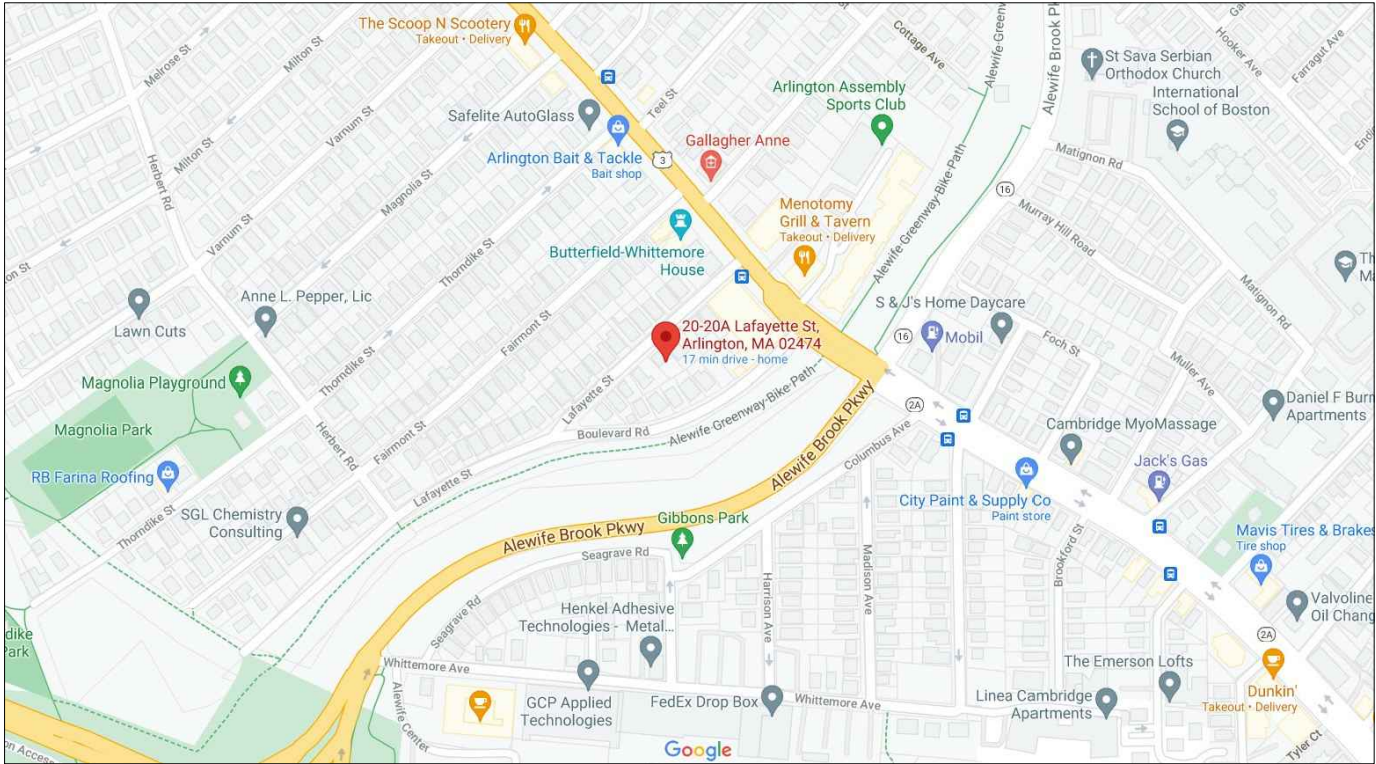




FRONT VIEW FROM STREET



REAR VIEW



PROJECT LOCATION:
20-20A Lafayette Street
Arlington, MA
ZONING DISTRICT RESIDENCE 2 (R2)

STRUCTURAL NOTES: ARLINGTON, MA LOADS, PER 780 CMR:
LIVE LOADS 30lb.s/SF (BEDROOMS)
40lb.s/SF (OTHER ROOMS)
GROUND SNOW LOAD 40lb.s/SF
WIND LOAD 127MPH

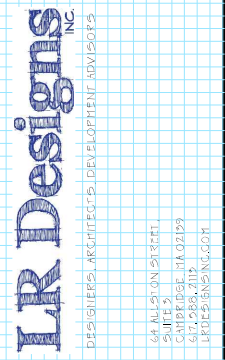
LIST OF DRAWINGS

	SCHEMATIC DESIGN	SPECIAL PERMIT	SPECIAL PERMIT REVIEW
ISSUED	JUNE 10, 2021	JUNE 14, 2021	SEPT 7, 2021
COVER		☐	☒
Z0.1 ZONING INFORMATION	☐	☐	☒
Z0.2 ZONING INFORMATION	☐	☐	☒
EX1.1 EXISTING PLANS	☐	☐	☒
EX2.1 EXISTING ELEVATIONS		☐	☒
A1.1 PROPOSED FLOOR PLANS	☐	☐	☒
A1.2 PROPOSED FLOOR PLANS	☐	☐	☒
A2.1 PROPOSED ELEVATIONS	☐	☐	☒
A2.1 PROPOSED SECTION			☒



INSULATIONAND FENESTRATION REQUIREMENTS BY COMPONENT: 780 CMR (2018 IECC)

Building Envelope- Climate Zone 5 Group R	R402.1.2
	Roofs
Attic and other	R-49
	Walls, Above Grade
Wood framed & other	R-20 or 13+5ci
	Walls, Below Grade
Crawlspace Walls	R-15/19
Basement Walls	R-15/19
	Floors
Joist/Framing	R-30
	Slab Floors
Unheated slabs	R-10 for 24 in. below
	Fenestration
Fenestration	U-0.30
Skylights	U-0.55
	Opaque Doors
Swinging	U-0.37
Non-swinging	R-4.75



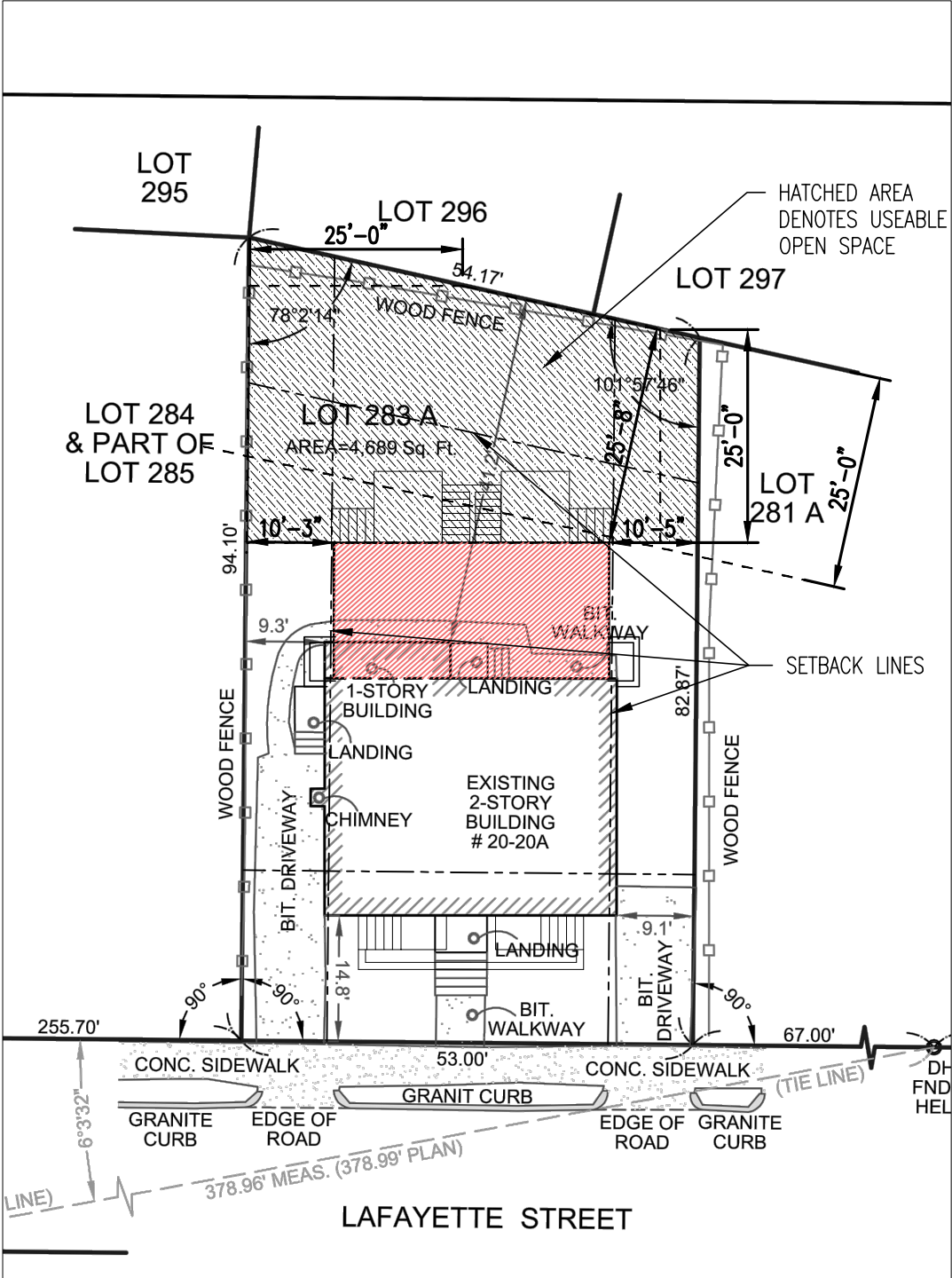
Project Title:
20-20A Lafayette St.
Arlington, MA

Drawing Title:
Project Information

Revisions:		
#	Description	date
Project #		
21021		
Scale:		
as noted		
Date:		
JUNE 14, 2021		
Drawing #		
COVER		

ZONING DATA PER §6.00 - TABLE OF DIMENSIONAL AND DENSITY REGULATIONS					
	ZONING DISTRICT - R2	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
A	MINIMUM LOT SIZE (S.F.)	6,000	±4,689	NO CHANGE	EXISTING NON-CONF.
B	MIN. FRONTAGE (FT)	60	53	NO CHANGE	EXISTING NON-CONF.
C	FLOOR AREA RATIO MAX. (FAR)	NA	--	--	NA
D	LOT (BUILDING) COVERAGE MAX. (%) 952 SF / 4,689 SF = 20.3 1,470 SF / 4,689 SF = 31.3	35	20.3	31.3	CONFORMS
E	MINIMUM LOT AREA PER DWELLING UNIT (S.F.)	NA	--	--	NA
F	MIN. FRONT YARD (FT)	20	14.8	NO CHANGE	EXISTING NON-CONF.
G	MIN. SIDE YARD - RIGHT (ADD'N CONFORMS)	10	9.1	NO CHANGE	EXISTING NON-CONF.
	MIN. SIDE YARD - LEFT (ADD'N CONFORMS)	10	9.3	NO CHANGE	EXISTING NON-CONF.
H	MIN. REAR YARD (FT) 20% OF LOT DEPTH	20 (16.57)	41.2	25.66	CONFORMS
I	MAX. HEIGHT (STORIES / FT)	2 1/2 / 35	2 / 26.3	2 1/2 / 33.5	CONFORMS
J	OPEN SPACE: MIN. LANDSCAPED AREA (%)	10	62	51	CONFORMS
K	OPEN SPACE: MIN. USABLE AREA (%)	30	47	33.6	CONFORMS
§6.1.4	MIN. NO. OF PARKING SPACES	2	2	NO CHANGE	CONFORMS

B	<u>USEABLE OPEN SPACE CALCULATION:</u>		<u>HALF-STORY CALCULATION:</u>	
	EXISTING GROSS AREA CELLAR* 896 = 896 GSF 1ST FLOOR 896 + 56 = 952 GSF 2ND FLOOR 896 = 896 GSF ATTIC 0 = 0 GSF TOTAL = 2,744 GSF		EXISTING GROSS AREA 2ND FLOOR 1,470 X .49 = 720 GSF TOTAL ALLOWED > 7' = 720 GSF 660 GSF PROPOSED < 720 GSF ALLOWED	
C	PROPOSED GROSS AREA CELLAR* 896 + 574 = 1,470 GSF 1ST FLOOR 896 + 574 = 1,470 GSF 2ND FLOOR 896 + 574 = 1,470 GSF HALF-STORY 660 = 660 GSF TOTAL = 5,070 GSF		<u>LARGE ADDITION CALCULATION: §5.4.2.B.6</u> DEMO 56 GSF X 1 FLOORS = - 56 GSF PROPOSED 574 GSF X 3 FLOORS = 1,722 GSF PROPOSED 660 GSF X 1 FLOOR = 660 GSF TOTAL ADDITION 2,438 GSF	
D	REQUIRED USEABLE, OPEN SPACE 5,070 x 0.30 = 1,521 GSF PROPOSED USEABLE OPEN SPACE: 1,578 SF 1,521 SF REQUIRED < 1,578 SF PROPOSED * CELLAR IS NOT A STORY		2,438 GSF PROPOSED ADD'N > 750 GSF ALLOWED	



ZONING SITE DIAGRAM
1" = 20'

SITE DIAGRAM BASED ON SURVEY
MAY 2021

Project Title:

20-20A Lafayette St.
Arlington, MA

Drawing Title:

Zoning Information

Revisions:

#	Description	date

Project #

21021

Scale:

as noted

Date:

JUNE 14, 2021

Drawing #

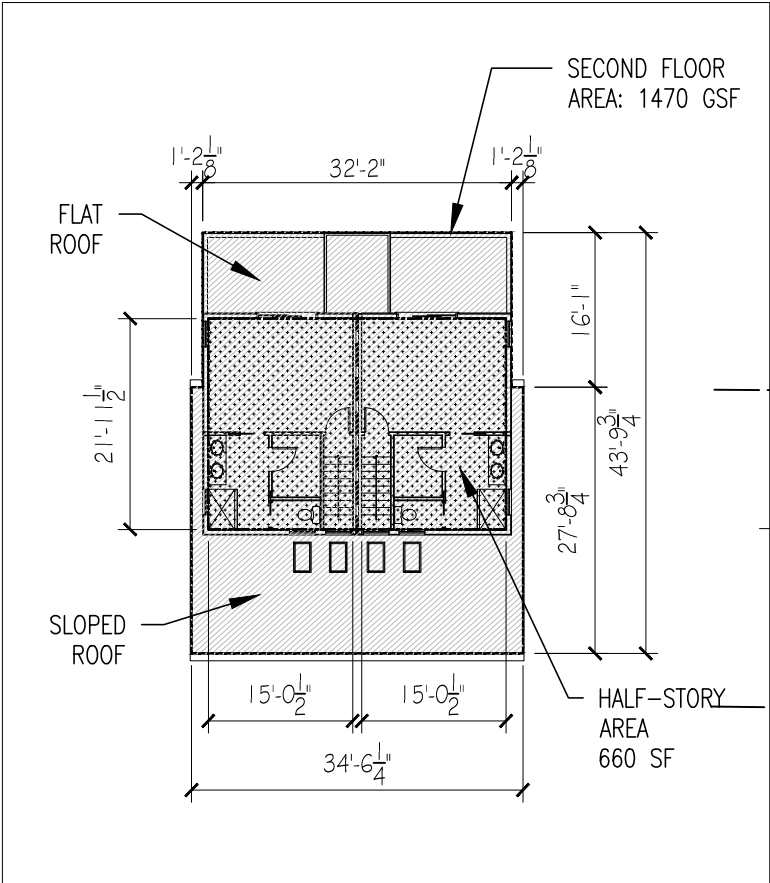
Z0.1

HALF-STORY CALCULATION:

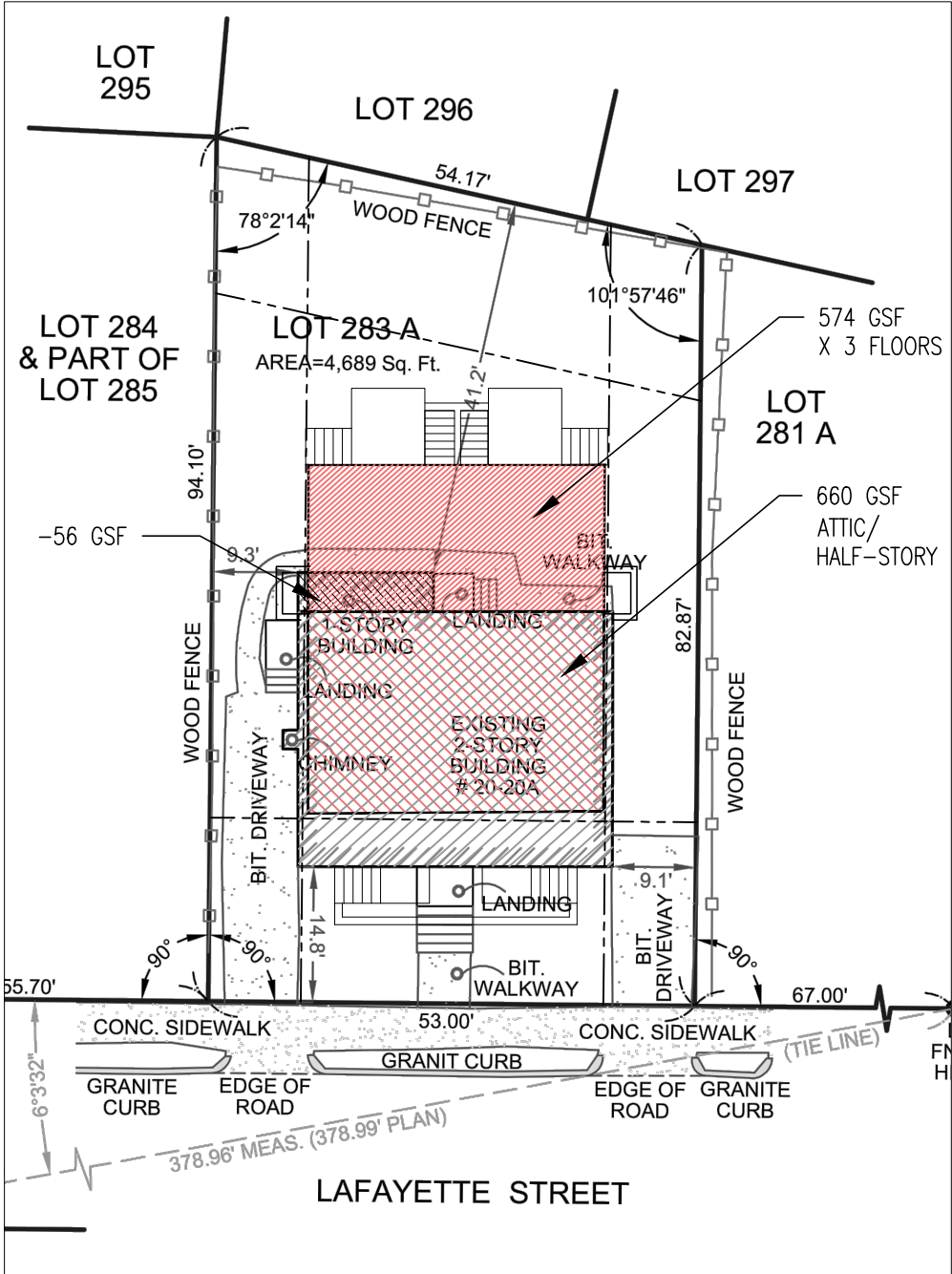
EXISTING GROSS AREA			
2ND FLOOR	1,470 X .49	=	720 GSF
TOTAL ALLOWED > 7' = 720 GSF			
660 GSF PROPOSED < 720 GSF ALLOWED			

LARGE ADDITION CALCULATION: §5.4.2.B.6

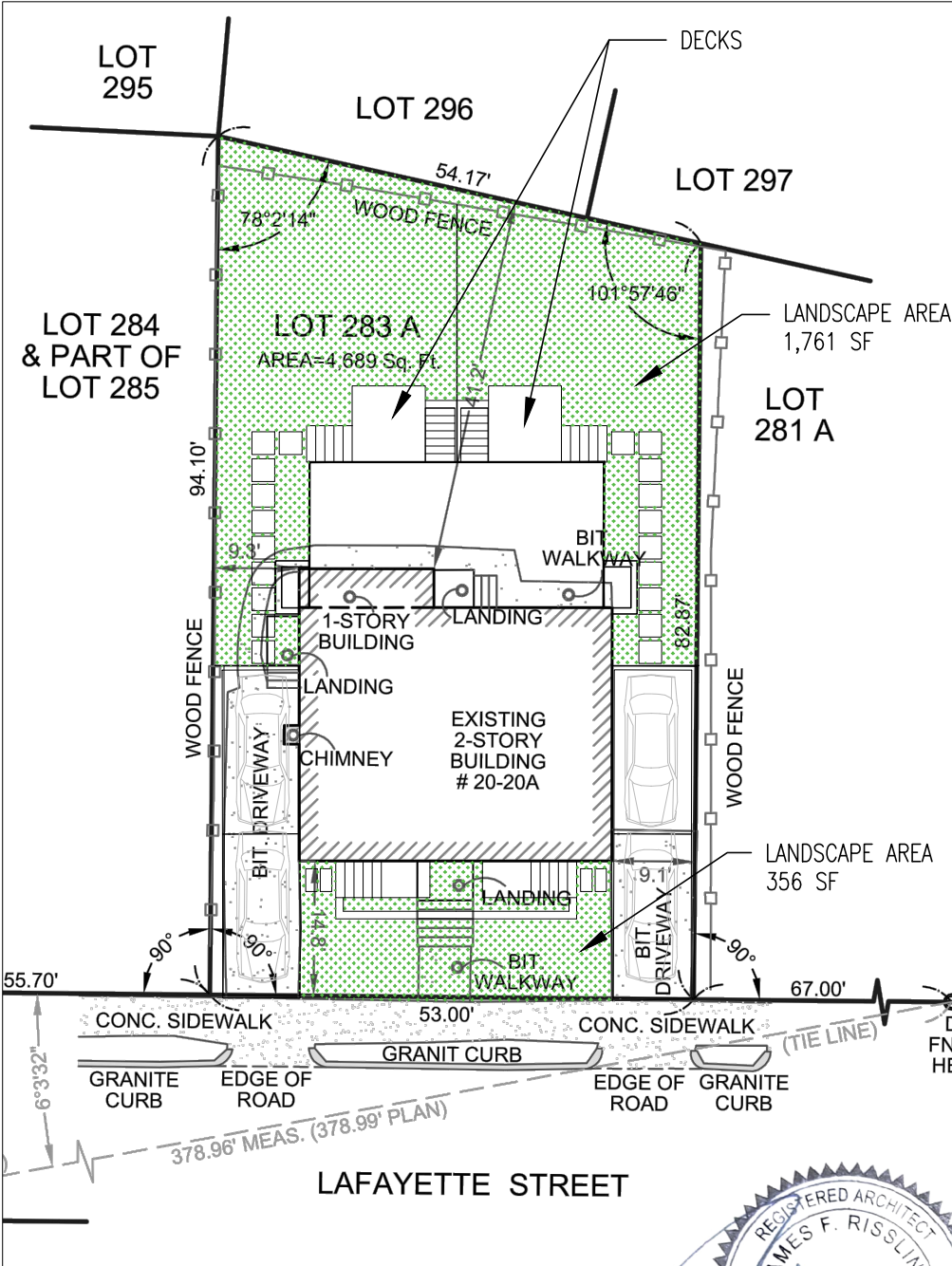
DEMO 56 GSF	X	1 FLOORS	=	- 56 GSF
PROPOSED 574 GSF	X	3 FLOORS	=	1,722 GSF
PROPOSED 660 GSF	X	1 FLOOR	=	660 GSF
TOTAL ADDITION				2,438 GSF
2,438 GSF PROPOSED ADD'N				> 750 GSF ALLOWED



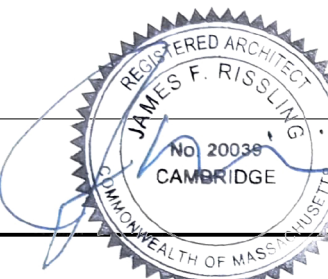
HALF-STORY DIAGRAM
1" = 20'



ADDITION DIAGRAM
1" = 20'



LANDSCAPE AREA DIAGRAM
1" = 20'

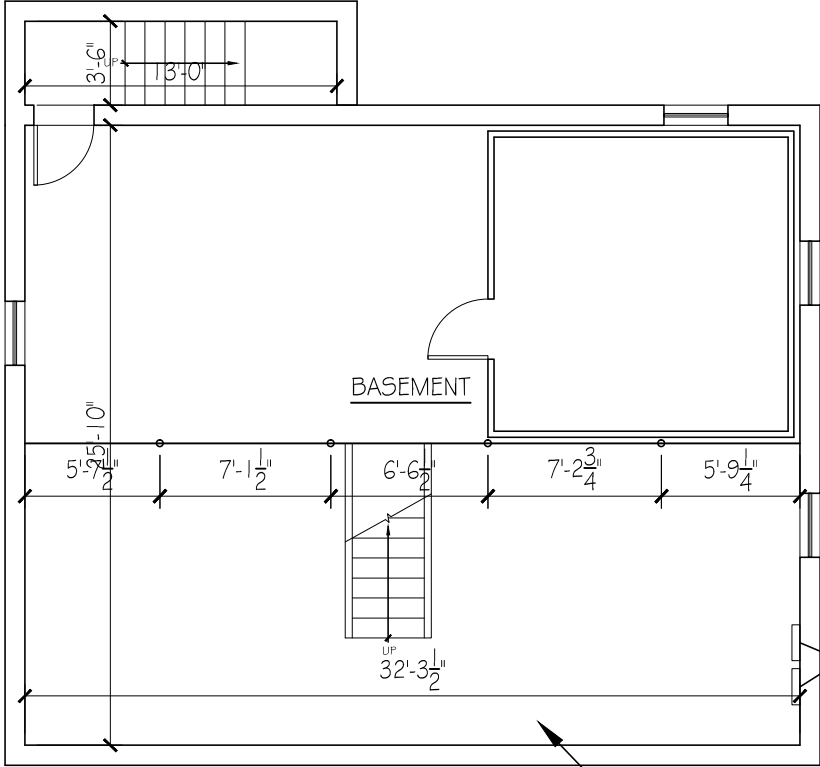


A

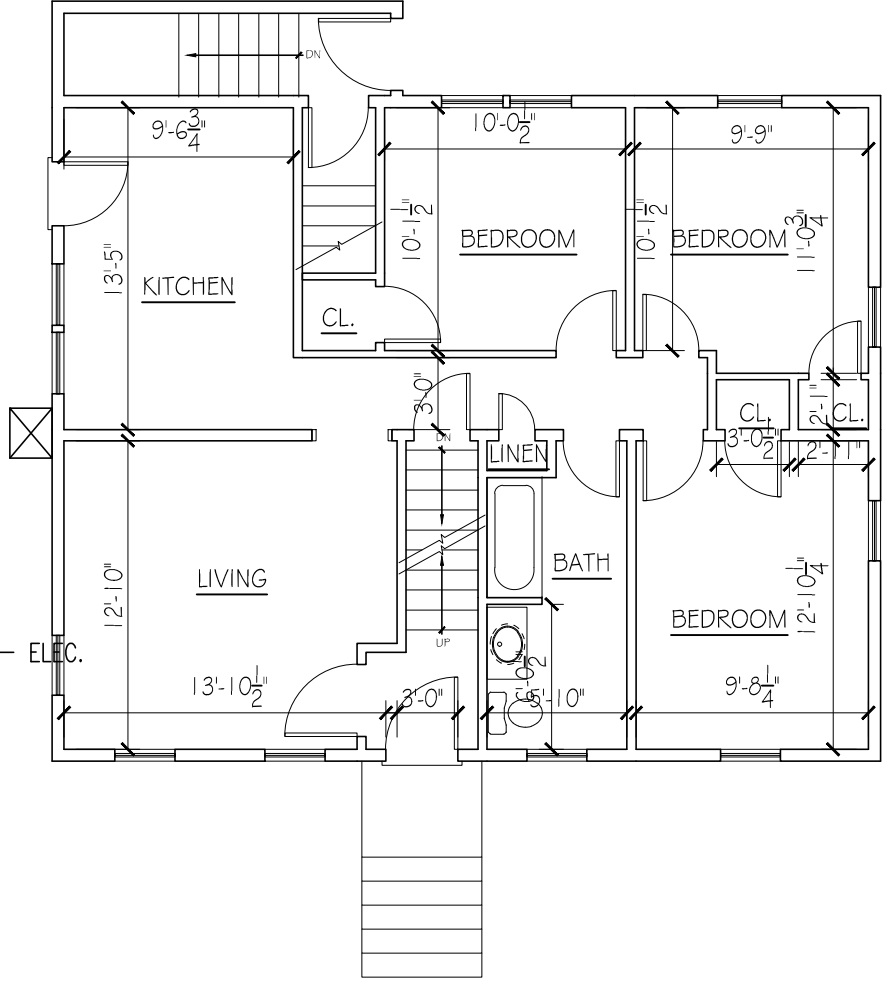
B

C

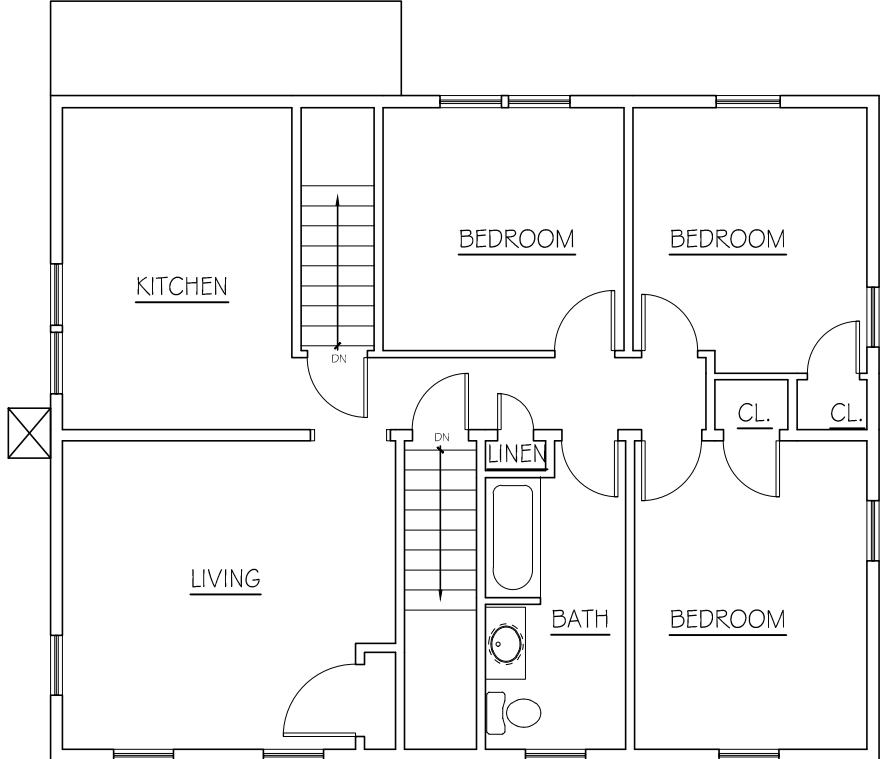
D



BASEMENT FLOOR PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"



Project Title:
**20-20A Lafayette St.
Arlington, MA**

Drawing Title:
EXISTING FLOOR PLANS

Revisions:

#	Description	date

Project #
21021

Scale:
1/8" = 1'-0"

Date:
JUNE 14, 2021

Drawing #
EX1.1



FRONT ELEVATION
1/8 = 1'-0"

RIGHT SIDE ELEVATION
1/8 = 1'-0"

REAR ELEVATION
1/8 = 1'-0"

LEFT SIDE ELEVATION
1/8 = 1'-0"

Project Title:
20-20A Lafayette St.
Arlington, MA

Drawing Title:
EXISTING
ELEVATIONS

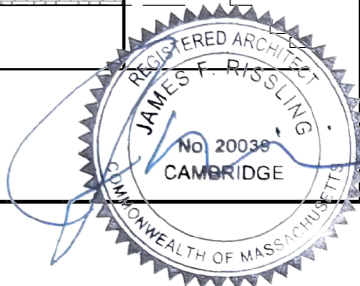
Revisions:
Description date

Project #
21021

Scale:
1/8" = 1'-0"

Date:
JUNE 14, 2021

Drawing #
EX2.1

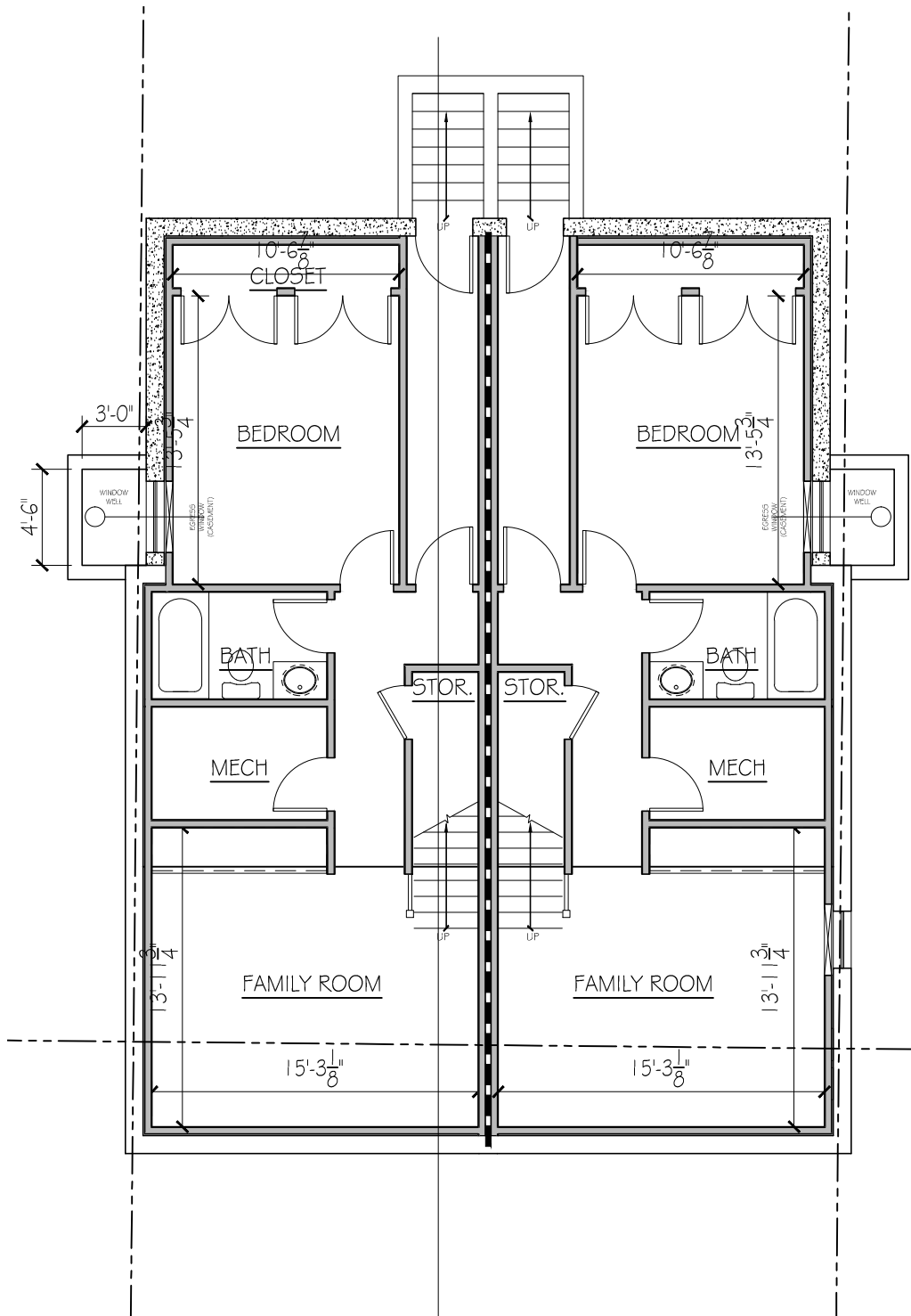


A

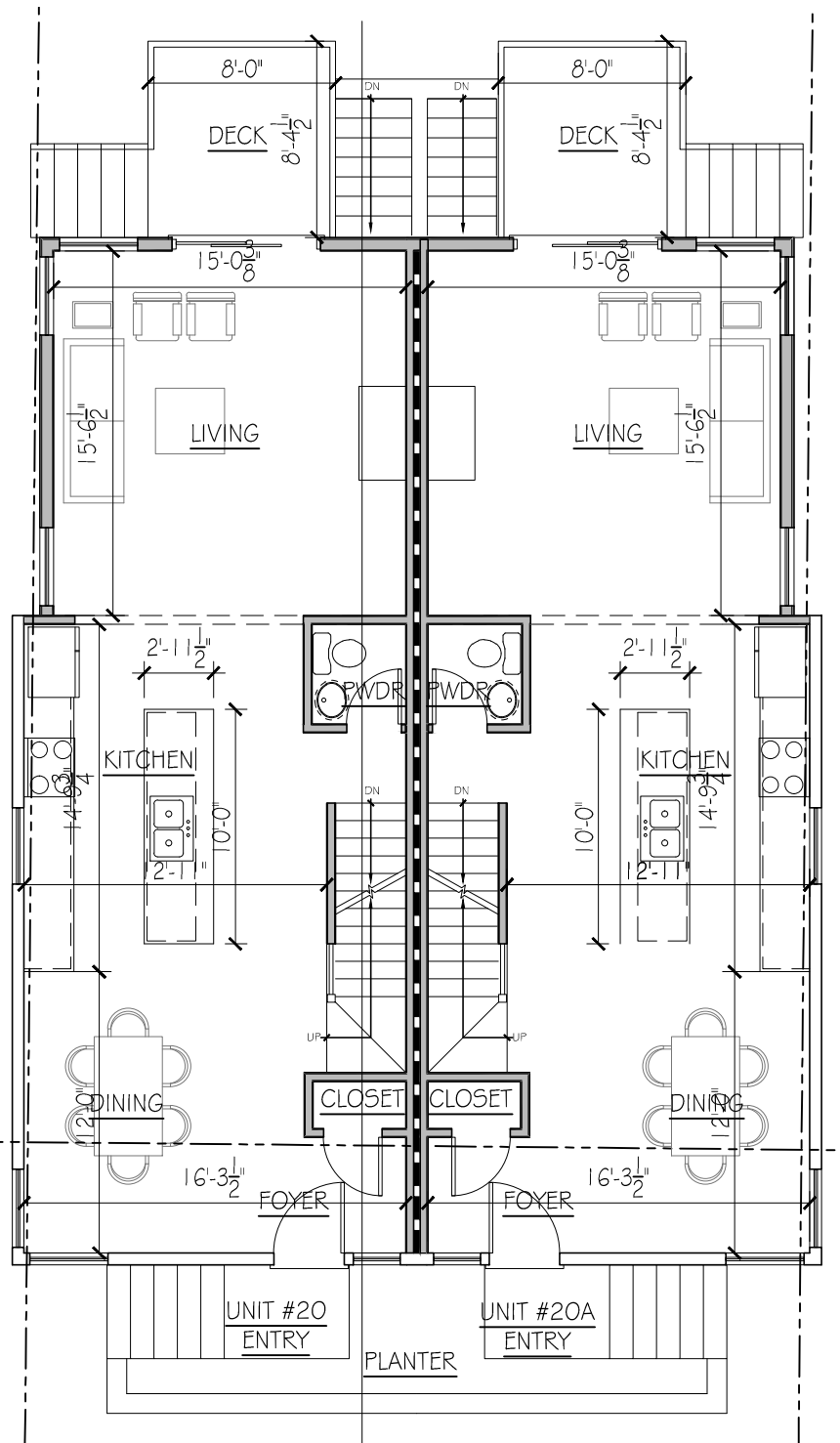
B

C

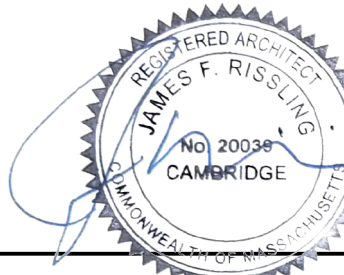
D



BASEMENT PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"



AREA CALCULATIONS (GROSS SQ. FT.)

	#20	#20A
1ST FLOOR	735	735
2ND FLOOR	735	735
ATTIC	330	330
BASEMENT (INSIDE FACE OF FOUNDATION WALL)	663	663
TOTAL GROSS AREA (ALL FLOORS)	2463	2463

Revisions:

#	Description	date

Project # 21021

Scale: 1/8" = 1'-0"

Date: JUNE 14, 2021

Drawing # A1.1

A

B

C

D

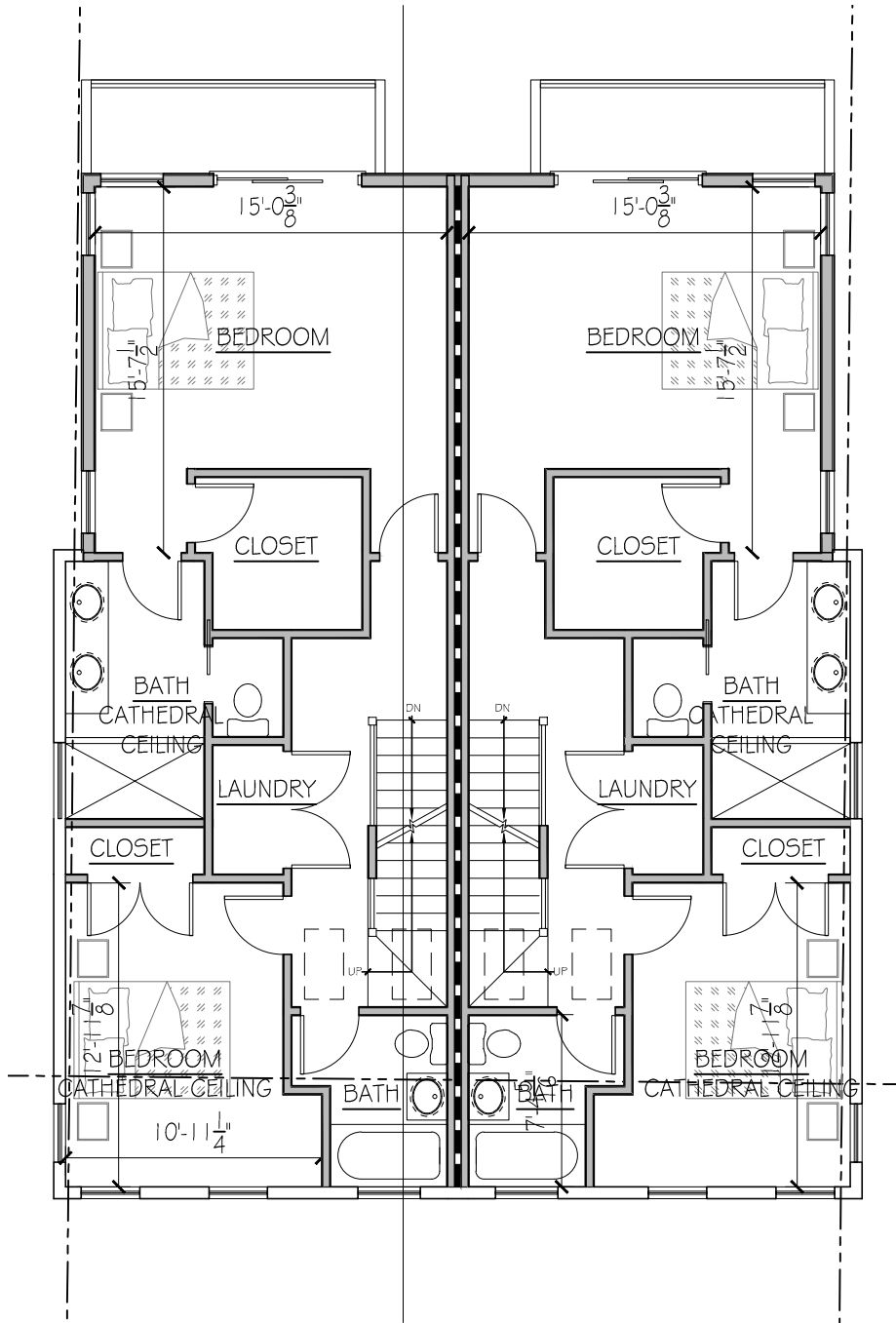
1

2

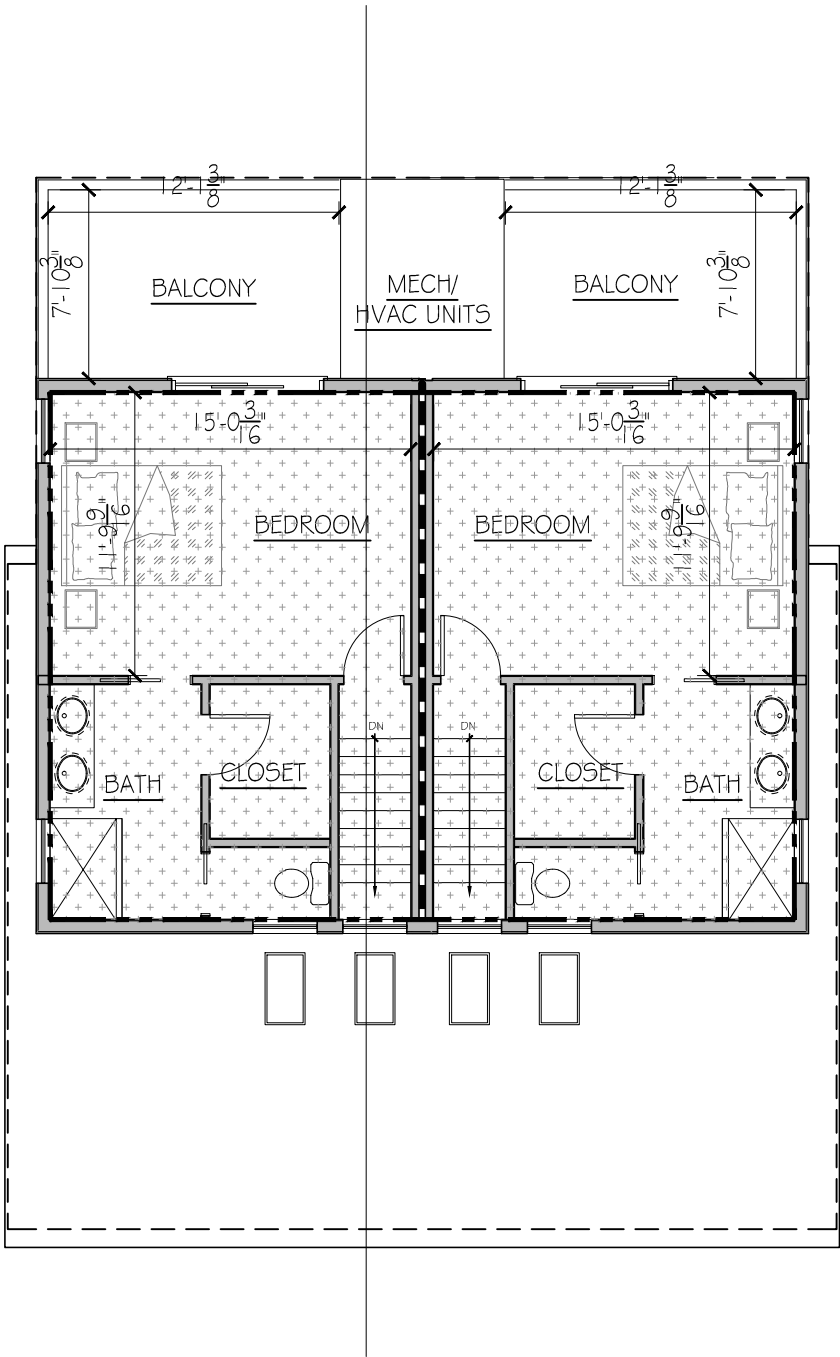
3

4

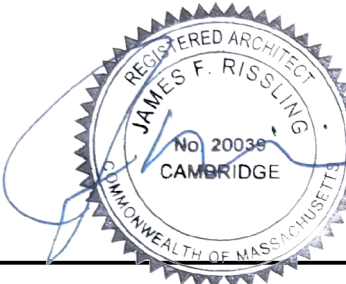
5



SECOND FLOOR PLAN
1/8 = 1'-0"



ATTIC PLAN - HALF STORY
1/8 = 1'-0"



AREA CALCULATIONS (GROSS SQ. FT.)		
	#20	#20A
1ST FLOOR	735	735
2ND FLOOR	735	735
ATTIC	330	330
BASEMENT (INSIDE FACE OF FOUNDATION WALL)	663	663
TOTAL GROSS AREA (ALL FLOORS)	2463	2463

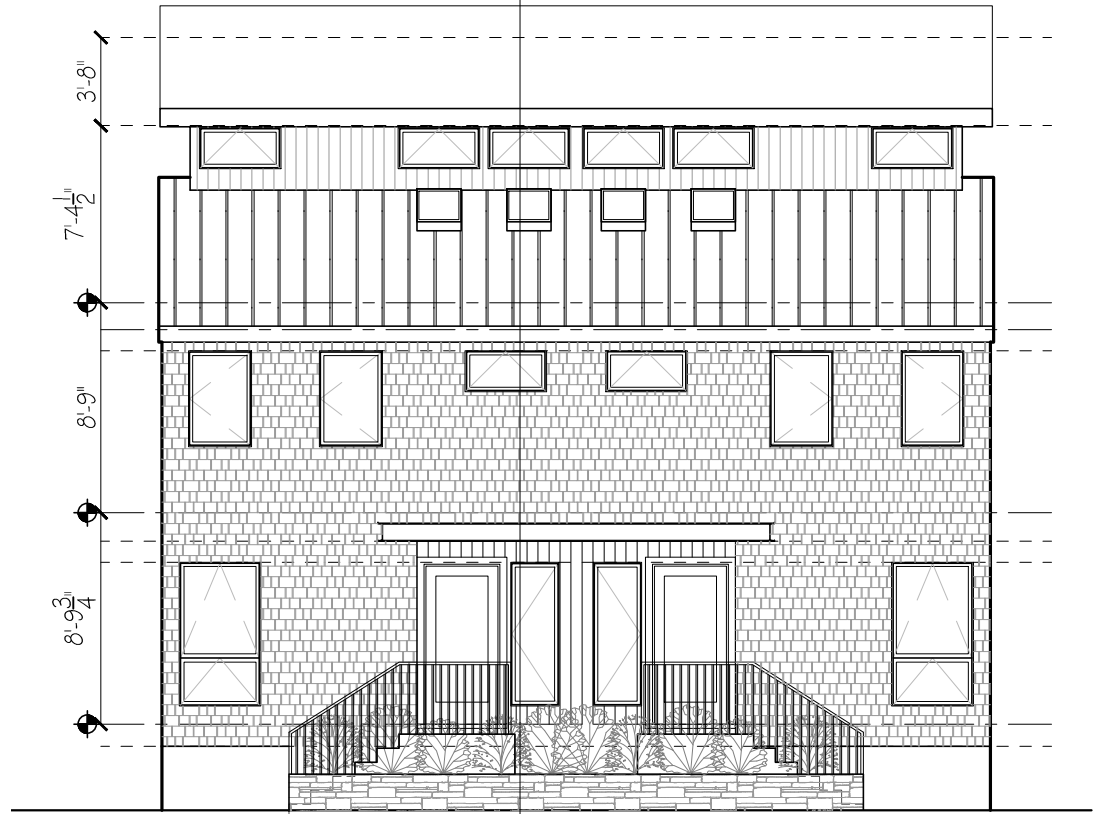
Revisions:		
#	Description	date

Project # 21021

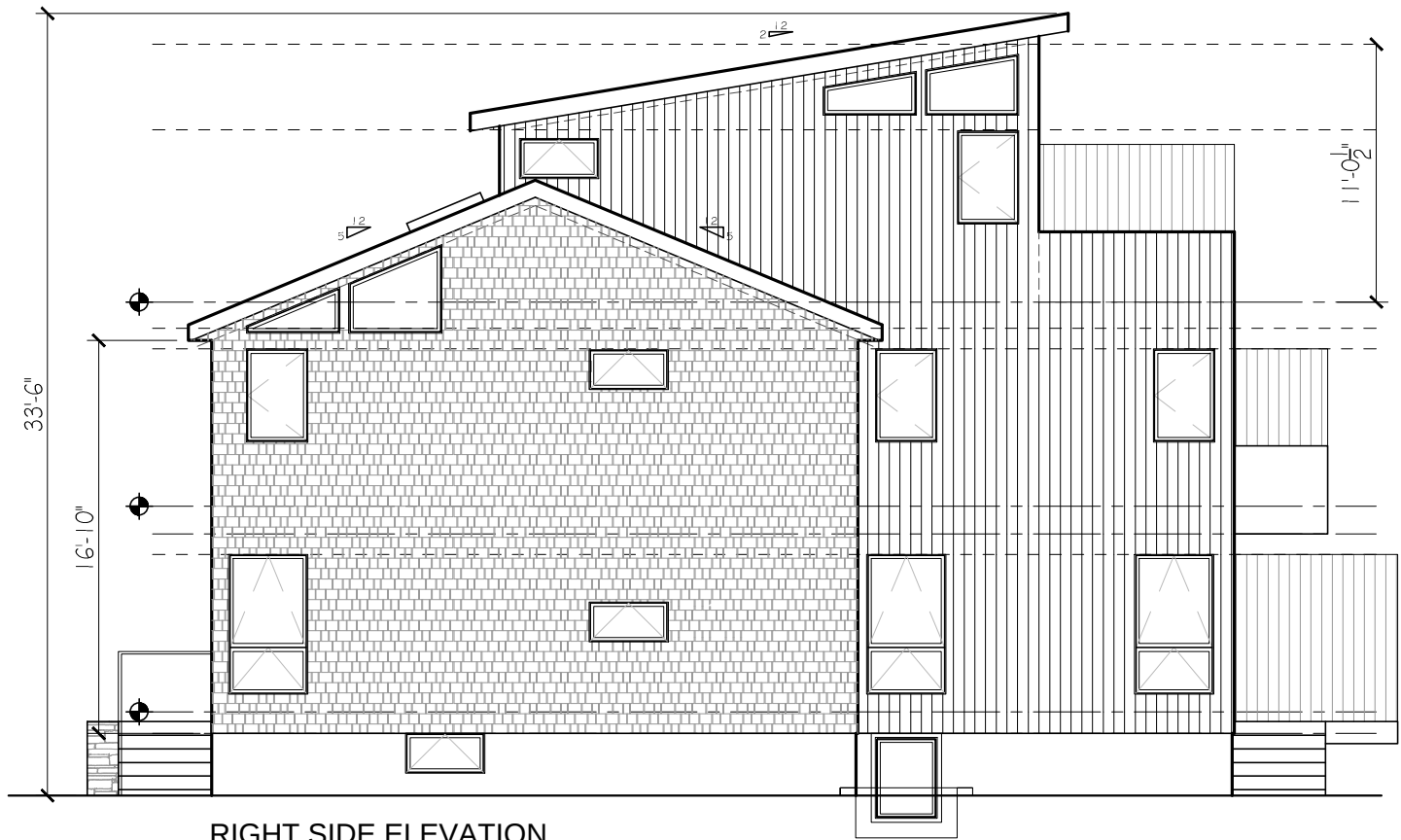
Scale:
1/8" = 1'-0"

Date:
JUNE 14, 2021

Drawing #
A1.2



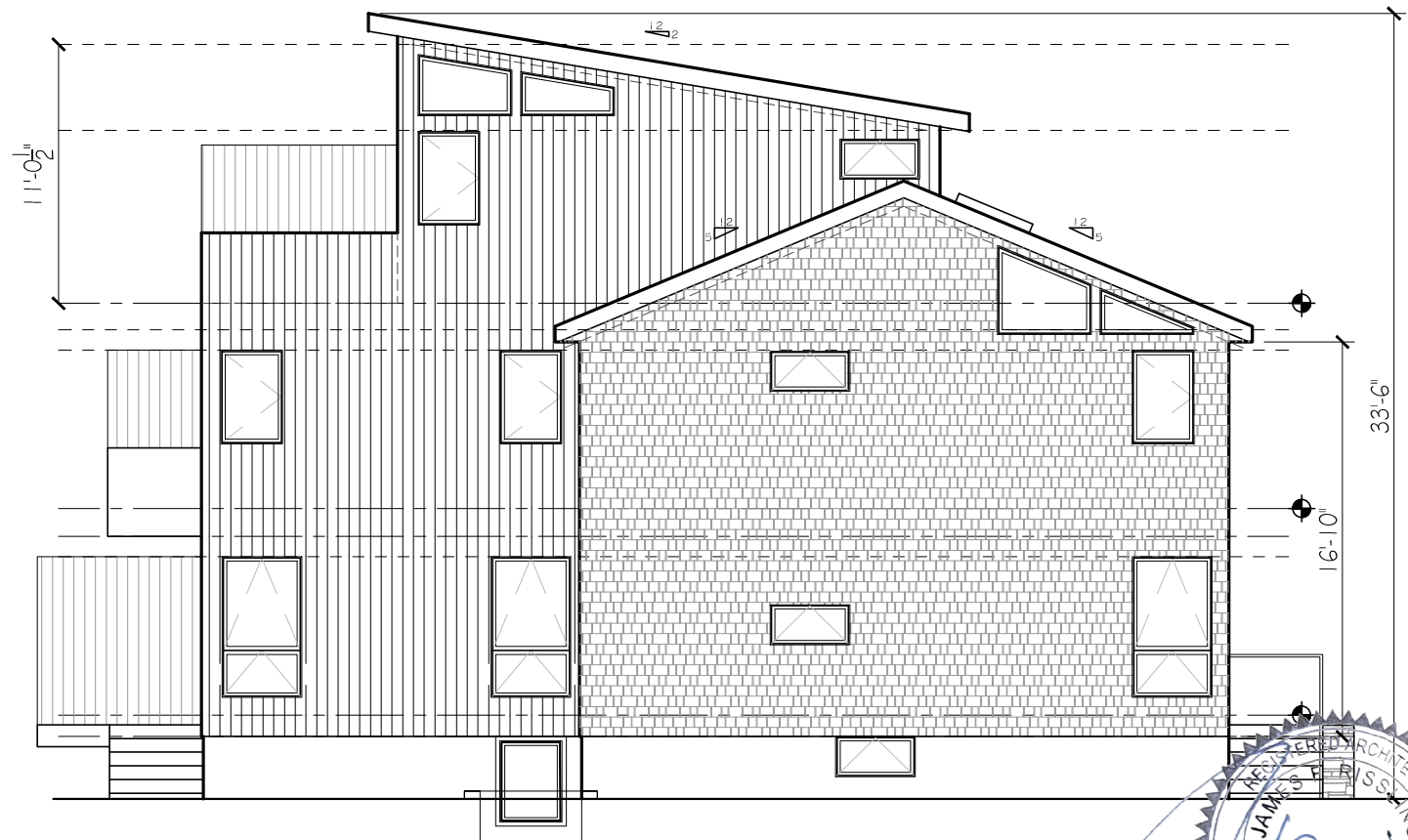
FRONT ELEVATION
1/8 = 1'-0"



RIGHT SIDE ELEVATION
1/8 = 1'-0"



REAR ELEVATION
1/8 = 1'-0"



LEFT SIDE ELEVATION
1/8 = 1'-0"

Project Title:

20-20A Lafayette St.
Arlington, MA

Drawing Title:

PROPOSED
ELEVATIONS

Revisions:

#	Description	date
---	-------------	------

Project #

21021

Scale:

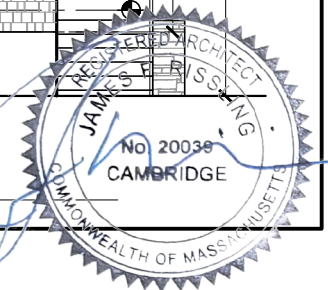
1/8" = 1'-0"

Date:

JUNE 14, 2021

Drawing #

A2.1



A

B

C

D

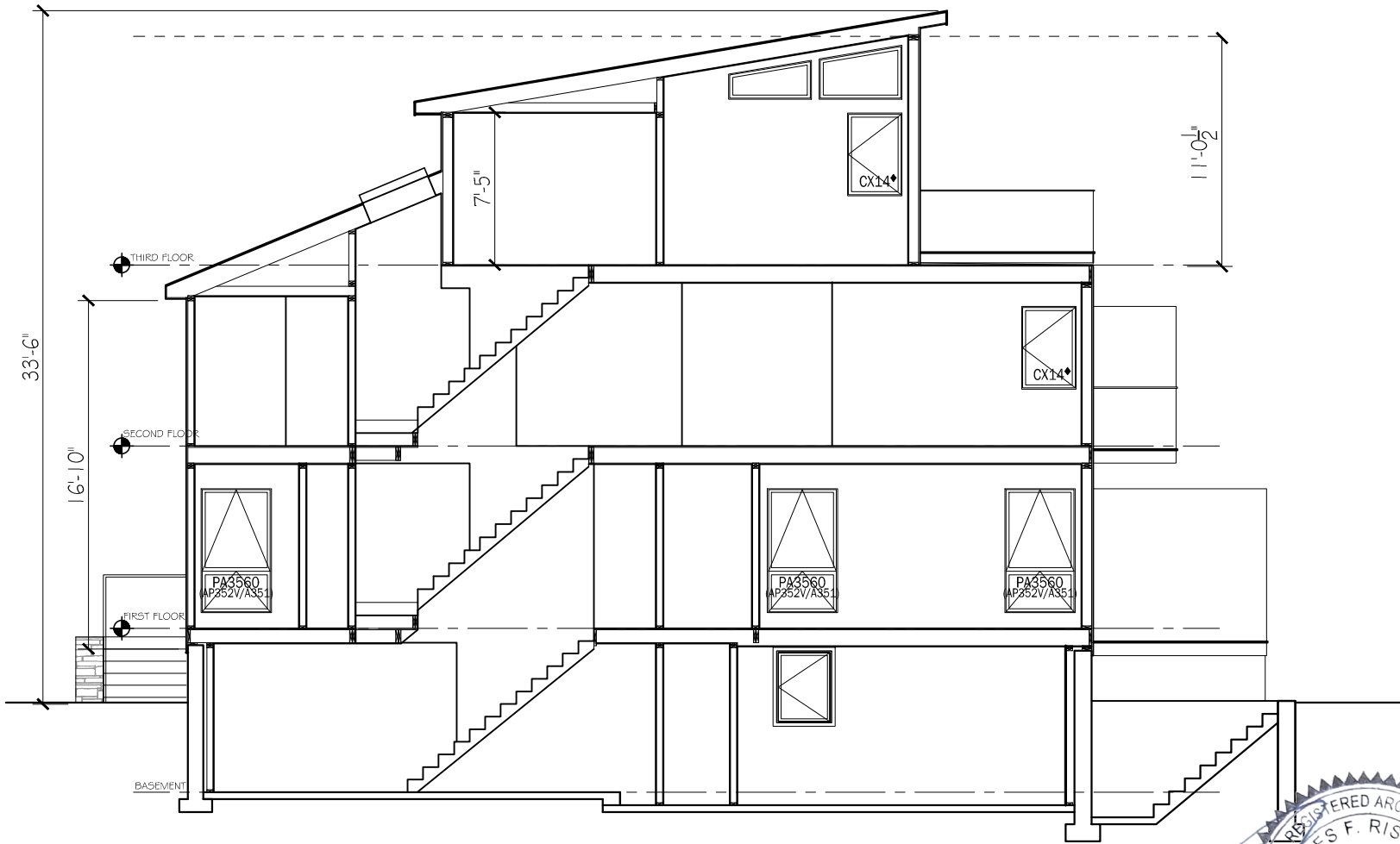
1

2

3

4

5



BUILDING SECTION
1/8" = 1'-0"

Project Title:
**20-20A Lafayette St.
Arlington, MA**

Drawing Title:
**PROPOSED
SECTION**

Revisions:		
#	Description	date

Project #	21021
Scale:	1/8" = 1'-0"
Date:	JUNE 14, 2021
Drawing #	A3.1