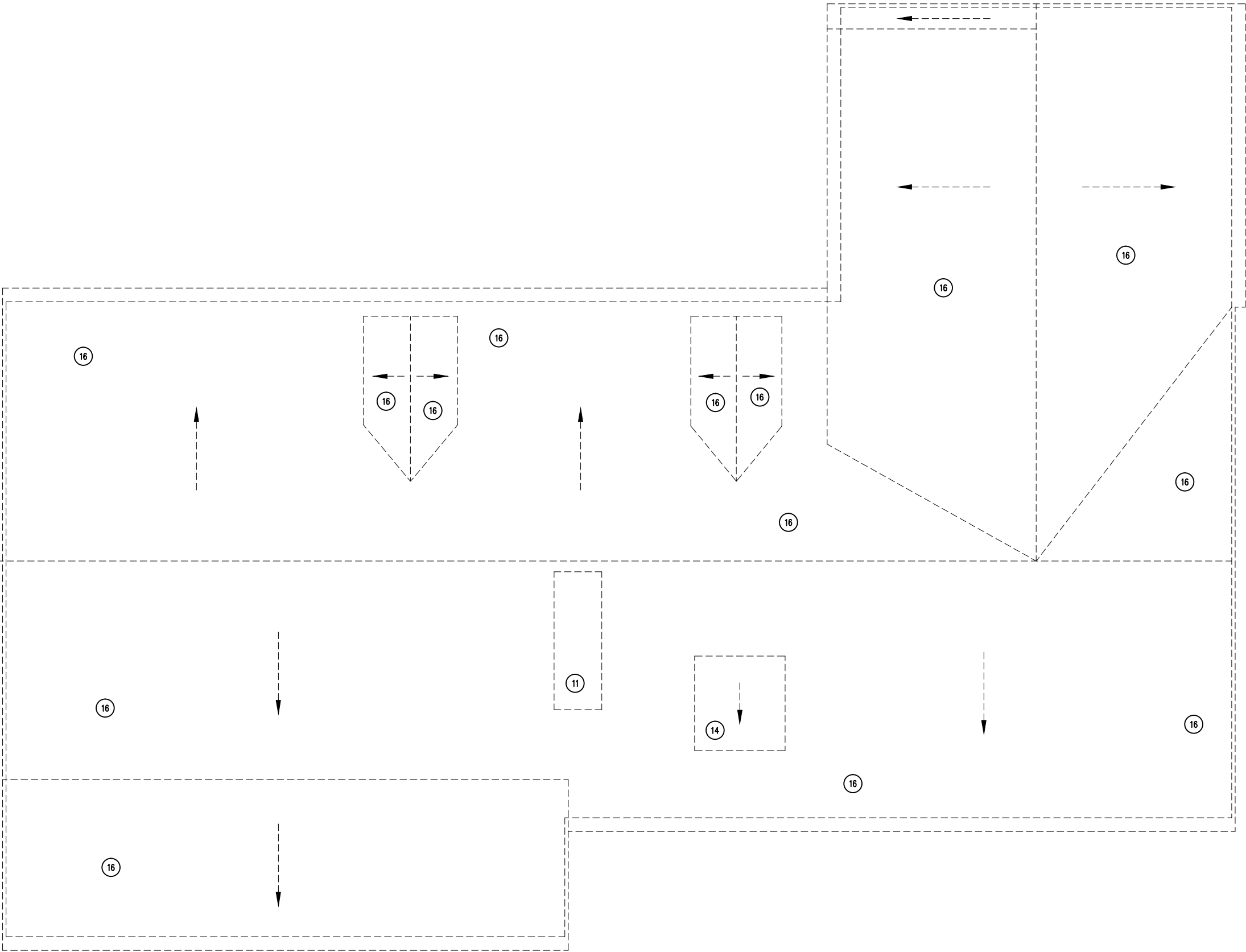
<NOT USED>
- 13

<NOT USED>
- 14

EXISTING WINDOW TO BE REMOVED.
- 15

<NOT USED>
- 16

EXISTING ROOF BELOW TO BE REMOVED.



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Date: 22 MAR 24
File No. 22090
Architect: BPO

Revisions:

Existing Roof
Demolition Plan

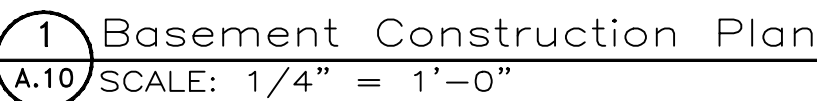
Client:

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30 Mayflower Road
Arlington, MA 02476



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1	PROPOSED STAIRWAY
2	PROPOSED WALL OR PARTITION.
3	PROPOSED DOOR AND FRAME.
4	PROPOSED FOOTING, REFER TO STRUCTURAL PLAN.



KEYED CONSTRUCTION NOTES

- 1

PROPOSED STAIRWAY
- 2

PROPOSED WALL OR PARTITION.
- 3

PROPOSED DOOR AND FRAME.
- 4

<NOT USED>
- 5

PROPOSED MILLWORK COUNTER AND CABINETS.
- 6

PROPOSED SHELVING.
- 7

PROPOSED STORAGE BENCH AND WALL HOOKS.
- 8

PROPOSED GAS FIREPLACE AND SURROUND.
- 9

PROPOSED APPLIANCES BY OWNER.
- 10

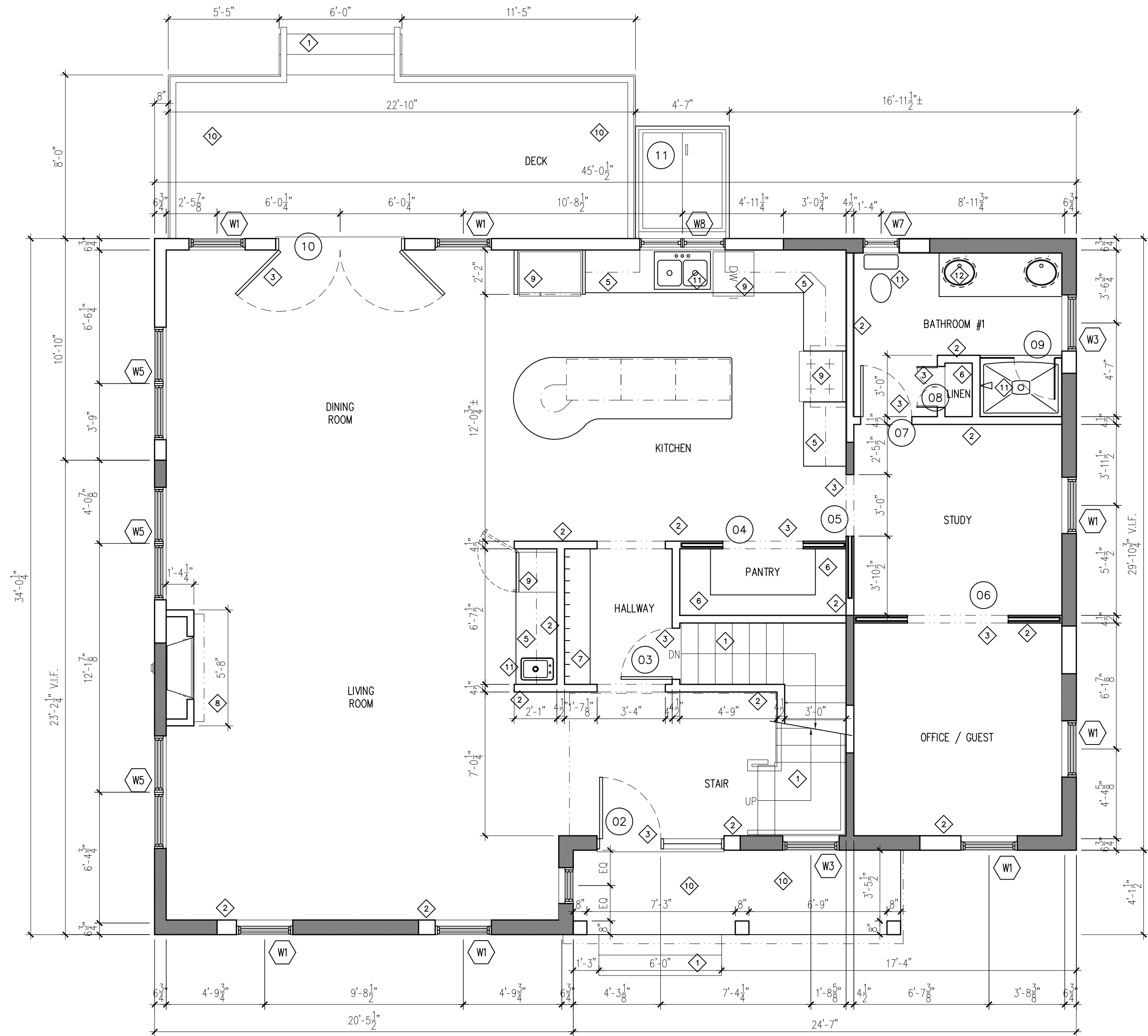
PROPOSED WOOD-FRAMED DECK.
- 11

PROPOSED PLUMBING FIXTURE.
- 12

EXISTING PLUMBING FIXTURES.

GENERAL CONSTRUCTION NOTES

- A. EXISTING EXTERIOR WALLS TO BE EXTENDED IN HEIGHT TO ACCOMMODATE A RAISED SECOND FLOOR.



1 First Floor Construction Plan
A.11 SCALE: 1/4" = 1'-0"

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First Floor
Construction Plan

Smith Residence
30 Mayflower Road
Arlington, MA 02476

Client:

Drawing:

Date: 22 MAR 24
File No. 22099
Architect: BDP

Revisions:
1
2

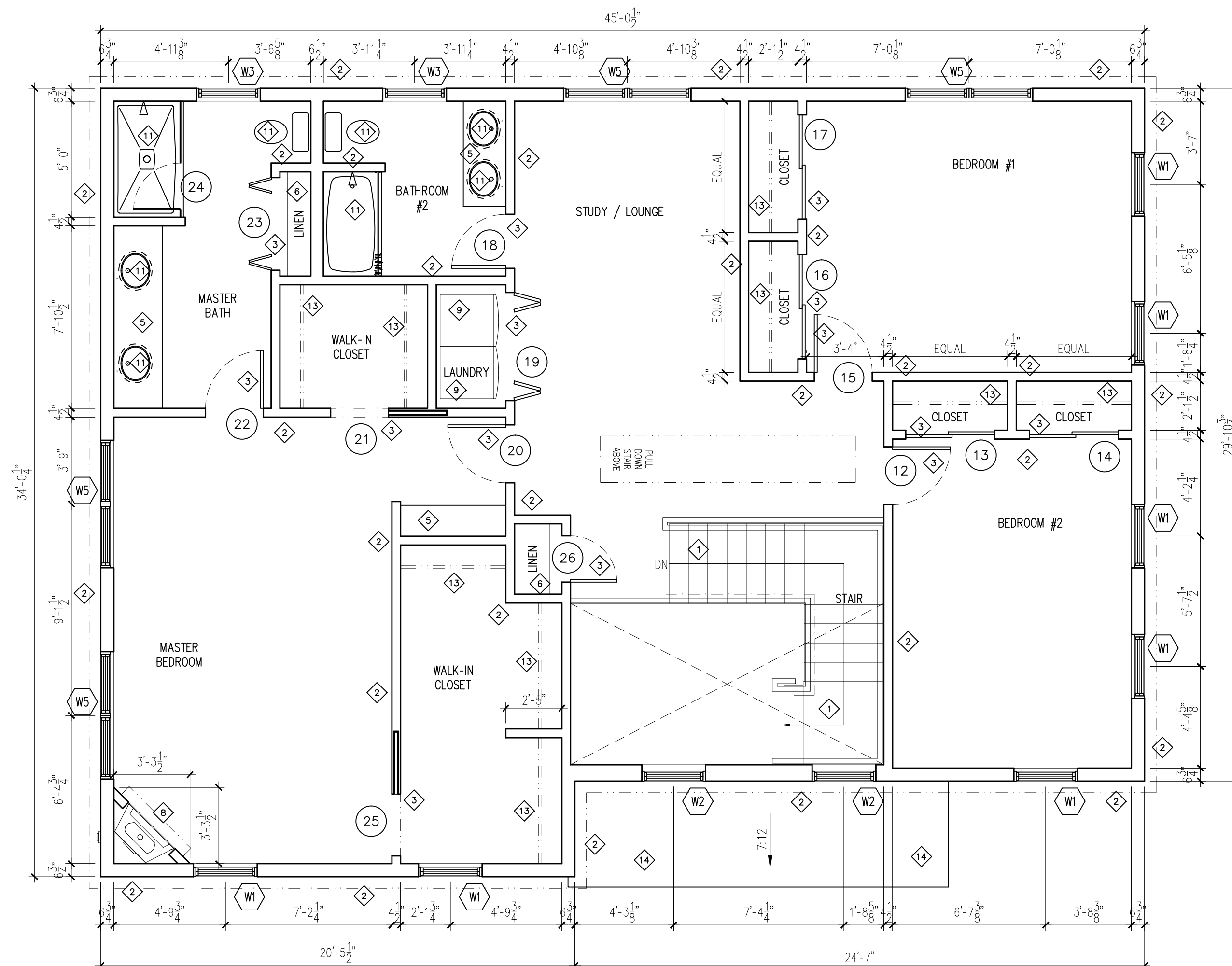
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A.11

1	PROPOSED STAIRWAY
2	PROPOSED WALL OR PARTITION.
3	PROPOSED DOOR AND FRAME.
4	<NOT USED>
5	PROPOSED MILLWORK COUNTER AND CABINETS.
6	PROPOSED SHELVING.

- | | | | |
|----|--------------------------------------|----|-------------------------------|
| 7 | <NOT USED> | 13 | CLOSET POLE WITH SHELF ABOVE. |
| 8 | PROPOSED GAS FIREPLACE AND SURROUND. | 14 | AREA OF ROOF BELOW. |
| 9 | PROPOSED APPLIANCES BY OWNER. | | |
| 10 | <NOT USED> | | |
| 11 | PROPOSED PLUMBING FIXTURE. | | |
| 12 | <NOT USED> | | |



1 Second Floor Construction Plan
A12 SCALE: 1/4" = 1'-0"

THESE PLANS ARE THE PROPERTY OF BRYAN POISSON & APPROACH ARCHITECTS, INC. AND MAY NOT BE COPIED, REPRODUCED OR IN ANYWAY DUPLICATED WITHOUT WRITTEN PERMISSION OF BRYAN POISSON & APPROACH ARCHITECTS, INC.

Second Floor Construction Plan

Smith Residence
30 Mayflower Road
Arlington, MA 02476

A: 36 BROMFIELD STREET
BOSTON, MA 02108
O: 617.556.2627
T: WWW.APPROACH3.COM

APPROACH³

ARCHITECTURE ■ CONSULTING ■ REAL ESTATE

A.12

KEYED CONSTRUCTION NOTES

- 1

PROPOSED STAIRWAY
- 2

PROPOSED WALL OR PARTITION.
- 3

<NOT USED>
- 4

<NOT USED>
- 5

<NOT USED>
- 6

<NOT USED>
- 7

<NOT USED>
- 8

<NOT USED>
- 9

<NOT USED>
- 10

<NOT USED>
- 11

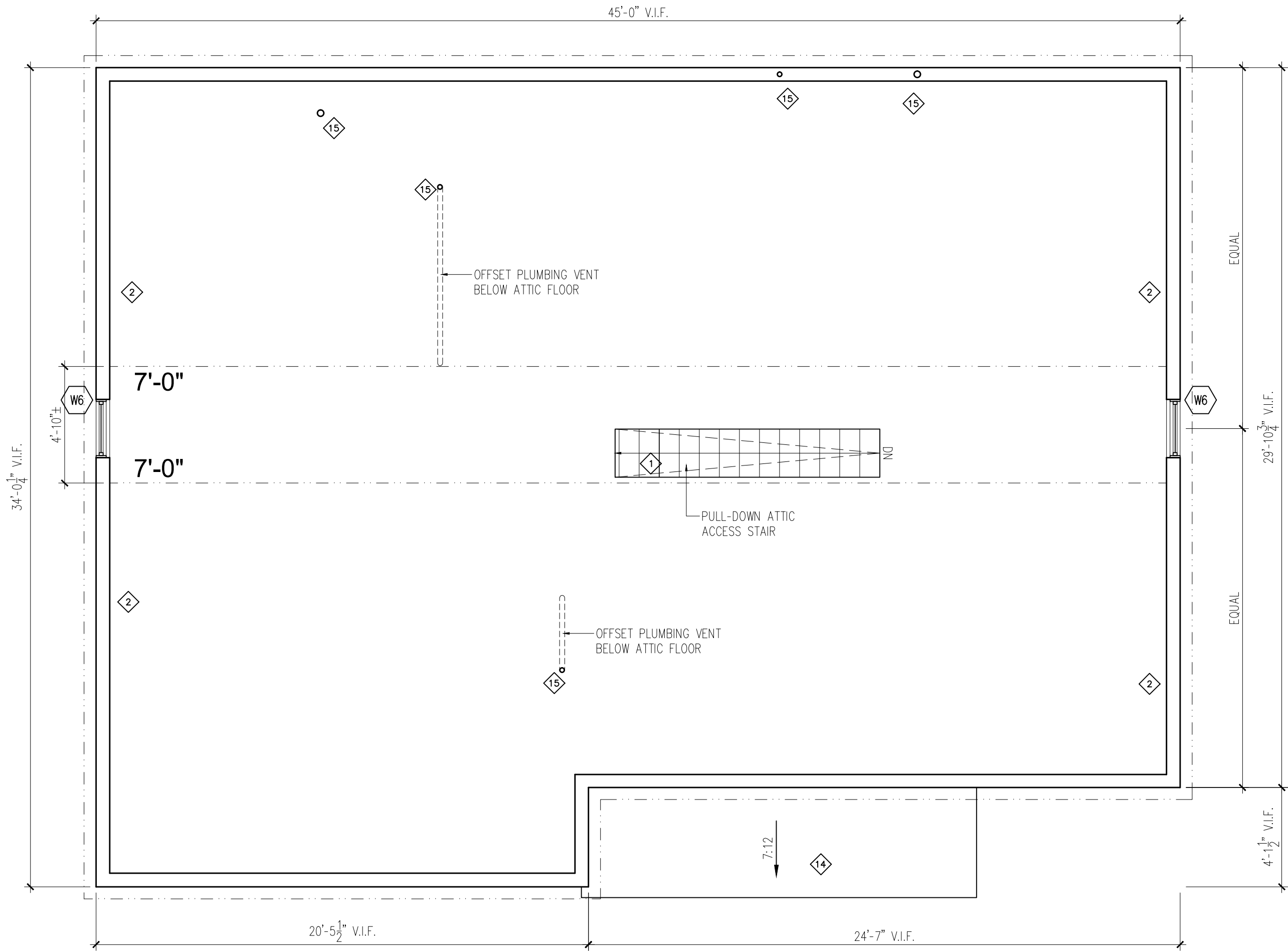
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- 12

<NOT USED>
- 13

<NOT USED>
- 14

AREA OF ROOF BELOW.
- 15

PROPOSED LOCATION FOR PLUMBING VENT.



KEYED CONSTRUCTION NOTES

- 1

<NOT USED>
- 2

<NOT USED>
- 3

<NOT USED>
- 4

<NOT USED>
- 5

<NOT USED>
- 6

<NOT USED>
- 7

<NOT USED>
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- 10

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- 11

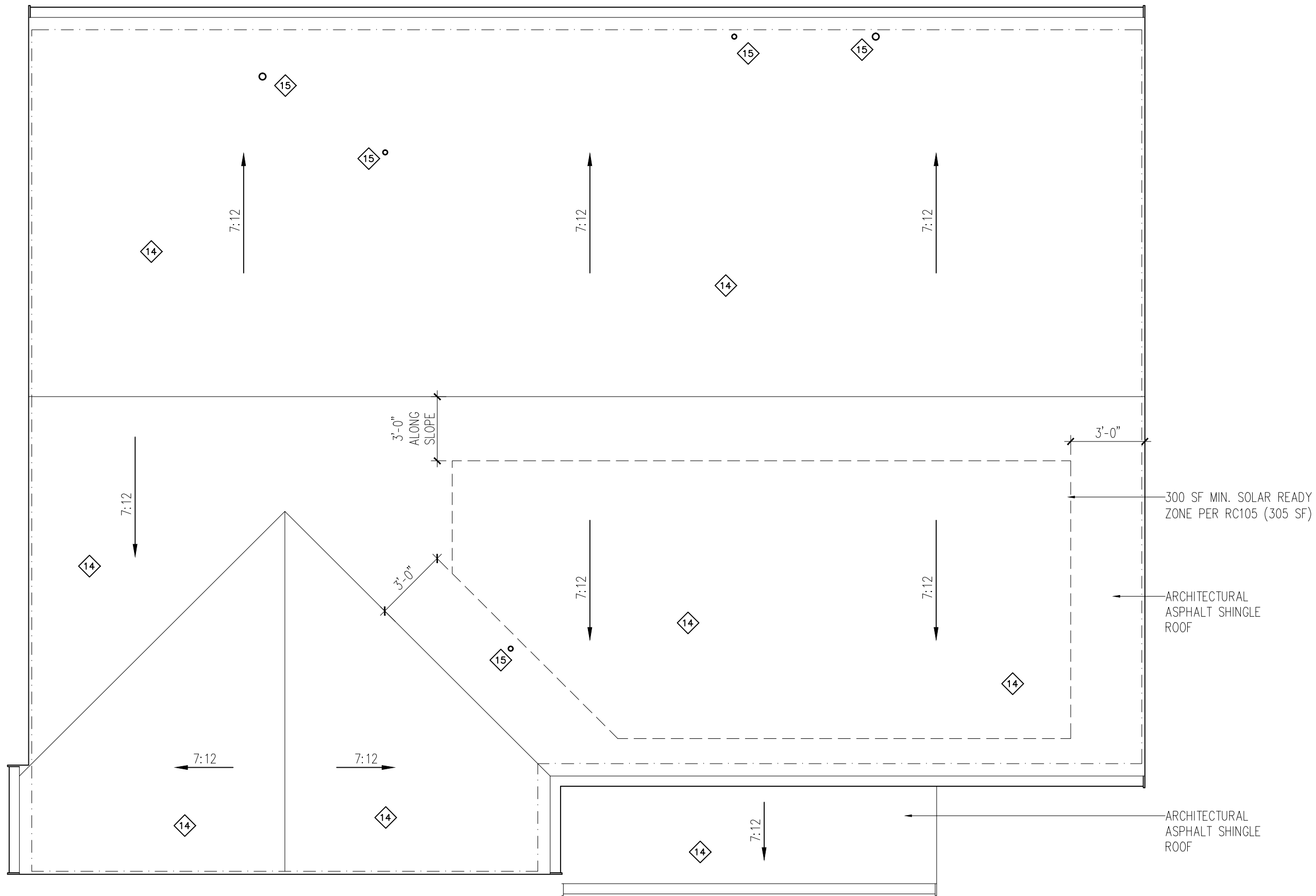
<NOT USED>
- 12

<NOT USED>
- 13

<NOT USED>
- 14

AREA OF ROOF BELOW.

15

PROPOSED LOCATION FOR PLUMBING VENT.



0 Existing Front (South) Elevation
A.31 SCALE: 1/8" = 1'-0"



1 Proposed Front (South) Elevation
A.31 SCALE: 1/4" = 1'-0"



0 Existing Right Side (East) Elevation
A.32 SCALE: 1/8" = 1'-0"



1 Proposed Right Side (East) Elevation
A.32 SCALE: 1/4" = 1'-0"



0 Existing Rear (North) Elevation
A.33 SCALE: 1/8" = 1'-0"



1 Proposed Rear (North) Elevation
A.33 SCALE: 1/4" = 1'-0"



0 Existing Left Side (West) Elevation
A.34 SCALE: 1/8" = 1'-0"



1 Proposed Left Side (West) Elevation
A.34 SCALE: 1/4" = 1'-0"



Town of Arlington, Massachusetts

Docket #3788 70 Robbins Road

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	#3788_70_Robbins_Road_Legal.pdf	#3788 70 Robbins Road Legal
▢ Reference Material	#3788_70_Robbins_Road_Special_Permit.pdf	#3788 70 Robbins Road Special Permit
▢ Reference Material	70_Robbins_Rd_Plan_set_special_permit_feb_23.pdf	#3788 70 Robbins Rd Plan set special permit feb 23
▢ Reference Material	70_Robbins_Road_Arlington_Proposed_Plot_Plan_.pdf	#3788 70 Robbins Road Arlington Proposed Plot Plan
▢ Reference Material	ZBA_Memo_04-09-2024.pdf	ZBA Memo 04-09-2024 re 70 Robbins Road



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Andrew and Janet Sparks** of Arlington, MA. on February 27, 2024, a petition seeking to alter their property located at **70 Robbins Road - Block Plan 149.0-0003-0011.0**. Said petition would require a **Variance** under **Section 5.3.9(D)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on April 9, 2024, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**
<https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend.

For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

DOCKET NO 3788

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**



SP-24-6

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 2/27/2024

Primary Location

70 ROBBINS RD
Arlington, MA 02476

Owner

SPARKS ANDREW W & JANET
K
70 ROBBINS RD ARLINGTON,
MA 02476

Applicant

 Walter Russell
 781-799-4275
 team@hshbuilds.com
 24 Woodland Way
Ayer, MA 01432

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.*

The requested use is permitted in the R-1 zoning district through the granting of a special permit

Explain why the requested use is essential or desirable to the public convenience or welfare.*

The additional living space created from the front porch will allow the growing family to comfortably stay in their home.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

There would not be an increase in traffic congestion or any impairment to pedestrians safety.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

There would be no change to the current usage of the property and would not create additional burden on municipal systems.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

The proposed project would not result in the need for special regulations.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

70 Robbins Road was built in the mid 1920's along with many other similar houses on Robbins Road and the greater neighborhood. These houses typically included a front porch, and many have been enclosed over the 100 years since they were built. Two others on Robbins Road have successfully incorporated porch areas into their living spaces, at numbers 36 and 42 Robbins. Aesthetically, an enclosed porch area is in keeping with the modifications to these 1920s houses, and will be maintaining the current massing. The roofline will be modified from an existing hip roof to a single plane shed roof for simplicity of building and insulating as well as an improved aesthetic.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

The proposed project will not cause any detrimental excesses.

Dimensional and Parking Information

Present Use/Occupancy *

R1

Proposed Use/Occupancy *

R1

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

2511

Proposed Gross Floor Area (Sq. Ft.)*

2511

Existing Lot Size (Sq. Ft.)*

5000

Proposed Lot Size (Sq. Ft.)* ?

5000

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

50

Proposed Frontage (ft.)*

50

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0

Proposed Floor Area Ratio*

0

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

22

Proposed Lot Coverage (%)*

22

Max. Lot Coverage required by Zoning*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

0

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

0

Minimum Lot Area per Dwelling Unit required by Zoning*

0

Existing Front Yard Depth (ft.)*

17.5

Proposed Front Yard Depth (ft.)*

17.5

Minimum Front Yard Depth required by Zoning*

25

Existing Left Side Yard Depth (ft.)*

10.2

Proposed Left Side Yard Depth (ft.)*

10.2

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

16

Proposed Right Side Yard Depth (ft.)*

16

Minimum Right Side Yard Depth required by Zoning*

10

Existing Rear Yard Depth (ft.)*

29.1

Proposed Rear Yard Depth (ft.)*

29.1

Minimum Rear Yard Depth required by Zoning*

20

Existing Height (stories)

2.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

30.88

Proposed Height (ft.)*

30.88

Maximum Height (ft.) required by Zoning*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

0

Proposed Landscaped Open Space (Sq. Ft.)*

0

Existing Landscaped Open Space (% of GFA)*

0

Proposed Landscaped Open Space (% of GFA)*

0

Minimum Landscaped Open Space (% of GFA)
required by Zoning*

0

Existing Usable Open Space (Sq. Ft.)*

0

Proposed Usable Open Space (Sq. Ft.)*

0

Existing Usable Open Space (% of GFA)*

0

Proposed Usable Open Space (% of GFA)*

0

Minimum Usable Open Space required by Zoning*

753

Existing Number of Parking Spaces*

0

Proposed Number of Parking Spaces*

0

Minimum Number of Parking Spaces required by
Zoning*

0

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

4

Proposed Slope of proposed roof(s) (in. per ft.)*

4

Minimum Slope of Proposed Roof(s) required by Zoning*

2

Existing type of construction*

R1

Proposed type of construction*

R1

Open Space Information

Existing Total Lot Area*

5000

Proposed Total Lot Area*

5000

Existing Open Space, Usable*

0

Proposed Open Space, Usable*

0

Existing Open Space, Landscaped*

0

Proposed Open Space, Landscaped*

0

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area ?

716

Basement or Cellar, Proposed Gross Floor Area

716

1st Floor, Existing Gross Floor Area

883

New Field

0

1st Floor, Proposed Gross Floor Area

883

2nd Floor, Existing Gross Floor Area

716

2nd Floor, Proposed Gross Floor Area

716

3rd Floor, Existing Gross Floor Area

—

3rd Floor, Proposed Gross Floor Area

—

4th Floor, Existing Gross Floor Area

—

4th Floor, Proposed Gross Floor Area

—

5th Floor, Existing Gross Floor Area

—

5th Floor, Proposed Gross Floor Area

—

Attic, Existing Gross Floor Area ?

196

Attic, Proposed Gross Floor Area

196

Parking Garages, Existing Gross Floor Area ?

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies,
Existing Gross Floor Area

0

All weather habitable porches and balconies,
Proposed Gross Floor Area

0

Total Existing Gross Floor Area

2511



Total Proposed Gross Floor Area

2511

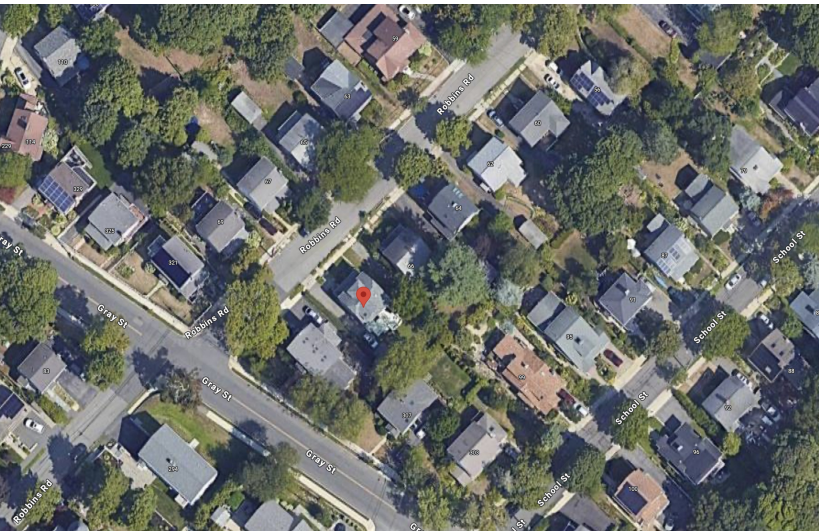




70 ROBBINS ROAD, PROPOSED

70 ROBBINS ROAD

APPLICATION FOR SPECIAL PERMIT TO
PARTIALLY ENCLOSE AN EXISTING FRONT
PORCH CURRENTLY WITHIN THE FRONT
SETBACK



AERIAL PHOTO OF 70 ROBBINS ROAD AND NEIGHBORHOOD



70 ROBBINS ROAD, EXISTING

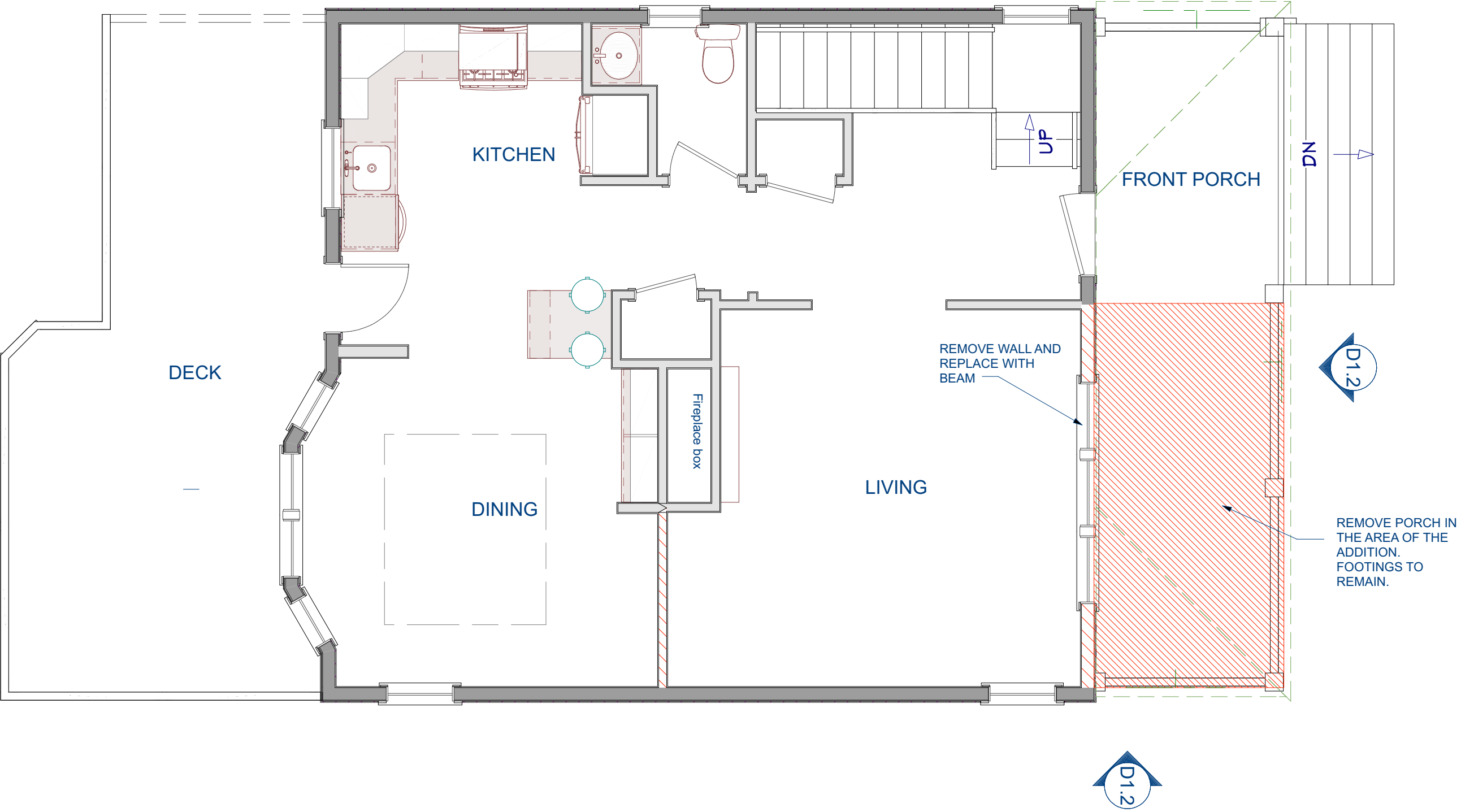


42 ROBBINS ROAD



36 ROBBINS ROAD

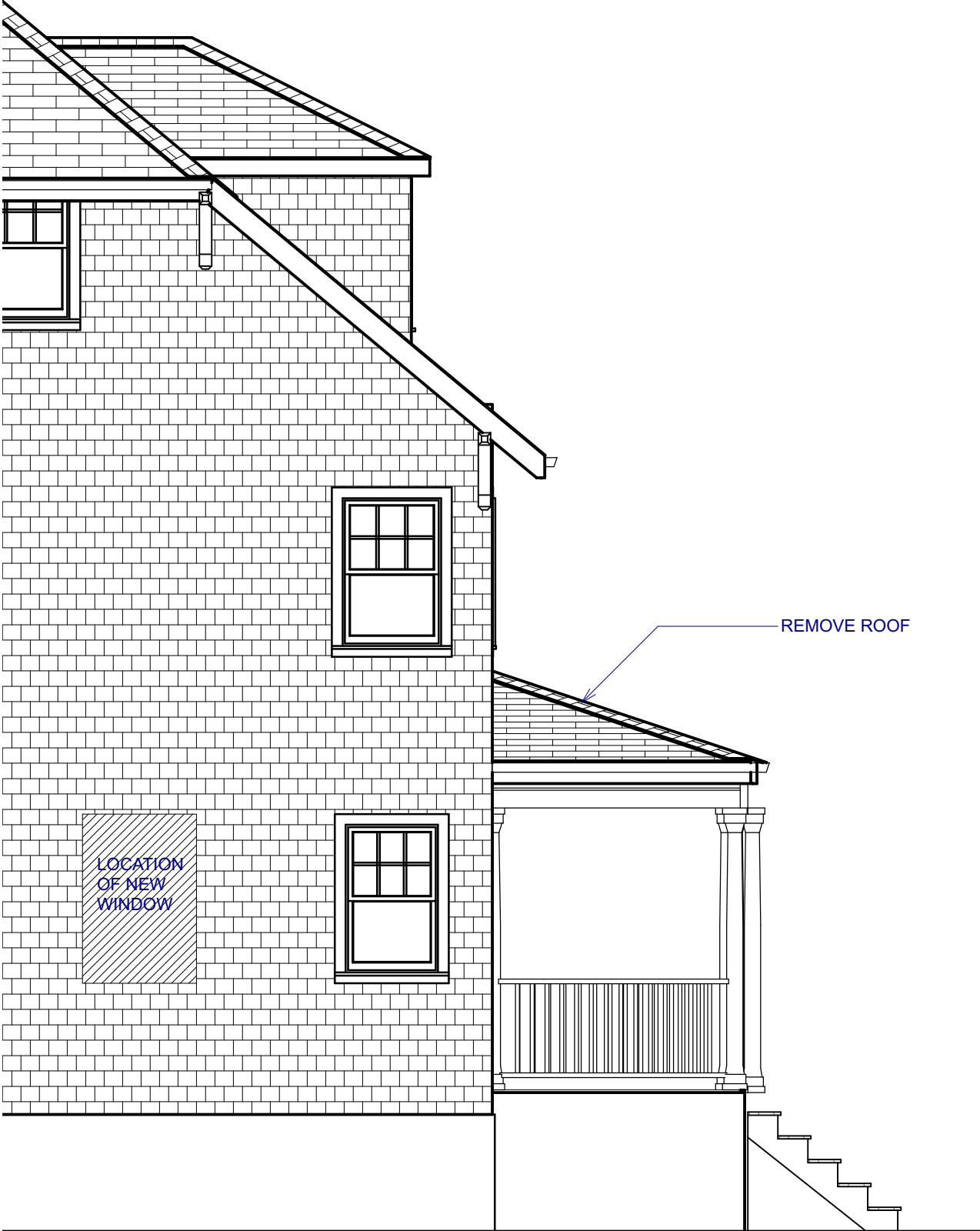
70 Robbins Road was built in the mid 1920s along with many other similar houses on Robbins Road and the greater neighborhood. These houses typically included a front porch, and many have been enclosed over the 100 years since they were built. Two others on Robbins Road have successfully incorporated porch area into their living spaces, at numbers 36 and 42 Robbins. Aesthetically, an enclosed porch area is in keeping with the modifications to these 1920s houses, and will be maintaining the current massing. The roofline will be modified from an existing hip roof to a single plane shed roof for simplicity of building and insulating as well as a preferred aesthetic.



FIRST FLOOR PLAN EXISTING
SCALE: 1/4"=1'-0"



FRONT ELEVATION EXISTING
SCALE: 1/4"=1'-0"



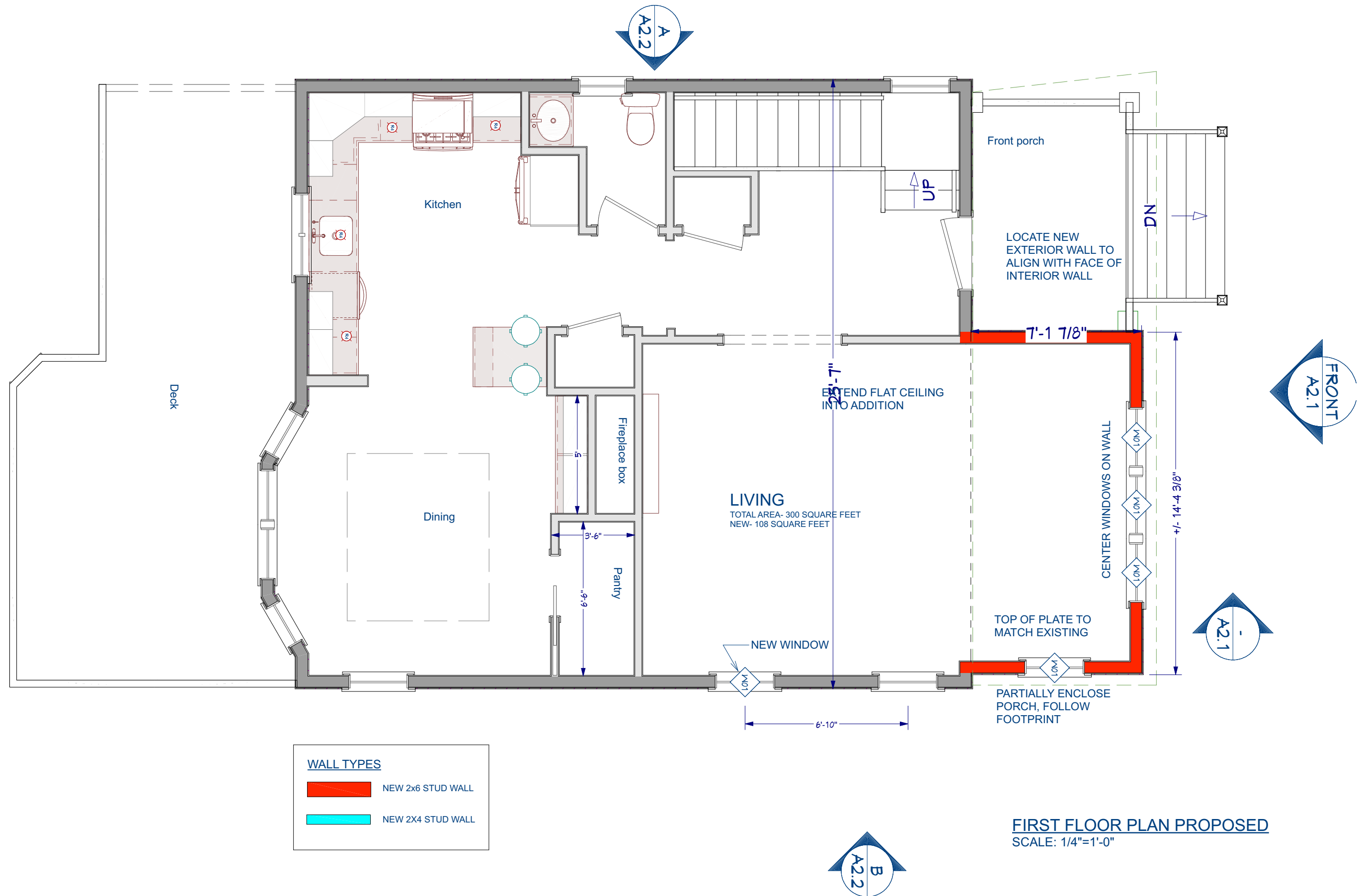
SIDE ELEVATION EXISTING
SCALE: 1/4"=1'-0"

Sparks Residence
70 Robbins Road, Arlington MA

PLAN

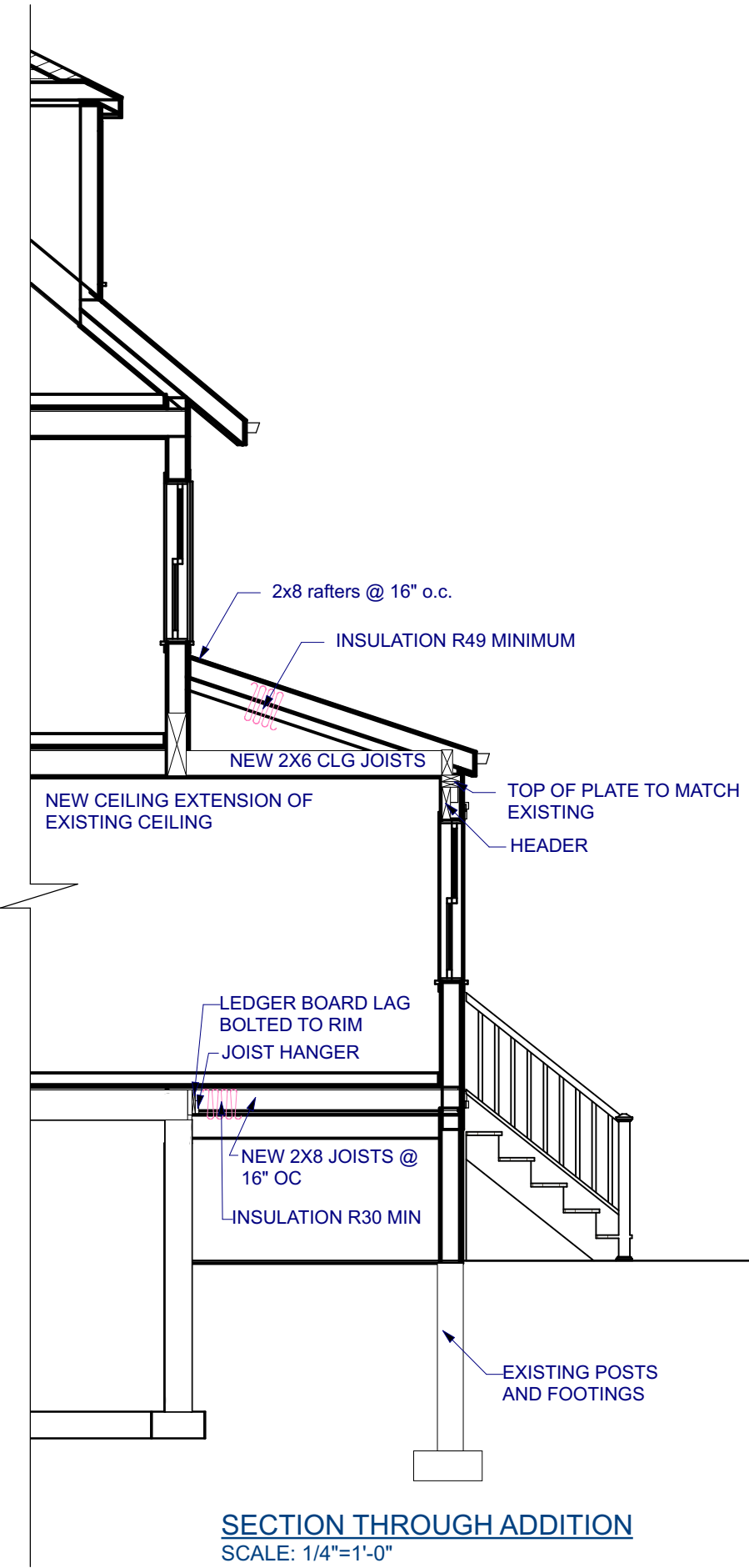
2/23/2024

A1.1

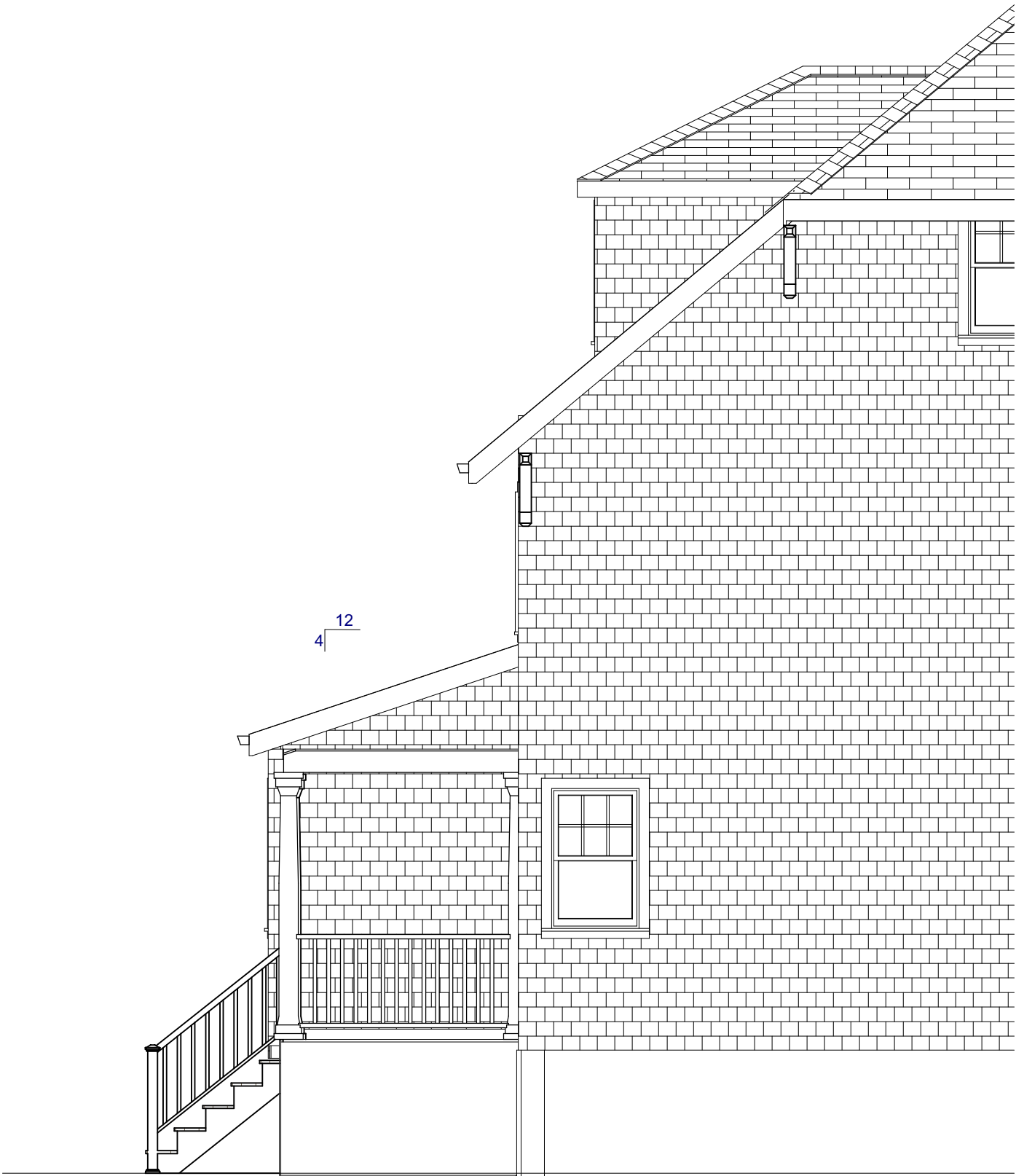




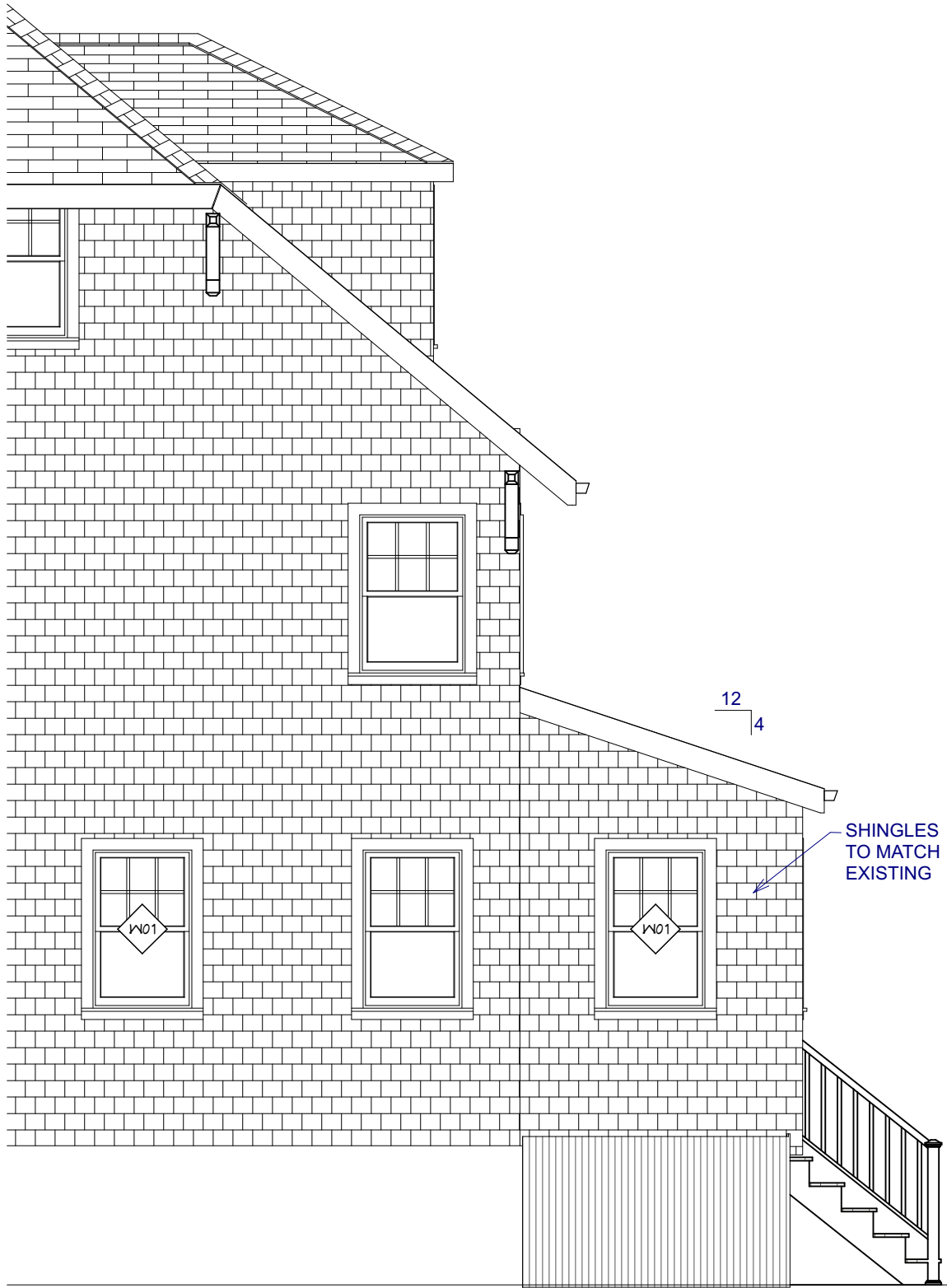
FRONT ELEVATION PROPOSED
SCALE: 1/4"=1'-0"



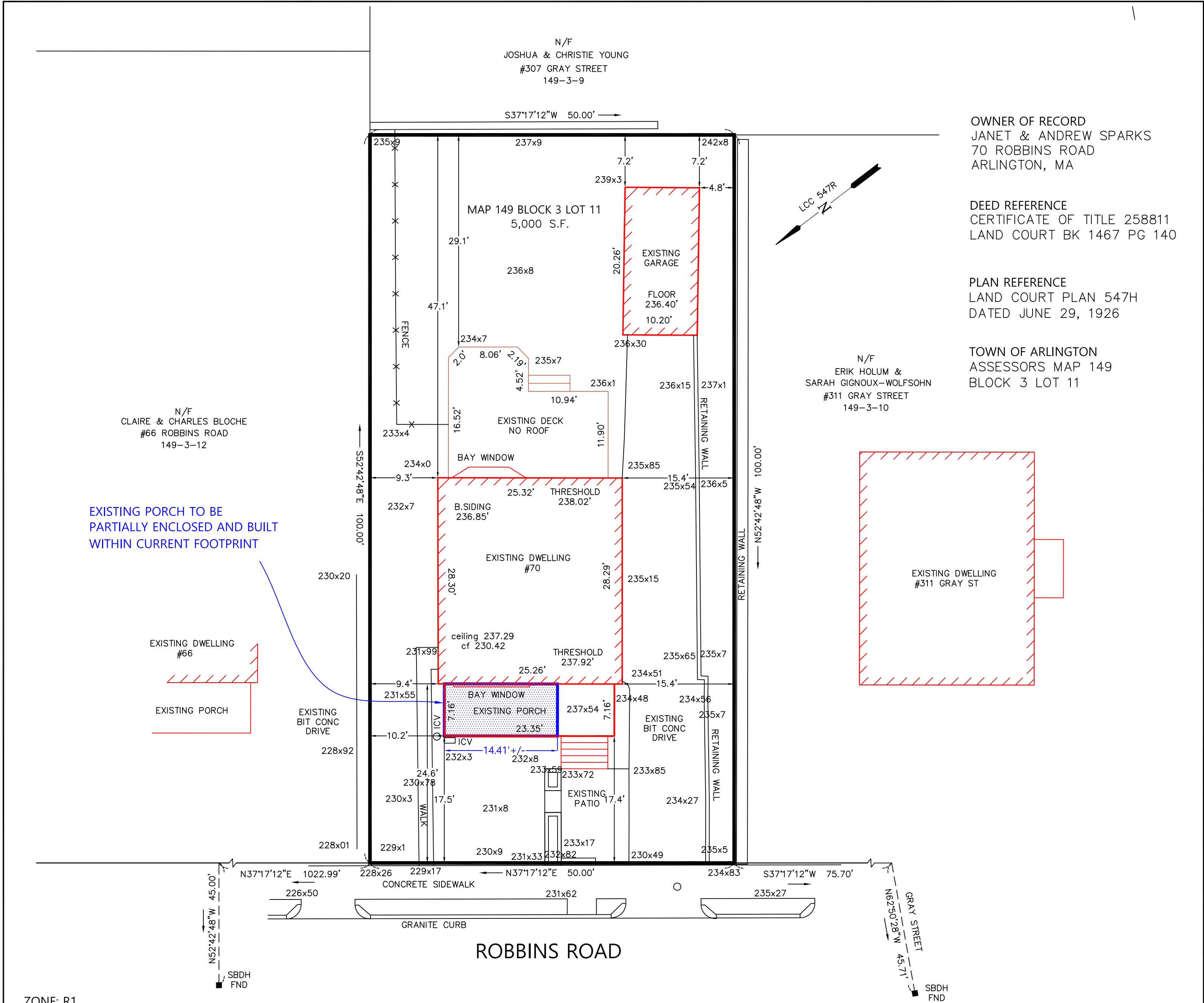
SECTION THROUGH ADDITION
SCALE: 1/4"=1'-0"



ELEVATION A PROPOSED
SCALE: 1/4"=1'-0"



ELEVATION B PROPOSED
SCALE: 1/4"=1'-0"



OWNER OF RECORD
JANET & ANDREW SPARKS
70 ROBBINS ROAD
ARLINGTON, MA

DEED REFERENCE
CERTIFICATE OF TITLE 258811
LAND COURT BK 1467 PG 140

PLAN REFERENCE
LAND COURT PLAN 547H
DATED JUNE 29, 1926

TOWN OF ARLINGTON
ASSESSORS MAP 149
BLOCK 3 LOT 11

EXISTING PORCH TO BE
PARTIALLY ENCLOSED AND BUILT
WITHIN CURRENT FOOTPRINT

ZONE: R1
ZONING DIMENSIONAL REGULATIONS

REQUIRED:
MINIMUM LOT AREA: 6,000 S.F.
MINIMUM LOT FRONTAGE: 60.00'
MINIMUM FRONT SETBACK: 25'
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 20'
LANDSCAPED OPEN SPACE: 10% OF PROPOSED GFA
= .1 X 2,511 S.F. = 251 S.F.
USABLE OPEN SPACE: 30% OF PROPOSED GFA
= .3 X 2,511 S.F. = 753 S.F.
MAXIMUM LOT COVERAGE: 35% = 1,750 S.F.
MAXIMUM HEIGHT: 35'
MAXIMUM HEIGHT: 2.5 STORIES

EXISTING:
LOT AREA: 5,000 S.F.
LOT FRONTAGE: 50.00'
FRONT SETBACK: 24.6' (PRINCIPAL BUILDING)
FRONT SETBACK: 17.5' (PORCH)
SIDE SETBACK: 9.3' (PRINCIPAL BUILDING)
SIDE SETBACK: 10.2' (PORCH)
REAR SETBACK: 29.1' (DECK)
USABLE OPEN SPACE = 1,645 S.F. IN AREA BUT
ALL OVER 8% SLOPE = 0%
LOT COVERAGE: 1,101 S.F. = 22%
HEIGHT: 30.88' - 2 1/2 STORIES
IMPERVIOUS: 2,051 S.F.

PROPOSED ADDITION
FRONT SETBACK: 24.6' (PRINCIPAL BUILDING)
FRONT SETBACK: 17.5' (PORCH)
SIDE SETBACK: 9.3' (PRINCIPAL BUILDING)
SIDE SETBACK: 10.2' (PORCH)
REAR SETBACK: 29.1' (DECK)
USABLE OPEN SPACE = 1,645 S.F. IN AREA BUT
ALL OVER 8% SLOPE = 0%
LOT COVERAGE: 1,101 S.F. = 22%
HEIGHT: 30.88' - 2 1/2 STORIES
IMPERVIOUS: 2,051 S.F. 0 S.F. INCREASE

EXISTING IMPERVIOUS CALCULATION
EXISTING HOUSE/PORCH 894 S.F.
GARAGE 207 S.F.
DRIVES 731 S.F.
PATIO 120 S.F.
WALK 62 S.F.
RETAINING WALLS 37 S.F.
TOTAL 2,051 S.F.

EXISTING GROSS FLOOR AREA CALCULATION
CELLAR 716 S.F.
FIRST FLOOR 883 S.F.
SECOND FLOOR 716 S.F.
ATTIC 196 S.F.
TOTAL 2,511 S.F.

EXISTING LOT COVERAGE CALCULATION
EXISTING DWELLING 894 S.F.
EXISTING GARAGE 207 S.F.
TOTAL 1,101 S.F. = 22%

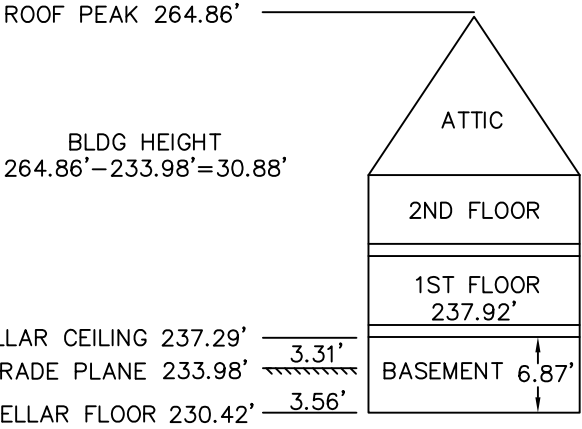
EXISTING BASEMENT CALCULATION
AVERAGE GRADE 233.98'
BASEMENT CEILING 237.29'
AVERAGE GRADE TO BASEMENT CEILING = 3.31'
BASEMENT CEILING IS LESS THAN 4.5' ABOVE
AVERAGE GRADE SO IT IS NOT A STORY.

PROPOSED IMPERVIOUS CALCULATION
EXISTING HOUSE/PORCH 894 S.F.
GARAGE 207 S.F.
DRIVES 731 S.F.
PATIO 120 S.F.
WALK 62 S.F.
RETAINING WALLS 37 S.F.
TOTAL 2,051 S.F.

PROPOSED GROSS FLOOR AREA CALCULATION
CELLAR 716 S.F.
FIRST FLOOR 883 S.F.
SECOND FLOOR 716 S.F.
ATTIC 196 S.F.
TOTAL 2,511 S.F.

PROPOSED LOT COVERAGE CALCULATION
PROPOSED DWELLING 894 S.F.
EXISTING GARAGE 207 S.F.
TOTAL 1,101 S.F. = 22%

BUILDING ELEVATIONS



LOT SLOPE
1% + 13% / 2 = 7%
AVERAGE GRADE PLANE
231.55'+234.51'+235.85'+234.0'/4=233.98'



PROPOSED ADDITION		STEPHEN M. MELESCIUC	
70 ROBBINS ROAD ASSESSORS MAP 149 BLOCK 3 LOT 11 ARLINGTON, MA PREPARED FOR JANET & ANDREW SPARKS 70 ROBBINS ROAD ARLINGTON, MA		PROFESSIONAL LAND SURVEYOR #39049	
		514 GAZEBO CIRCLE READING, MA 01867 (781) 844-7108	
		SCALE: 1"= 10' DATE: FEBRUARY 15, 2024	



TOWN OF ARLINGTON
Inspectional Services Department
23 Maple Street
Arlington, Massachusetts 02476
Office (781) 316.3390
inspectionalservices@town.arlington.ma.us

MEMORANDUM

To: Zoning Board of Appeals
From: Mike Ciampa, Director of Inspectional Services
Date: April 4, 2024
Re: Inspectional Services Memo

Docket #3788 70 Robbins Road

This property is a single-family dwelling in an R1 residential zoning district. The applicant is seeking permission to enclose a first-floor front porch which is located within the front yard setback. The applicant is seeking a Special Permit under Section 5.3.9(D), Projections into Minimum Yards, which requires a Special Permit for:

Porches, decks, steps, and landings in the required setback are not considered to be within the foundation wall and may not be enclosed, extended, or built upon except by special permit.