

BUILDING CODE

INTERNATIONAL BUILDING CODE 2015 (IRC)
MASS AMENDMENTS TO THE IRC 9TH EDITION
INTERNATIONAL ENERGY CONSERVATION CODE 2015 (IECC)
MASS AMENDMENTS 780 CMR 115.AA STRETCH CODE PRESCRIPTIVE METHOD
MASS FIRE CODE BASED ON NFPA 1, 2015 EDITION W/ MASS AMENDMENTS
MASS ELECTRICAL CODE BASED ON NFPA 70, 2017 EDITION W/ MASS AMENDMENTS

ZONING INFORMATION

PARCEL ADDRESS:	36 SURRY RD
PARCEL ID:	170-4-4
PROPERTY TYPE:	SINGLE-FAMILY
CLASSIFICATION CODE:	R1
ZONING DISTRICT:	ARLINGTON NEIGHBORHOOD
SUBDISTRICT TYPE:	-
OVERLAYS:	-
MAP NO:	170, BLOCK 4, LOT 4
CONSTRUCTION TYPE:	5A
USE GROUP:	R-3

BUILDING AREAS

LOT AREA:	3,328	SQFT
FAR:	-	
PERMITTED FLOOR AREA:	+750 SF OR 50% BUILDING AREA	SQFT
EXISTING FLOOR AREAS:		
BASEMENT FINISHED	0	SQFT
FIRST FLOOR	650	SQFT
SECOND FLOOR	718	SQFT
TOTAL EXISTING FLOOR AREA:	1,368	SQFT
PROPOSED FLOOR AREAS:		
BASEMENT FINISHED	0	SQFT
FIRST FLOOR	924	SQFT
SECOND FLOOR (NO CHANGE)	910	SQFT
TOTAL PROPOSED FLOOR AREA:	1,834	SQFT

PROJECT DESCRIPTION

PROPOSAL FOR A 2-STORY ADDITION ONTO THE EAST SIDE OF EXISTING DWELLING. DEMO EXISTING GARAGE.
TOTAL SQUARE FOOTAGE OF ADDITION IS APPROX 486 SF.

DIMENSIONAL REGULATIONS

ARLINGTON NEIGHBORHOOD				
	REQUIRED	EXISTING	PROPOSED	RELIEF REQ'D
LOT AREA (SF) MIN.	6,000	3,328	NO CHANGE	E.N.C. *
LOT AREA PER UNIT (SF) MIN.	-	-	-	-
LOT FRONTAGE (FEET) MIN.	60	58.68	NO CHANGE	E.N.C.
BUILDING HEIGHT (STORIES) MAX.	2.5	2	2	N
BUILDING HEIGHT (FEET) MAX.	35	27	32	N
FRONT YARD DEPTH (EXISTING FT) MIN.	25.0	12.3	12.3	E.N.C.
SIDE YARD WIDTH (FT) MIN.	10.0	10.3	10.2	N
REAR YARD DEPTH (EXISTING FT) MIN.	11.2	11.5	11.5	N
LANDSCAPED OPEN SPACE (%) MIN.	10 %	28 %	28 %	N
USABLE OPEN SPACE (%) MIN.	30 %	0 %	0 %	E.N.C.
LOT COVERAGE (%) MAX.	35 %	28 %	32 %	N
PARKING SPACE (6.5' X 18' MIN.)	1	1	1	N **
* E.N.C. = EXISTING NON-CONFORMING				
** NOT CHANGING EXISTING DRIVEWAY				

ENERGY CODE COMPLIANCE

FOR MASSACHUSETTS 5A			
	REQUIRED	PROPOSED	DRAWING REF.
FENESTRATION U-FACTOR =	0.32	0.32	-
SKYLIGHT U-FACTOR =	0.55	0.55	-
CEILING R-VALUE =	49	49	-
WOOD FRAME WALL R-VALUE =	20 or 13+5	20	-
MASS WALL R-VALUE =	13/17	NA	-
FLOOR R-VALUE =	30	30	-
BASEMENT WALL R-VALUE =	15/19	19 CAVITY	-
SLAB R-VALUE & DEPTH =	10, 2 FT	10, 2 FT	-
CRAWL SPACE R-VALUE =	15/19	19 CAVITY	-

DRAWING LIST

TITLE	REV	2020.11.19	PERMIT SET
A0.00 TITLE PAGE	00		
A0.01 SCHEDULE - WINDOW & DOOR	00		
SITE PLAN			
A1.00 SITE PLAN - EXISTING	00		
A1.01 SITE PLAN - PROPOSED	00		
PLANS (EXISTING)			
A2.00 EXISTING PLAN - BASEMENT	00		
A2.01 EXISTING PLAN - 1ST FLOOR	00		
A2.02 EXISTING PLAN - 2ND FLOOR			
PLANS (NEW)			
A3.00 PROPOSED PLAN - BASEMENT	00		
A3.01 PROPOSED PLAN - 1ST FLOOR	00		
A3.02 PROPOSED PLAN - 2ND FLOOR			
EXTR. ELEV.			
A5.00 EXT. ELEV. - EXISTING	00		
A5.01 EXT. ELEV. - PROPOSED	00		

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PROJECT NAME/OWNER'S NAME:

AKARSH & SANDHYA SHEILENDRANATH
36 Surry Rd, MA 02476

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cell: 860-999-4114

ARCHITECT:

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Isamu Kanda, Principal

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Charlestown, MA 02129

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cell: 646-228-1040



STRUCTURAL ENGINEER:

GENERAL CONTRACTOR:

date: 11.19.20 00

36 SURRY RD
ARLINGTON, MA, 02476

I-KANDA ARCHITECTS, LLC
364 Main Street, Charlestown, MA 02129
m: 646.228.1040 e: info@i-kanda.com

drawing title:

TITLE
PAGE

dwg no.

A0.00



HALF SCALE

NOTE:

- 1) THIS PLAN IS NOT TO BE CONSIDERED AN ALTA/ACSM LAND TITLE SURVEY, NOR IS IT TO BE USED FOR RETRACEMENT OF PROPERTY LINES.
- 2) BUILDING OFFSETS SHOWN HEREON ARE TO CORNER BOARD UNLESS OTHERWISE NOTED.

ASSESSORS:

MAP 170, BLOCK 4, LOT 4

ZONING:

ARLINGTON NEIGHBORHOOD
R1-SINGLE FAMILY

REFERENCES:

DEED BOOK: 66160 PAGE: 544
PLAN BOOK: 5032 PAGE: END

PLAN IN BOOK 30961, PAGE 362

BUONO CHIARA / TRUSTEE
DEED BOOK 72269 PAGE 16
PLAN BOOK 5032 YEAR 1926

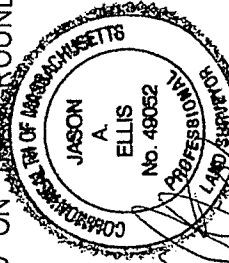
SURRY ROAD
(PUBLIC - 40' WIDE)

LOT AREA
3,328±S.F. (C)

DONALD GODUTI
DEED BOOK 11320 PAGE 544

HODGES CHRISTOPHER
DEED BOOK 59307 PAGE 144
PLAN BOOK 32949 PAGE 102

I CERTIFY THAT THE DWELLING SHOWN
HEREON IS LOCATED ON THE GROUND AS
SHOWN



PLOT PLAN
OF LAND

36 SURRY ROAD ARLINGTON, MA 02476
PREPARED FOR: AKARSH SHEILENDRANATH

HANCOCK

Survey Associates, Inc.
121 EAST BERKELEY ST., BOSTON, MA 02118
VOICE (617) 357-8145, FAX (617) 357-9495

SCALE: 1" = 10'



CHK. BY:
JAE

DATE:
10/29/20

JOB NO.
24242

PROFESSIONAL LAND SURVEYOR

NOTE:

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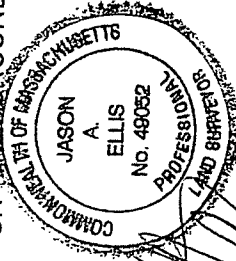
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PROPOSED PLOT PLAN

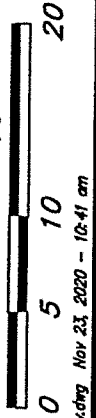
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© [CHW 3D Projects] 24242 - Sheilendranath - Arlington [DWC] 24242xndwg Nov 23, 2020 - 10:41 am

CHK. BY:
JAE

DATE:
11/20/20

JOB NO.
24242

WINDOW & DOOR SCHEDULE

DATE: 2020.11.19
REV: FOR PRICING

WINDOWS

QTY	MNFCTR.	MODEL NO.	NOMINAL SIZE (WxH)	RO W (IN)	RO HT (IN)	DESCRP.	LABEL	FLOOR	LOCATION	GLAZING	EXTR. FINISH	INTR. FINISH	EXTR. CASING	INTR. CASING	SCREEN	GRILLE	HRDWR	NOTES	
NORTH (FRONT)																			
1	MARVIN MODERN	MCA	32 X 90	-	x	-	CASEMENT	N2a	2ND	LOFT	LOW-E *	FIBERGLASS, BLK	FIBERGLASS, BLK	NONE	PLASTER RETURN	YES	NO	BLK	EGRESS ***
1	MARVIN MODERN	MCA	32 X 42	-	x	-	CASEMENT	N1a	1ST	BATH 2	LOW-E, FROSTED	FIBERGLASS, BLK	FIBERGLASS, BLK	NONE	TILE RETURN	YES	NO	BLK	-
SOUTH (REAR)																			
1	MARVIN MODERN	MCAP	36 X 141	-	x	-	PICTURE	S2a	2ND	LOFT	LOW-E	FIBERGLASS, BLK	FIBERGLASS, BLK	NONE	NONE	-	NO	BLK	-
1	MARVIN MODERN	MCAP	90 X 141	-	x	-	PICTURE	S2b	2ND	LOFT	LOW-E, TEMPERED **	FIBERGLASS, BLK	FIBERGLASS, BLK	NONE	NONE	-	NO	BLK	-
SKYLIGHT																			
				34-1/2		46-1/2													
1	VELUX	FCM 3446	34 X 46	(INSIDE CURB)	x	(INSIDE CURB)	FIXED CURB-MOUNTED	SKYa	-	LOFT CEILING	LOW-E, TEMPERED	FIBERGLASS, BLK	FIBERGLASS, BLK	NONE	PLASTER RETURN	-	NO	BLK	-

EXTERIOR DOORS

NOMINAL FRAME																			
QTY	MNFCTR.	MODEL NO.	(WxH)	RO W (IN)		RO HT (IN)	DESCRP.	LABEL	FLOOR	LOCATION	GLAZING	EXTR. FINISH	INTR. FINISH	EXTR. CASING	INTR. CASING	SCREEN	GRILLE	HRDWR	NOTES
1	MARVIN MODERN	MMSD-STK (XO)	126 X 143	-	x	-	UNI-DIRECTIONAL STACKED (2 TRACK)	D-S1a	1ST	DEN	LOW-E, TEMPERED	FIBERGLASS, BLK	FIBERGLASS, BLK	NONE	NONE	YES	NO	BLK	XO VIEWED FROM EXTR.
1	TBD	TBD	32 X 72	-	x	-	SOLID SLAB, INSWING	D-W0a	BSMT	BASEMENT ACCESS	NO	FIBERGLASS OR METAL, PTD	FIBERGLASS OR METAL, PTD	1X3 AZEK	1X3 AZEK	NO	-	BRASS	IN EXISTING FOUNDATION

INTERIOR DOORS

QTY	MNFCTR.	MODEL NO.	NOMINAL SIZE (WxH)	RO W (IN)	RO HT (IN)	DESCRP.	TYPE	FLOOR	LOCATIONS	GLAZING	EXTR. FINISH	INTR. FINISH	EXTR. CASING	INTR. CASING	SCREEN	GRILLE	HRDWR	NOTES	
1	TBD	TBD	36 x 95	-	x	-	FLAT (SLAB), SOLID-CORE	POCKET	1ST	DEN	N/A	PTD WOOD	PTD WOOD	PLASTER RETURN	PLASTER RETURN	N/A	N/A	TBD	2X6 POCKET DOOR KIT W/ RECESSED ALUM. CHANNEL JAMB
1	TBD	TBD	30 x 80	-	x	-	FLAT (SLAB), SOLID-CORE	POCKET	1ST	BATH 2	N/A	PTD WOOD	PTD WOOD	PLASTER RETURN	PLASTER RETURN	N/A	N/A	TBD	2X6 POCKET DOOR KIT W/ RECESSED ALUM. CHANNEL JAMB
1	TBD	TBD	36 X 80	-	x	-	FLAT (SLAB), SOLID-CORE	POCKET	2ND	LOFT	N/A	PTD WOOD	PTD WOOD	PLASTER RETURN	PLASTER RETURN	N/A	N/A	TBD	2X6 POCKET DOOR KIT W/ RECESSED ALUM. CHANNEL JAMB

NOTES:

- ALL FENESTRATION AND SKYLIGHT GLAZING MEETS OR EXCEEDS INSULATION REQUIREMENTS FOR CLIMATE ZONE 5 (TABLE N1102.1.4): CASEMENT WINDOW U-FACTOR = 0.31, GLAZED DOOR U-FACTOR = 0.33, VELUX FIXED SKYLIGHT U-FACTOR = 0.44
- ** ALL SAFETY GLASS TO BE LASER OR ACID ETCHED
- *** EMERGENCY ESCAPE AND RESUCE OPENINGS TO HAVE MIN. NET CLEAR OPENING AREA OF 5.7 SQFT, NET CLEAR HEIGHT NOT LESS THAN 24" & NET CLEAR WIDTH NOT LESS THAN 20"

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ARCHITECT:

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Isamu Kanda, Principal

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Bldg 2, Unit#429
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email: info@i-kanda.com
cell: 646-228-1040

STRUCTURAL ENGINEER:

GENERAL CONTRACTOR:

date: 11.19.20 00

36 SURRY RD
ARLINGTON, MA, 02476

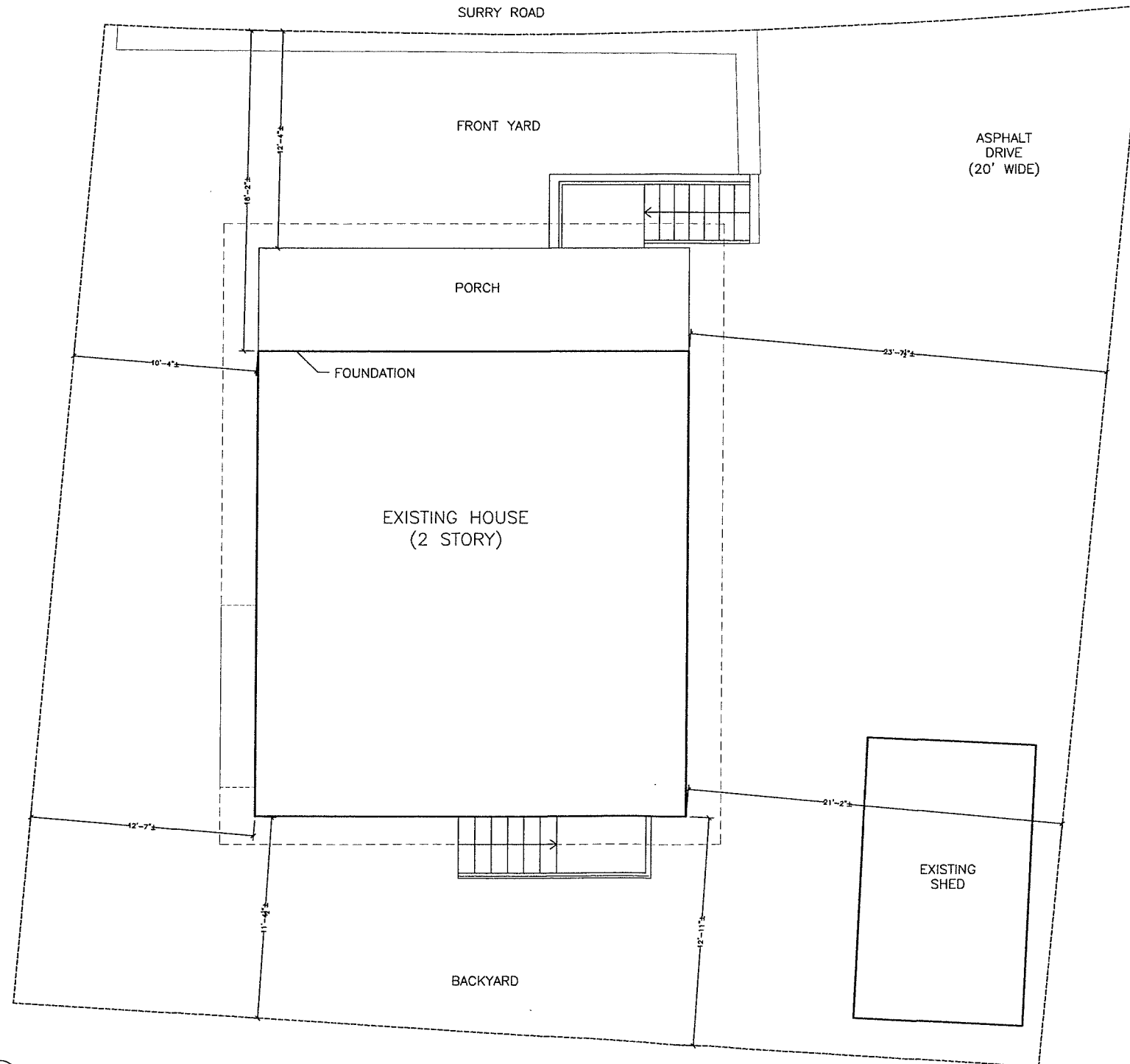
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drawing title:

SCHEDULE
WINDOW & DOOR

dwg no.

A0.01



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

GENERAL NOTES:

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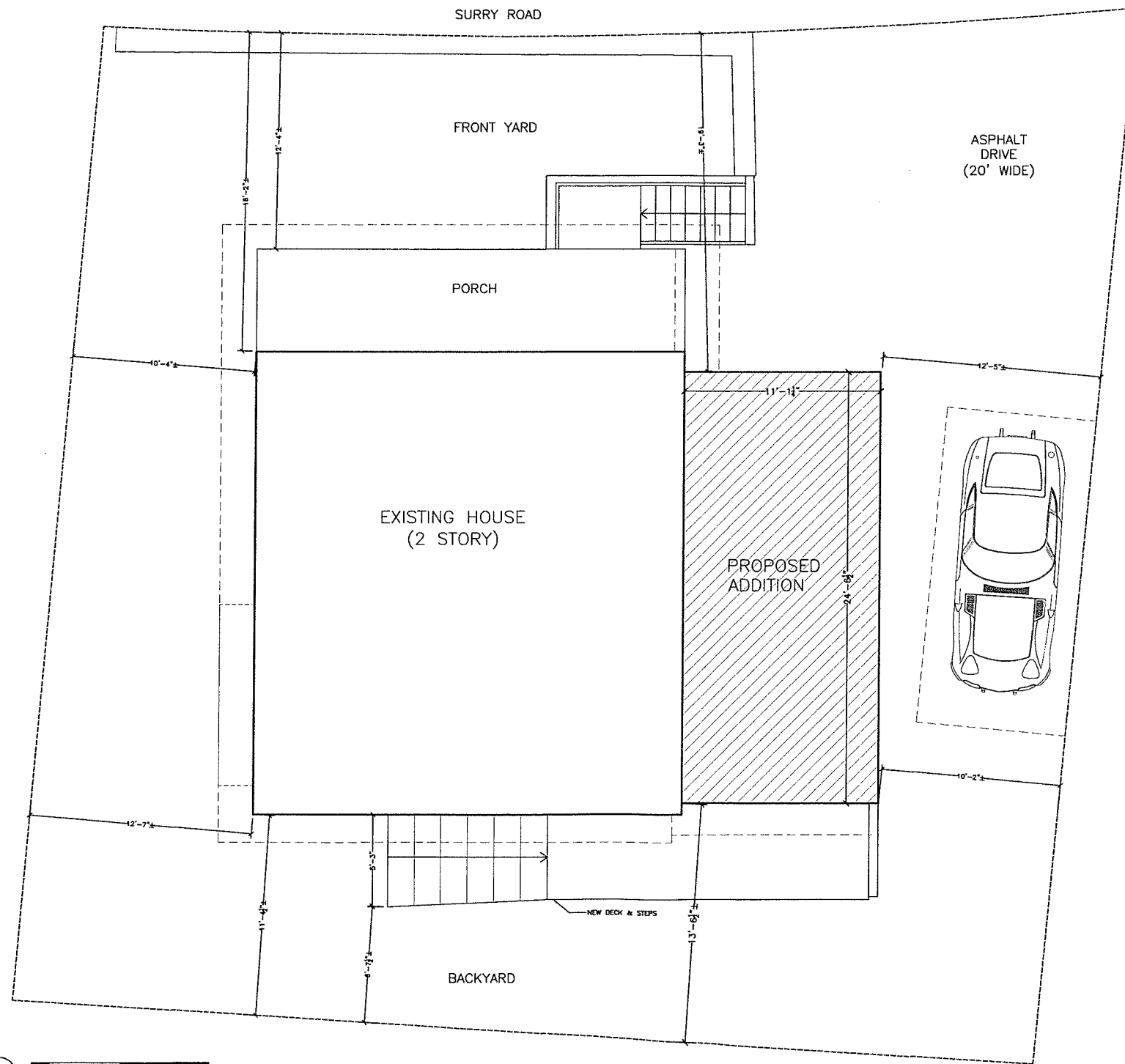
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m: 646-228-1040 e: info@i-kanda.com

drawing title:

SITE PLAN
EXISTING

dwg no.

A1.00



NEW SITE PLAN
SCALE: 1/4" = 1'-0"

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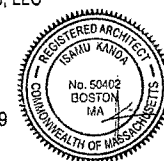
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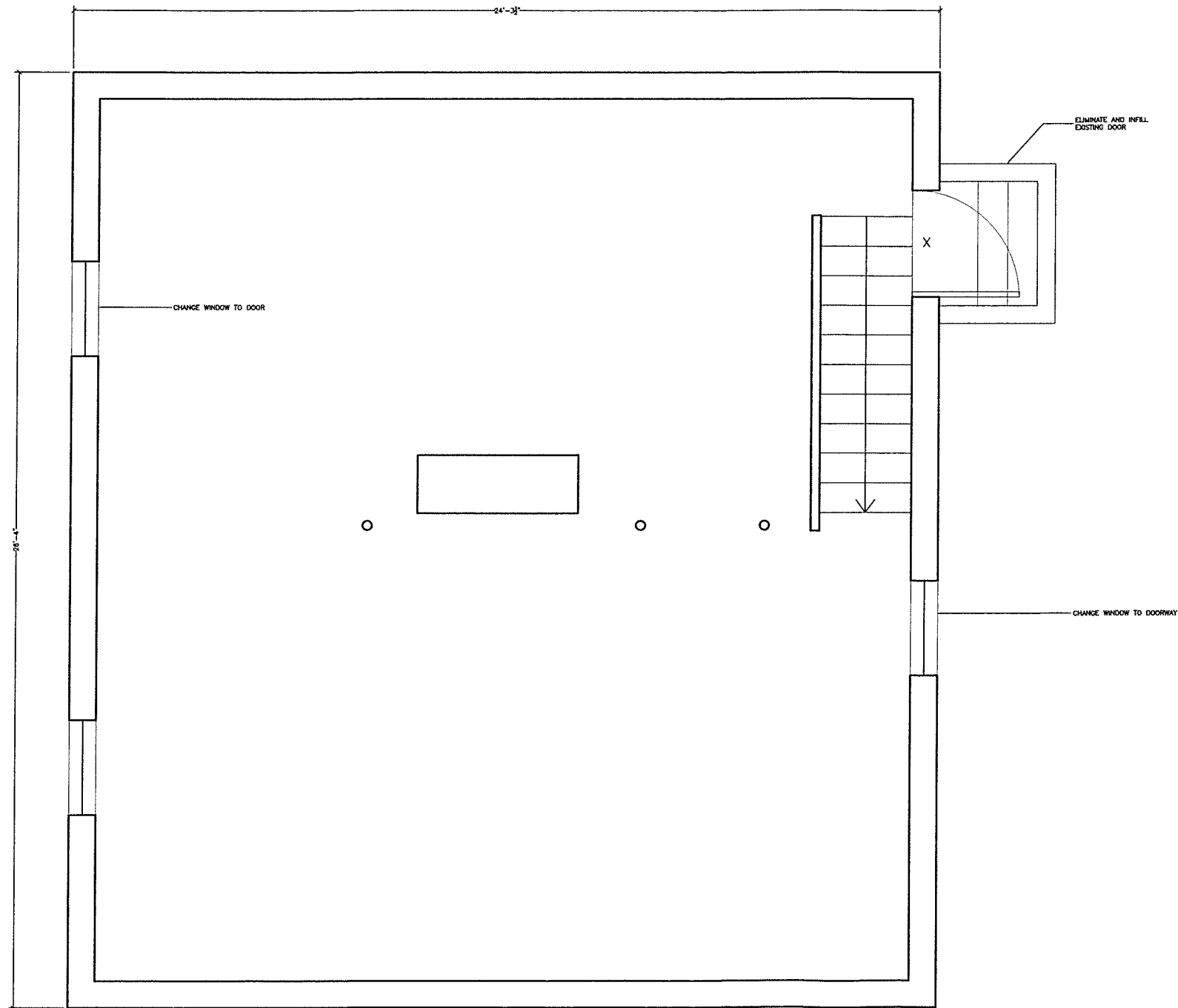
I-KANDA ARCHITECTS, LLC
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drawing title:

SITE PLAN
PROPOSED

dwg no.

A1.01



EXISTING PLAN - BASEMENT
SCALE: 1/2" = 1'-0"

GENERAL NOTES:

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STRUCTURAL ENGINEER:

GENERAL CONTRACTOR:

date: 11.19.20 00

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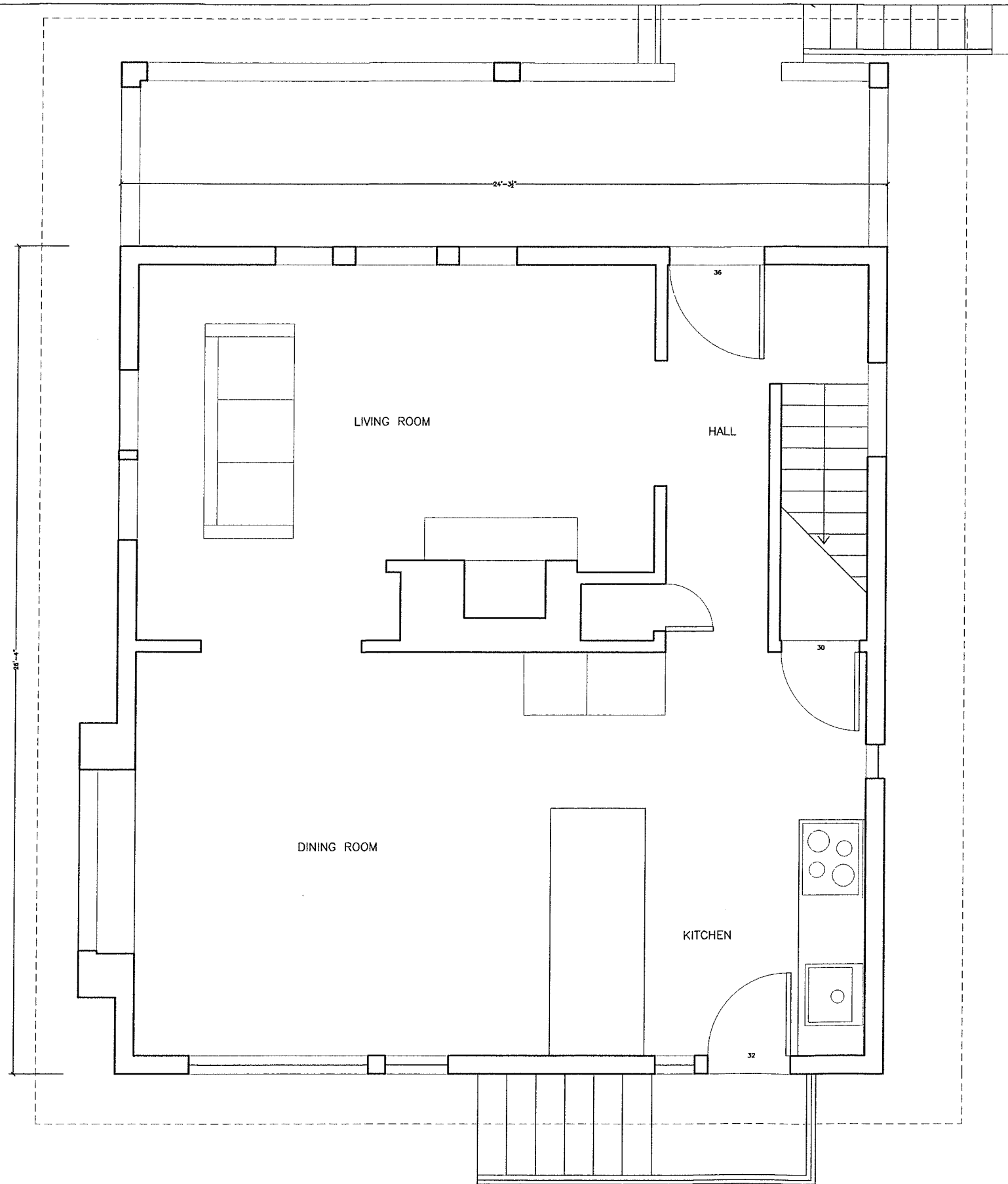
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drawing title:

EXISTING PLAN
BASEMENT

dwg no.

A2.00



EXISTING PLAN - FIRST FLOOR
SCALE: 1/2" = 1'-0"

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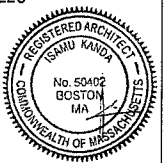
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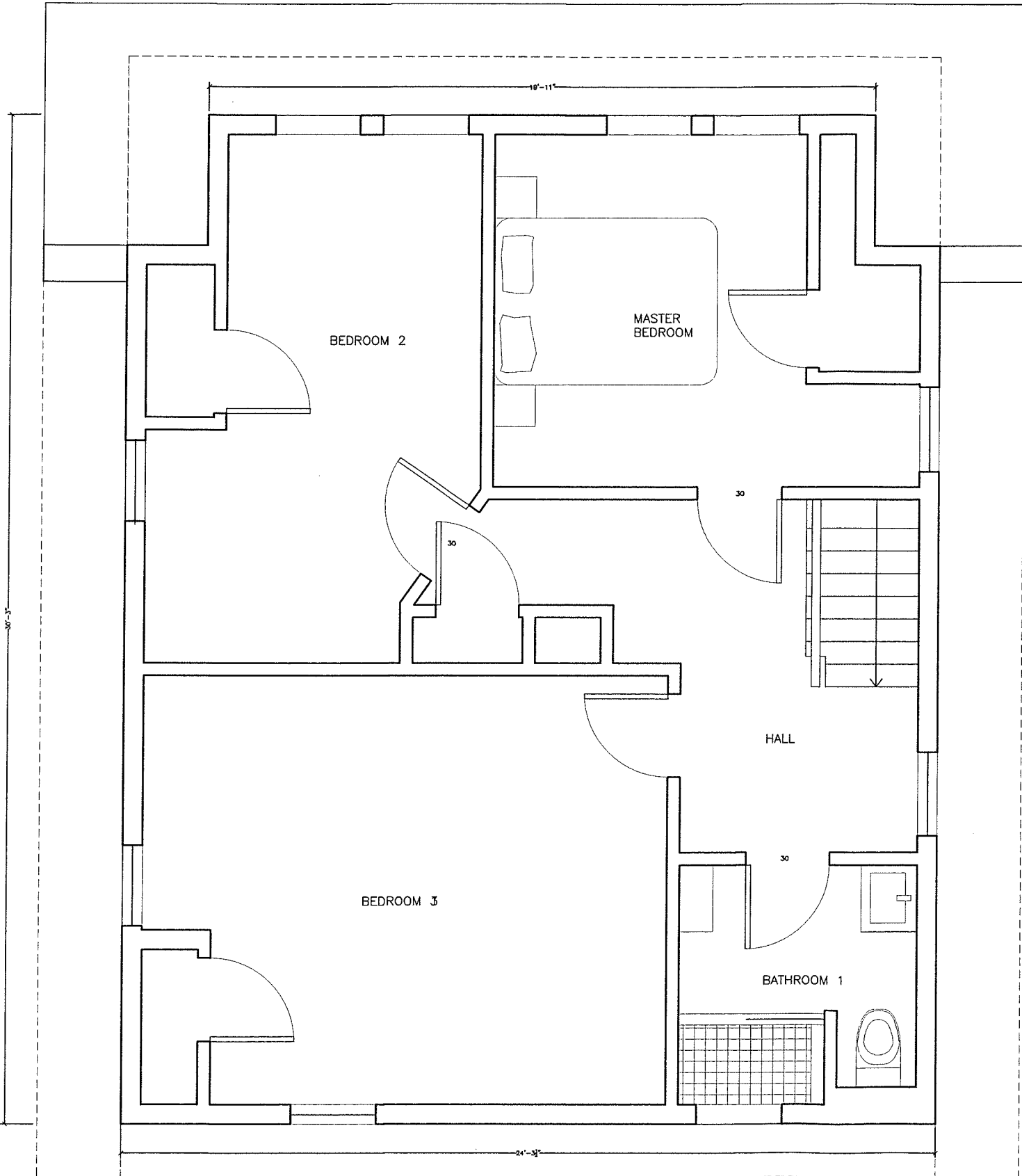
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drawing title:

EXISTING PLAN
1ST FLOOR

dwg no.

A2.01



EXISTING PLAN - SECOND FLOOR
SCALE: 1/2" = 1'-0"

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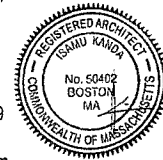
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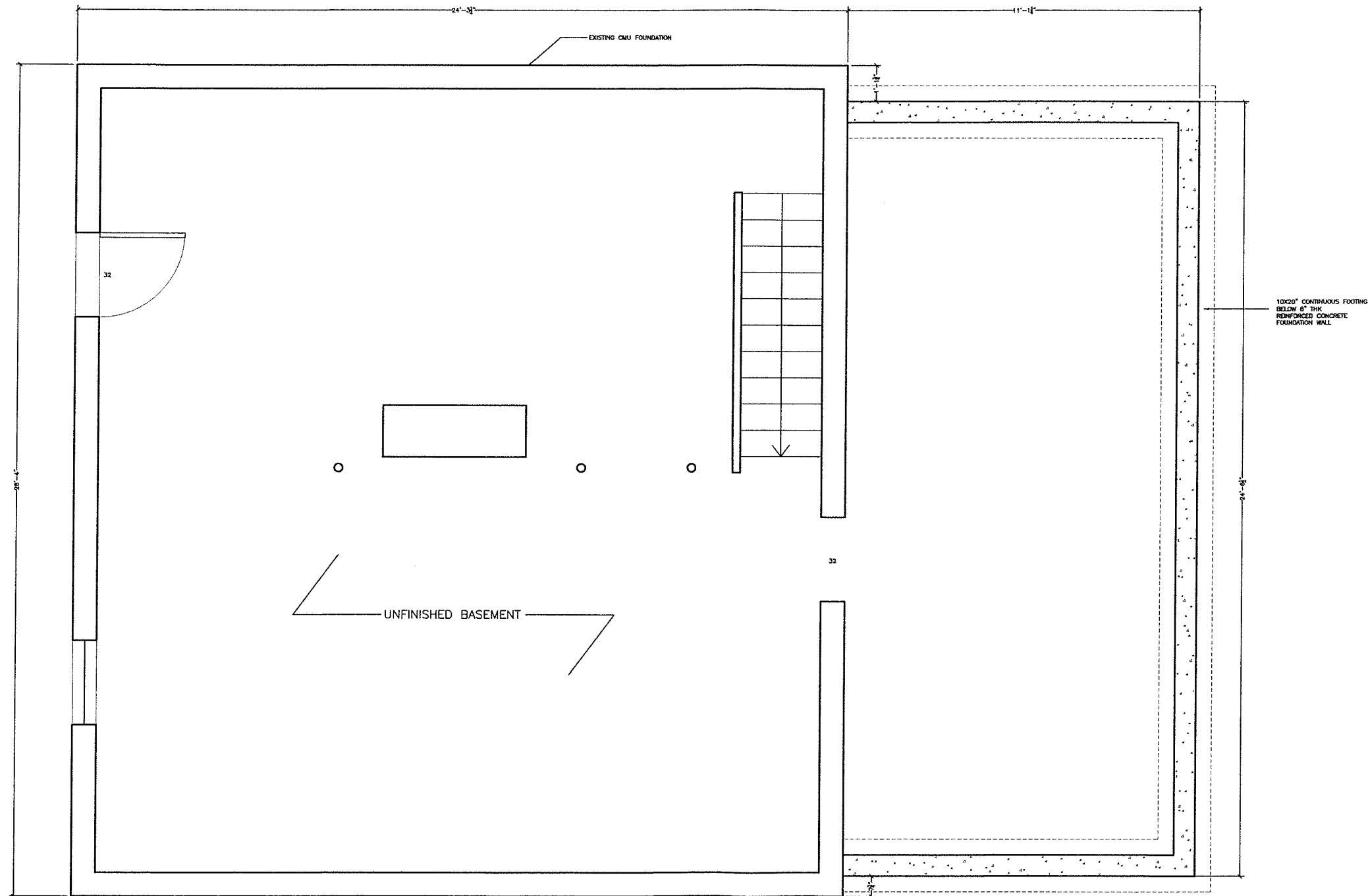
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drawing title:
**EXISTING PLAN
2ND FLOOR**

dwg no.	A2.02
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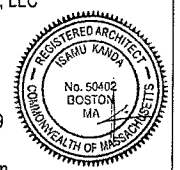
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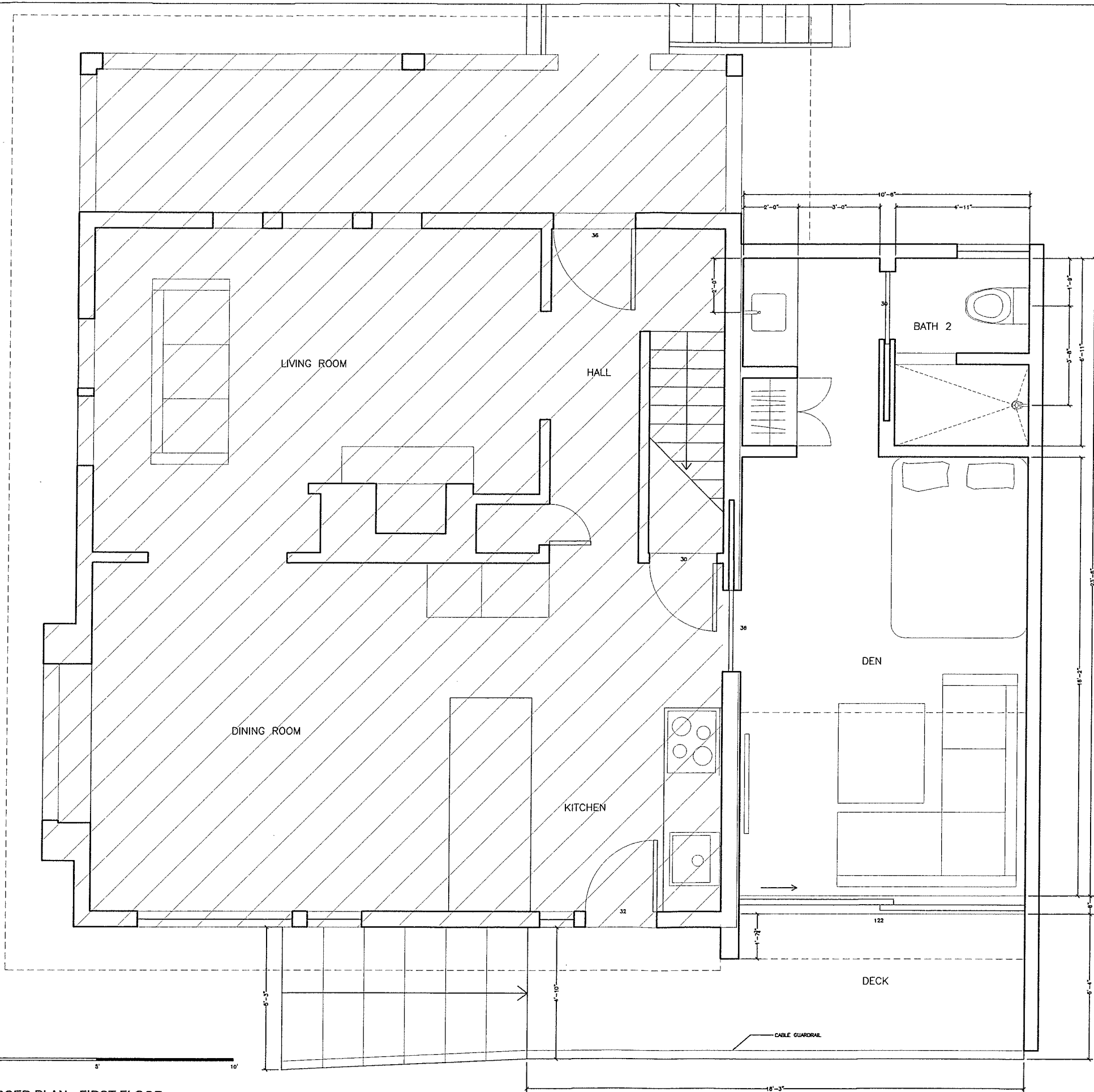
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drawing title:

NEW PLAN
BASEMENT

dwg no.

A3.00



PROPOSED PLAN - FIRST FLOOR
SCALE: 1/2" = 1'-0"

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AKARSH & SANDHYA SHEILENDRANATH
36 Surry Rd, MA 02476

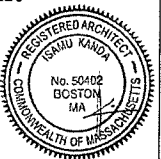
email: akarshnaidu@gmail.com
cell: 860-999-4114

ARCHITECT:

I-KANDA ARCHITECTS, LLC
Isamu Kanda, Principal

50 Terminal St
Bldg 2, Unit#429
Charlestown, MA 02129

email: info@i-kanda.com
cell: 646-228-1040



STRUCTURAL ENGINEER:

GENERAL CONTRACTOR:

date: 11.19.20 00

36 SURRY RD
ARLINGTON, MA, 02476

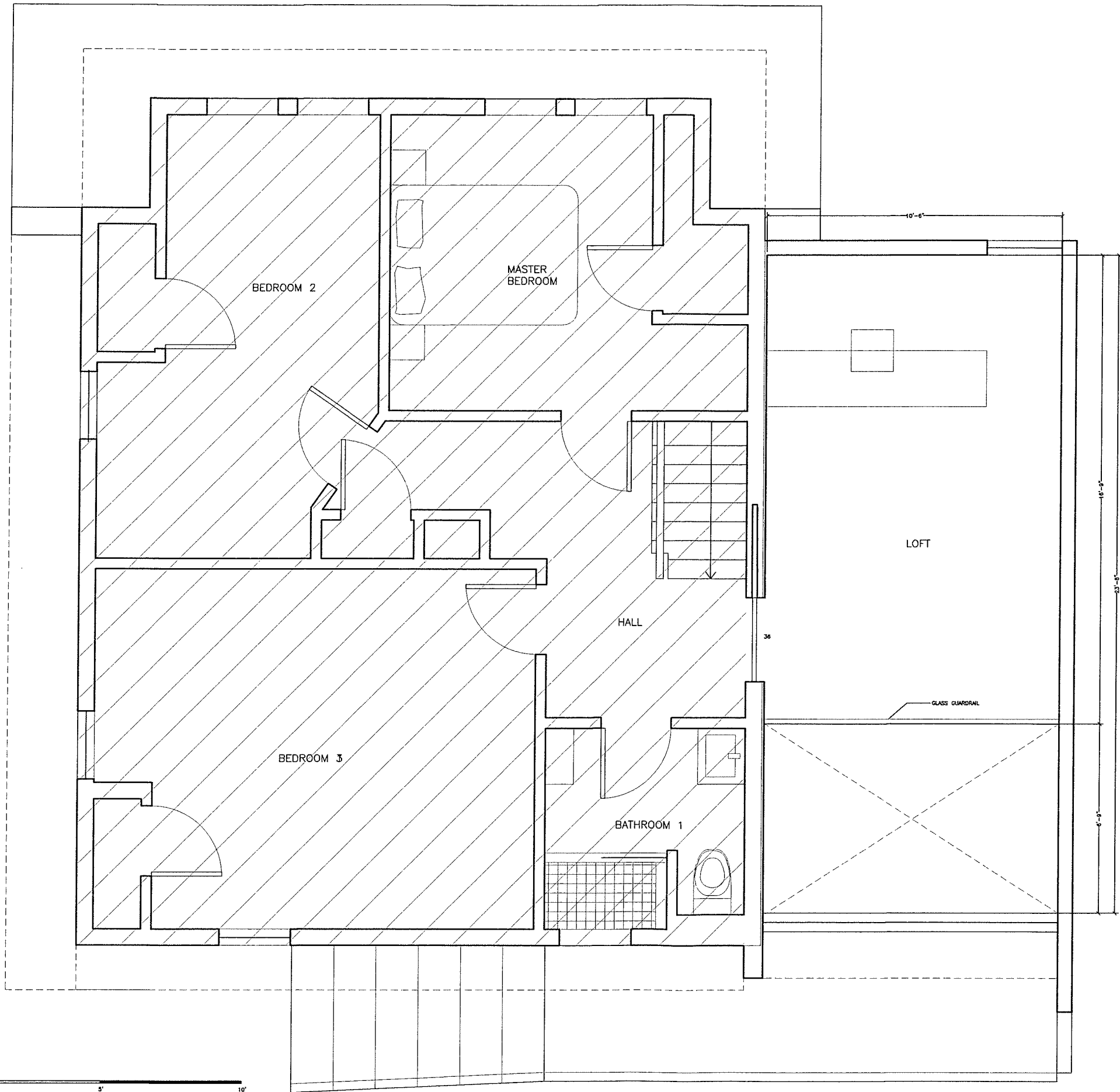
I-KANDA ARCHITECTS, LLC
364 Main Street, Charlestown, MA 02129
m: 646.228.1040 e: info@i-kanda.com

drawing title:

NEW PLAN
1ST FLOOR

dwg no.

A3.01



PROPOSED PLAN - SECOND FLOOR
SCALE: 1/2" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, ADDENDA, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.
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STRUCTURAL ENGINEER:

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ARLINGTON, MA, 02476

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364 Main Street, Charlestown, MA 02129
m: 646.228.1040 e: info@i-kanda.com

drawing title:

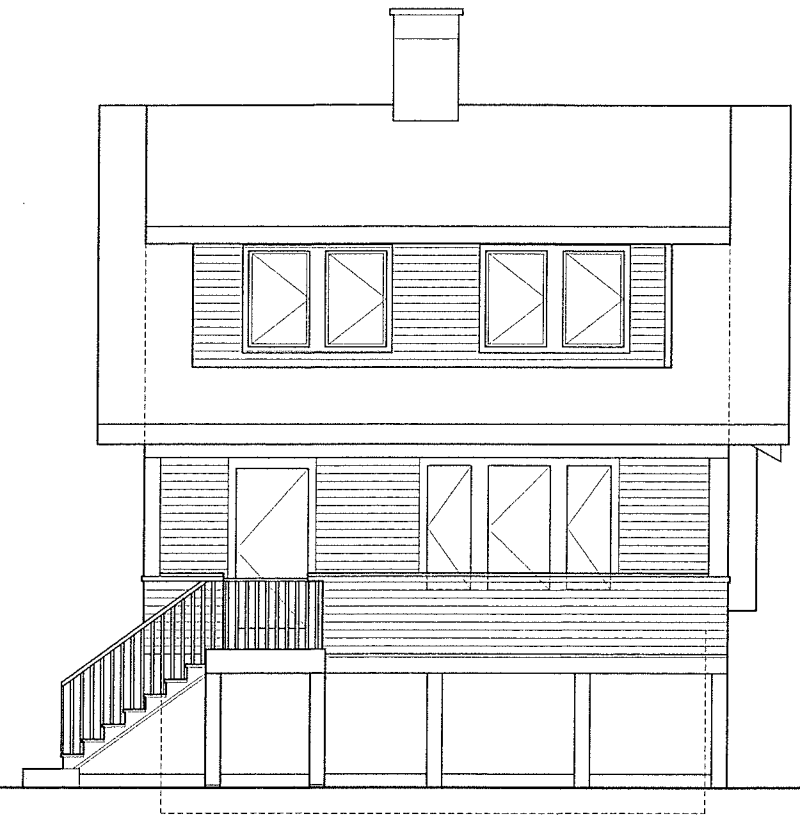
NEW PLAN
2ND FLOOR

deg no.

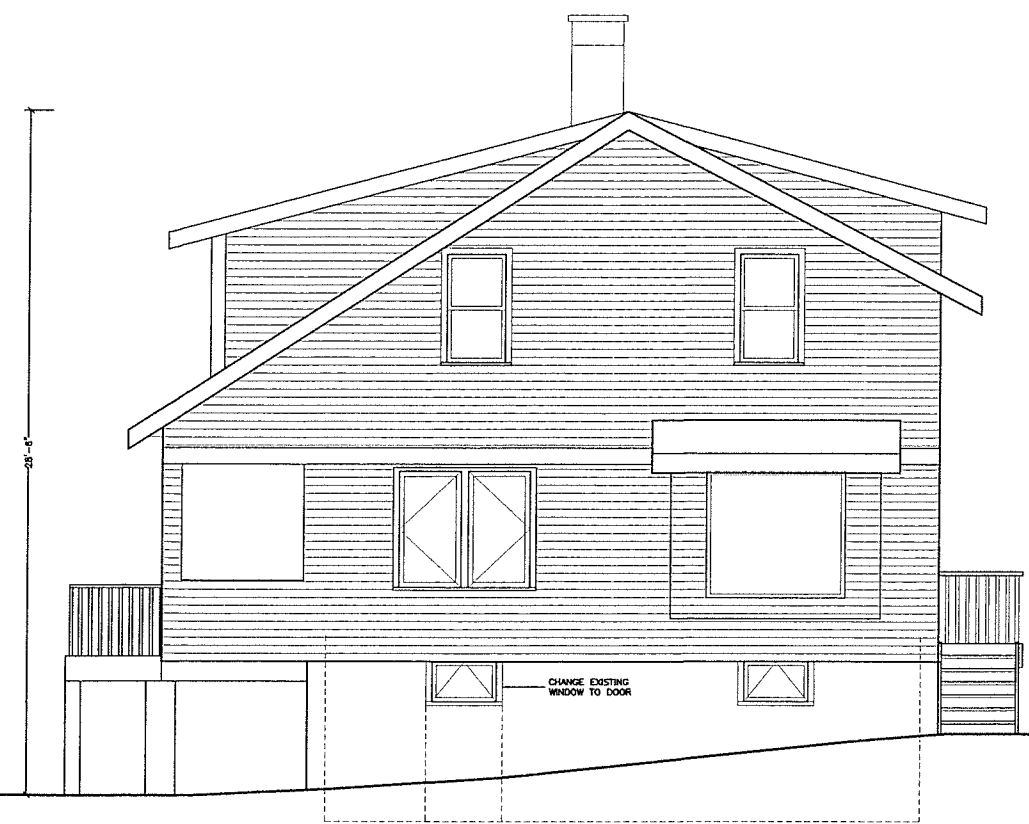
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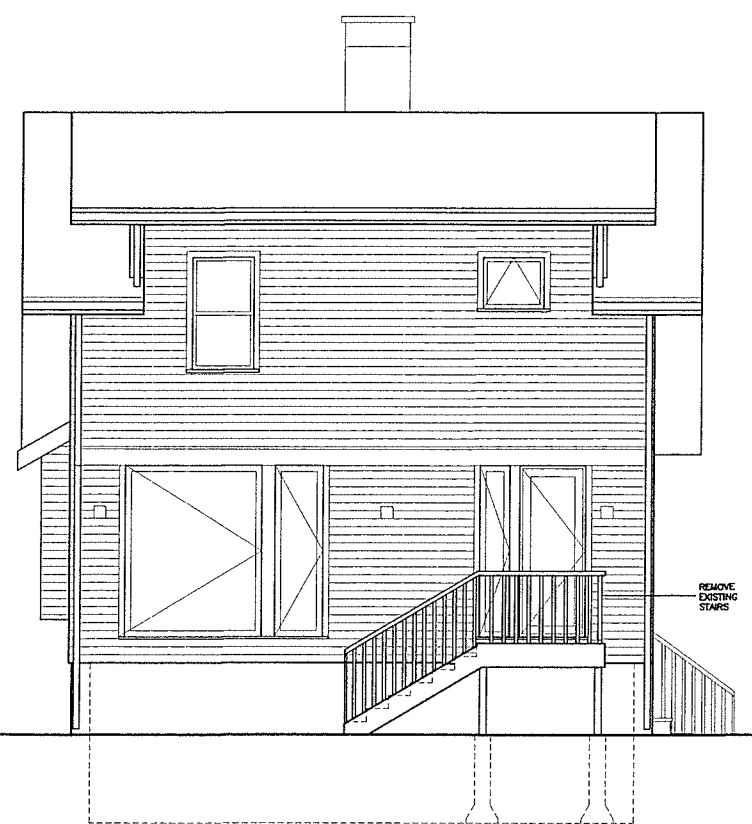
EXISTING ELEVATION - EAST (SIDE)
SCALE: 1/4" = 1'-0"



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



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



EXISTING ELEVATION - SOUTH (REAR)
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

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ARCHITECT:

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STRUCTURAL ENGINEER:

GENERAL CONTRACTOR:

date:	11.19.20	00

36 SURRY RD
ARLINGTON, MA, 02476

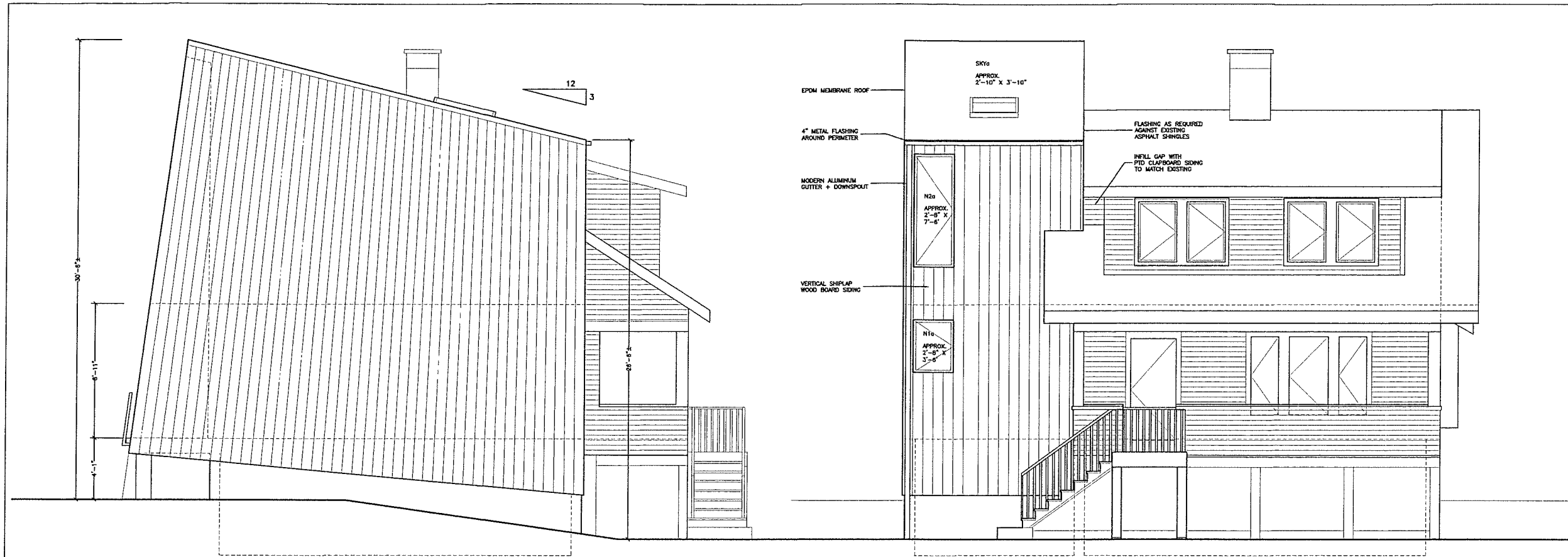
I-KANDA ARCHITECTS, LLC
364 Main Street, Charlestown, MA 02129
m: 646.228.1040 e: info@i-kanda.com

drawing title:

EXTR. ELEVATION
EXISTING

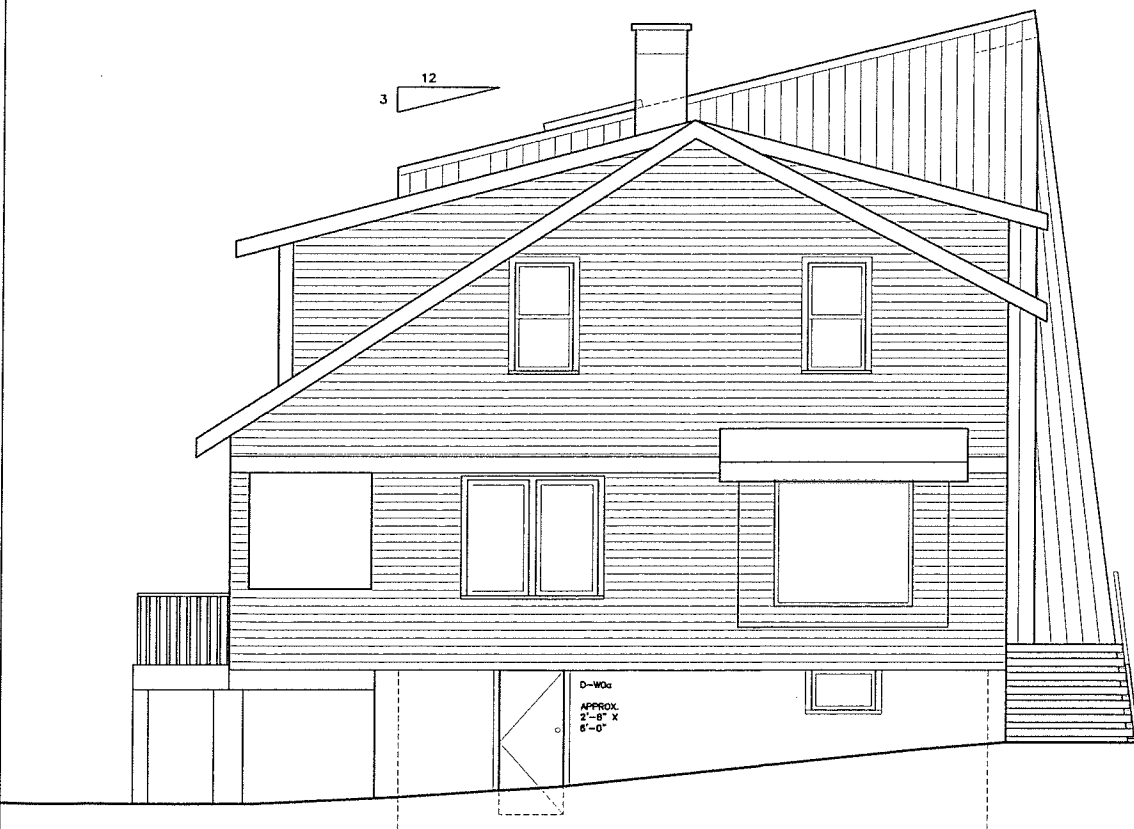
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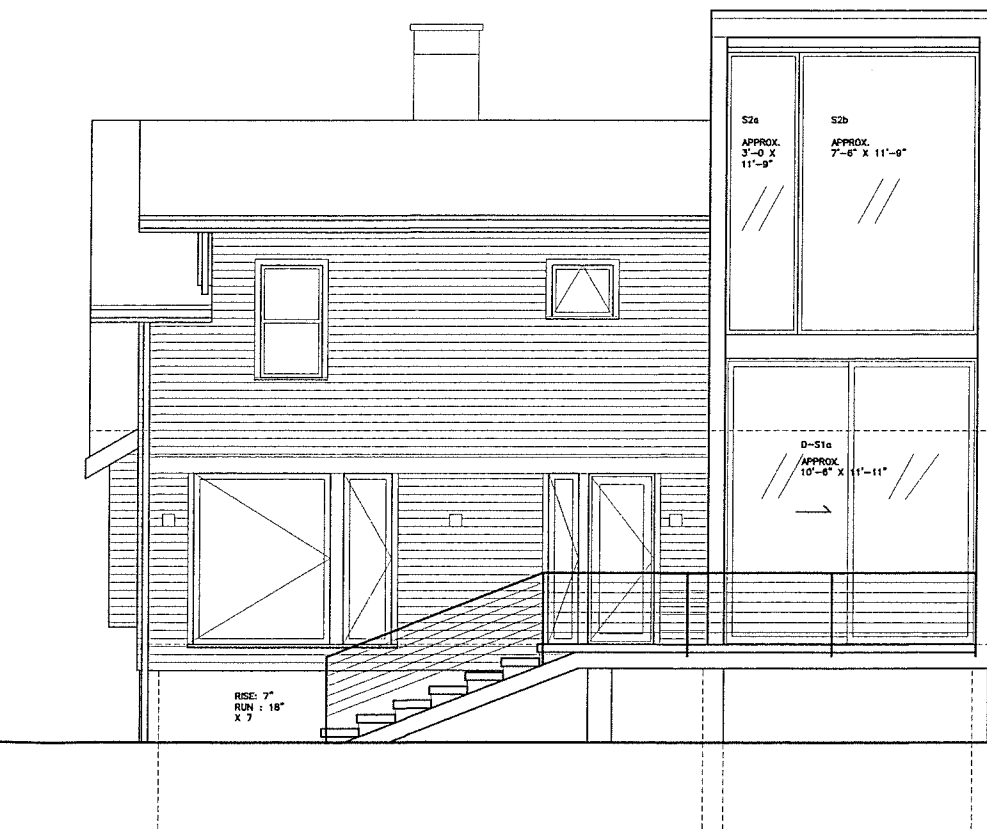


NEW ELEVATION - EAST (SIDE)
SCALE: 1/4" = 1'-0"

NEW ELEVATION - NORTH (FRONT)
SCALE: 1/4" = 1'-0"



NEW ELEVATION - WEST (SIDE)
SCALE: 1/4" = 1'-0"



NEW ELEVATION - SOUTH (REAR)
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

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STRUCTURAL ENGINEER:

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36 SURRY RD
ARLINGTON, MA, 02476

I-KANDA ARCHITECTS, LLC
364 Main Street, Charlestown, MA 02128
m: 646.228.1040 e: info@i-kanda.com

drawing title:

EXTR. ELEVATION
NEW

dwg no.

A5.01